

Single Family Residence **RESIDENTIAL**

446 RANSOM ST

BLOWING ROCK, NC 28605

\$976,216 TopHap Estimate · \$598 / ft² · confidence 74 · as of Jul 14, 2026



3
BEDS

2.5
BATHS

1,632 ft²
LIVING AREA

0.35 ac
LOT SIZE

2018
YEAR BUILT

1
STORIES

5
ROOMS

VALUATION

\$976K

\$721K low

\$1.2M high

Last Sale

\$530,000 · Mar 21, 2019

Est. Owner Equity

\$976,216

TAX & ASSESSMENT

Property Tax	\$2,760 (2025)
Assessed Value	\$624,600
Previous Assessed	\$624,600
Assessor Market Value	\$624,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	WATAUGA
Lot (acres)	0.35
Construction	Frame (Unspecified)
Foundation	No Foundation
Heating	Heat Pump
Cooling	Central
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 4, 2025	Financing	Intrafamily Transfer			
Mar 19, 2019	Resale	Warranty Deed	\$530,000	\$325	
Jun 13, 2016	Resale	Warranty Deed	\$150,000	\$92	\$113K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Blowing Rock School	Elementary	PK–8	0.2 mi
Watauga High School	High	9–12	6.1 mi

District: Watauga 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 28605

134 CRIME INDEX	100 AIR POLLUTION	4,720 POPULATION	\$69K MEDIAN IN-COME	52°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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