

Single Family Residence **RESIDENTIAL**

40 RIVER RUN

ASHEVILLE, NC 28804

\$1,200,000 TopHap Estimate · \$521 / ft² · confidence 78 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,304 ft²

LIVING AREA

0.14 ac

LOT SIZE

2018

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$1.2M

\$941K low

\$1.5M high

Last Sale

\$1,165,000 · Nov 22, 2021

Est. Owner Equity

\$1,200,000

TAX & ASSESSMENT

Property Tax	\$7,790 (2025)
Assessed Value	\$755,400
Previous Assessed	\$755,400
Assessor Market Value	\$755,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	BUNCOMBE
Lot (acres)	0.14
Roof	Metal
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Carport (Unspecified)
Pool	No

Deck · 80 ft²

Porch · 518 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 22, 2021	Resale	Warranty Deed	\$1,165,000	\$506	
May 24, 2017	Resale	Grant Deed	\$160,000	\$69	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Clyde A. Erwin High School	High	9–12	2.7 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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