

Single Family Residence **RESIDENTIAL**

6221 RIVER BLUFF CT

RALEIGH, NC 27604

\$257,505 TopHap Estimate · \$199 / ft² · confidence 78 · as of Jul 14, 2026



3

BATHS

1,296 ft²

LIVING AREA

0.38 ac

LOT SIZE

1995

YEAR BUILT

2

STORIES

5

ROOMS

VALUATION

\$258K

\$200K low

\$315K high

Last Sale

\$117,500 · Jun 8, 2018

Est. Owner Equity

\$139,505

Loan-to-Value

44%

TAX & ASSESSMENT

Property Tax	\$2,486 (2025)
Assessed Value	\$282,794
Previous Assessed	\$310,794
Assessor Market Value	\$282,794

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Wake
Lot (acres)	0.38
Foundation	Raised (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 144 ft²

Porch · 160 ft²

CLIMATE RISK

100 FLOOD	19 WILDFIRE	45 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 29, 2019	Recorded document	Warranty Deed			
May 31, 2018	Resale	Warranty Deed	\$117,500	\$91	\$118K
Apr 18, 2005	Resale	Warranty Deed	\$118,000	\$91	\$117K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Bend Middle School	Middle	6–8	1.2 mi
River Bend Elementary School	Elementary	PK–5	1.4 mi
Rolesville High School	High	9–12	6.6 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 27604

130 CRIME INDEX	83 AIR POLLUTION	53,411 POPULATION	\$79K MEDIAN IN-COME	60°F AVG TEMP	58% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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