

Single Family Residence

RESIDENTIAL

1617 RIVER BEND LN

RALEIGH, NC 27610

\$1,196,062 TopHap Estimate · \$273 / ft² · confidence 86 · as of Jul 14, 2026



4

BATHS

4,380 ft²

LIVING AREA

1.17 ac

LOT SIZE

2024

YEAR BUILT

2

STORIES

VALUATION

\$1.2M

\$1M low

\$1.4M high

Last Sale

\$1,252,000 · Dec 16, 2024

Est. Owner Equity

\$536,062

Loan-to-Value

55%

TAX & ASSESSMENT

Property Tax	\$6,783 (2025)
Assessed Value	\$1,057,409
Previous Assessed	\$120,000
Assessor Market Value	\$1,057,409

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Wake
Lot (acres)	1.17
Construction	Frame (Unspecified)
Foundation	Raised (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes

CLIMATE RISK

1
FLOOD

17
WILDFIRE

45
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 16, 2024	Resale	Warranty Deed	\$1,252,000	\$286	\$660K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Barwell Road Elementary School	Elementary	PK–5	3.2 mi
Knightdale High School	High	9–12	5.4 mi
Neuse River Middle School	Middle	6–8	6.4 mi

District: Wake 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 27610

107 CRIME INDEX	77 AIR POLLUTION	79,664 POPULATION	\$70K MEDIAN IN-COME	60°F AVG TEMP	58% SUNSHINE
---------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------