

Single Family Residential

RESIDENTIAL

12 RIVER RUN

ASHEVILLE, NC 28804

\$1,335,531 TopHap Estimate · \$898 / ft² · confidence 89 · as of Jun 23, 2026



3

BEDS

5

BATHS

1,488 ft²

LIVING AREA

0.19 ac

LOT SIZE

2024

YEAR BUILT

1

STORIES

VALUATION

\$1.3M

\$1.2M low

\$1.5M high

Last Sale

\$235,000 · May 11, 2022

Est. Owner Equity

\$725,531

Loan-to-Value

46%

TAX & ASSESSMENT

Property Tax	\$9,430 (2025)
Assessed Value	\$915,100
Previous Assessed	\$915,100
Assessor Market Value	\$915,100

PROPERTY FACTS

Property Type	Single Family Residential
Style	Conventional
County	Buncombe
Lot (acres)	0.19
Roof	Metal
Heating	Yes
Cooling	Yes
Garage	Garage, Basement
Pool	No

Deck · 84 ft²

Porch · 626 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 10, 2025	Financing	Intrafamily Transfer			
Jun 16, 2025	Financing	Intrafamily Transfer			\$610K
May 6, 2022	Resale	Special Warranty Deed	\$235,000	\$158	\$188K

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

90 CRIME INDEX	97 AIR POLLUTION	25,390 POPULATION	\$86K MEDIAN IN-COME	55°F AVG TEMP	59% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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