

Single Family Residence **RESIDENTIAL**

55 ROSE RIDGE LN

ALEXANDER, NC 28701

\$1,220,924 TopHap Estimate · \$382 / ft² · confidence 84 · as of Jul 14, 2026

4

BEDS

6

BATHS

3,192 ft²

LIVING AREA

10.8 ac

LOT SIZE

2002

YEAR BUILT

2

STORIES

4

PARKING

VALUATION

\$1.2M

\$1M low

\$1.4M high

Last Sale

\$675,000 · Oct 1, 2018

Est. Owner Equity

\$680,924

Loan-to-Value

42%

TAX & ASSESSMENT

Property Tax

\$5,213 (2025)

Assessed Value

\$748,400

Previous Assessed

\$748,400

Assessor Market Value

\$748,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Buncombe
Lot (acres)	10.80
Roof	Composition Shingle
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No

Deck · 640 ft²

Patio · 640 ft²

Porch · 70 ft²

CLIMATE RISK

100
FLOOD

40
WILDFIRE

51
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 1, 2018	Resale	Warranty Deed	\$675,000	\$211	\$540K
Feb 11, 2005	Resale	Warranty Deed	\$405,000	\$127	\$205K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Clyde A. Erwin High School	High	9–12	2.9 mi
C.A. Erwin Middle School	Middle	7–8	2.9 mi
West Buncombe Elementary School	Elementary	KG–4	3.1 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 28701

89 CRIME INDEX	96 AIR POLLUTION	4,616 POPULATION	\$74K MEDIAN IN-COME	56°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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