

Single Family Residence **RESIDENTIAL**

# 6205 RIVER LANDINGS DR

RALEIGH, NC 27604

**\$350,996** TopHap Estimate · \$208 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**3**

BATHS

**1,686 ft<sup>2</sup>**

LIVING AREA

**0.26 ac**

LOT SIZE

**1988**

YEAR BUILT

**2**

STORIES

**7**

ROOMS

## VALUATION

**\$351K**

\$321K low

\$381K high

Last Sale

**\$119,500 · Oct 31, 2001**

Est. Owner Equity

**\$279,996**

Loan-to-Value

**20%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,923 (2025) |
| Assessed Value        | \$332,898      |
| Previous Assessed     | \$332,898      |
| Assessor Market Value | \$332,898      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Conventional            |
| County        | Wake                    |
| Lot (acres)   | 0.26                    |
| Construction  | Frame (Unspecified)     |
| Foundation    | Raised (Unspecified)    |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

Deck · 140 ft²

Porch · 130 ft²

## CLIMATE RISK

|             |                |               |
|-------------|----------------|---------------|
| 81<br>FLOOD | 17<br>WILDFIRE | 45<br>DROUGHT |
|-------------|----------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE     | \$/FT² | LOAN |
|--------------|--------|------------|-----------|--------|------|
| Apr 26, 2001 | Resale | Grant Deed | \$135,000 | \$80   |      |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| River Bend Middle School     | Middle     | 6–8    | 1.1 mi   |
| River Bend Elementary School | Elementary | PK–5   | 1.3 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

|                                       |                                        |                                         |                                            |                                     |                                    |
|---------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>130</div> <div>CRIME INDEX</div> | <div>83</div> <div>AIR POLLUTION</div> | <div>53,411</div> <div>POPULATION</div> | <div>\$79K</div> <div>MEDIAN IN-COME</div> | <div>60°F</div> <div>AVG TEMP</div> | <div>58%</div> <div>SUNSHINE</div> |
|---------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

| OWNERSHIP

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