

Single Family Residential

RESIDENTIAL

# 8 RICHARD ST

ASHEVILLE, NC 28803

**\$819,629** TopHap Estimate · \$463 / ft<sup>2</sup> · confidence 86 · as of Jul 14, 2026

**4**

BEDS

**2**

BATHS

**1,769 ft<sup>2</sup>**

LIVING AREA

**0.3 ac**

LOT SIZE

**1927**

YEAR BUILT

**2**

STORIES

## VALUATION

**\$820K**

\$708K low

\$932K high

Last Sale

**\$350,000 · Nov 5, 2009**

Est. Owner Equity

**\$550,629**

Loan-to-Value

**31%**

## TAX & ASSESSMENT

Property Tax

**\$4,552 (2025)**

Assessed Value

**\$414,400**

Previous Assessed

**\$449,300**

Assessor Market Value

**\$414,400**

## PROPERTY FACTS

|               |                           |
|---------------|---------------------------|
| Property Type | Single Family Residential |
| Style         | Conventional              |
| County        | Buncombe                  |
| Lot (acres)   | 0.30                      |
| Roof          | Composition Shingle       |
| Heating       | Yes                       |
| Cooling       | Yes                       |
| Fireplace     | Yes                       |
| Pool          | No                        |

Porch · 199 ft²

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 12<br>WILDFIRE | 82<br>HEAT | 79<br>STORM | 51<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE        | TYPE   | DEED       | PRICE     | \$/FT² | LOAN |
|-------------|--------|------------|-----------|--------|------|
| Nov 5, 2009 | Resale | Grant Deed | \$350,000 | \$198  |      |

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| Silva                           | High       | 9–12   | 0.6 mi   |
| Asheville Middle School         | Middle     | 6–8    | 1.3 mi   |
| Hall Fletcher Elementary School | Elementary | PK–5   | 1.8 mi   |

District: Asheville City 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 28803

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>114</b><br>CRIME INDEX | <b>99</b><br>AIR POLLUTION | <b>34,239</b><br>POPULATION | <b>\$75K</b><br>MEDIAN IN-COME | <b>54°F</b><br>AVG TEMP | <b>59%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|