

Single Family Residential

**RESIDENTIAL**

# 10 RIVER RUN

ASHEVILLE, NC 28804

**\$1,356,547**

TopHap Estimate · \$509 / ft<sup>2</sup> · confidence 91 · as of Jun 23, 2026



**3**

BEDS

**4**

BATHS

**2,664 ft<sup>2</sup>**

LIVING AREA

**0.18 ac**

LOT SIZE

**2023**

YEAR BUILT

**2**

STORIES

## VALUATION

**\$1.4M**

\$1.2M low

\$1.5M high

Last Sale

**\$222,500 · Nov 4, 2021**

Est. Owner Equity

**\$1,647**

Loan-to-Value

**100%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$9,577 (2025) |
| Assessed Value        | \$929,500      |
| Previous Assessed     | \$545,700      |
| Assessor Market Value | \$929,500      |

## PROPERTY FACTS

|               |                           |
|---------------|---------------------------|
| Property Type | Single Family Residential |
| Style         | Conventional              |
| County        | Buncombe                  |
| Lot (acres)   | 0.18                      |
| Roof          | Metal                     |
| Heating       | Yes                       |
| Cooling       | Yes                       |
| Garage        | Garage, Basement          |
| Pool          | No                        |

Deck · 192 ft²

Porch · 548 ft²

## TRANSACTION HISTORY

| DATE        | TYPE   | DEED                  | PRICE     | \$/FT² | LOAN |
|-------------|--------|-----------------------|-----------|--------|------|
| Nov 3, 2021 | Resale | Special Warranty Deed | \$222,500 | \$84   |      |

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| Clyde A. Erwin High School      | High       | 9–12   | 2.6 mi   |
| West Buncombe Elementary School | Elementary | KG–4   | 2.7 mi   |
| C.A. Erwin Middle School        | Middle     | 7–8    | 2.8 mi   |

District: Buncombe County Schools

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

## NEIGHBORHOOD · ZIP 28804

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>90</b><br>CRIME INDEX | <b>97</b><br>AIR POLLUTION | <b>25,390</b><br>POPULATION | <b>\$86K</b><br>MEDIAN IN-COME | <b>55°F</b><br>AVG TEMP | <b>59%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|