

Single Family Residence

RESIDENTIAL

90 RIVER ROCK WAY

FRANKLINTON, NC 27525

\$624,804 TopHap Estimate · \$190 / ft² · confidence 98 · as of Jul 14, 2026



3
BEDS

2.5
BATHS

3,292 ft²
LIVING AREA

0.93 ac
LOT SIZE

2006
YEAR BUILT

1
STORIES

8
ROOMS

VALUATION

\$625K

\$611K low

\$639K high

Last Sale

\$625,000 · Jun 25, 2026

Est. Owner Equity

\$124,804

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax	\$3,586 (2025)
Assessed Value	\$574,900
Previous Assessed	\$522,290
Assessor Market Value	\$574,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	FRANKLIN
Lot (acres)	0.93
Foundation	No Foundation
Roof	Asphalt
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Attached, Finished
Pool	No

Deck · 20 ft²

Porch · 408 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 19, 2026	Resale	Warranty Deed	\$625,000	\$190	\$500K
Oct 6, 2017	Quitclaim	Quit Claim Transfer			
Apr 23, 2007	Resale	Warranty Deed	\$335,000	\$102	\$125K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Long Mill Elementary School	Elementary	PK–5	2.6 mi
Franklinton Middle School	Middle	6–8	4.9 mi
Franklinton High School	High	9–12	5.7 mi

District: Franklin 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 27525

117 CRIME INDEX	82 AIR POLLUTION	18,280 POPULATION	\$69K MEDIAN IN-COME	59°F AVG TEMP	58% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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