

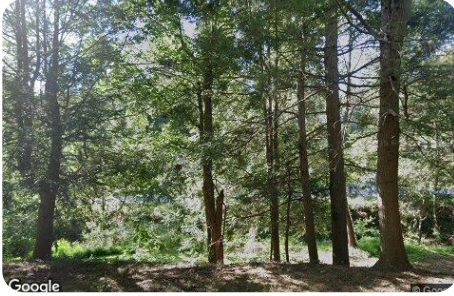
Single Family Residential

RESIDENTIAL

16 RIVER RUN

ASHEVILLE, NC 28804

\$1,700,819 TopHap Estimate · \$1,476 / ft² · confidence 76 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,152 ft²

LIVING AREA

0.21 ac

LOT SIZE

2018

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$1.7M

\$1.3M low

\$2.1M high

Est. Owner Equity

\$1,700,819

TAX & ASSESSMENT

Property Tax	\$8,854 (2025)
Assessed Value	\$859,000
Previous Assessed	\$838,300
Assessor Market Value	\$859,000

PROPERTY FACTS

Property Type	Single Family Residential
Style	Conventional
County	Buncombe
Lot (acres)	0.21
Roof	Metal
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Carport (Unspecified)
Pool	No

Deck · 70 ft²

Porch · 433 ft²

CLIMATE RISK

99 FLOOD	34 WILDFIRE	82 HEAT	84 STORM	51 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 6, 2024	Financing	Warranty Deed			

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	Absentee owner
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