

Single Family Residential

**RESIDENTIAL**

# 50 RUNNING RIDGE RD

ASHEVILLE, NC 28804

**\$1,779,105** TopHap Estimate · \$488 / ft<sup>2</sup> · confidence 86 · as of Jul 14, 2026



**4**

BEDS

**7**

BATHS

**3,648 ft<sup>2</sup>**

LIVING AREA

**1.26 ac**

LOT SIZE

**1995**

YEAR BUILT

**2**

STORIES

**3**

PARKING

## VALUATION

**\$1.8M**

\$1.5M low

\$2M high

Last Sale

**\$1,500,000 · Jun 9, 2021**

Est. Owner Equity

**\$679,105**

Loan-to-Value

**63%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$11,802 (2025) |
| Assessed Value        | \$1,136,400     |
| Previous Assessed     | \$1,136,400     |
| Assessor Market Value | \$1,136,400     |

## PROPERTY FACTS

|               |                           |
|---------------|---------------------------|
| Property Type | Single Family Residential |
| Style         | Conventional              |
| County        | Buncombe                  |
| Lot (acres)   | 1.26                      |
| Roof          | Composition Shingle       |
| Heating       | Yes                       |
| Cooling       | Yes                       |
| Fireplace     | Yes                       |
| Pool          | No                        |

Deck · 68 ft²

Patio · 1,050 ft²

Porch · 66 ft²

## CLIMATE RISK

|                   |                       |                   |                    |                      |
|-------------------|-----------------------|-------------------|--------------------|----------------------|
| <b>1</b><br>FLOOD | <b>19</b><br>WILDFIRE | <b>82</b><br>HEAT | <b>82</b><br>STORM | <b>51</b><br>DROUGHT |
|-------------------|-----------------------|-------------------|--------------------|----------------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE       | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-------------|--------|--------|
| Jun 7, 2021  | Resale    | Warranty Deed       | \$1,500,000 | \$411  | \$1M   |
| Dec 6, 2006  | Quitclaim | Quit Claim Transfer |             |        |        |
| Oct 25, 2005 | Resale    | Warranty Deed       | \$695,000   | \$191  | \$495K |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Weaverville Primary School   | Elementary | PK–1   | 3.4 mi   |
| North Buncombe Middle School | Middle     | 7–8    | 4.8 mi   |
| North Buncombe High School   | High       | 9–12   | 6.4 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

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>90</b><br>CRIME INDEX | <b>97</b><br>AIR POLLUTION | <b>25,390</b><br>POPULATION | <b>\$86K</b><br>MEDIAN IN-COME | <b>55°F</b><br>AVG TEMP | <b>59%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|