

Single Family Residence **RESIDENTIAL**

103 RIVER RUN RD

DURHAM, NC 27712

\$879,303 TopHap Estimate · \$312 / ft² · confidence 95 · as of Jul 14, 2026



5

BEDS

3

BATHS

2,817 ft²

LIVING AREA

0.26 ac

LOT SIZE

2004

YEAR BUILT

1

STORIES

VALUATION

\$879K

\$833K low

\$926K high

Est. Owner Equity

\$709,303

Loan-to-Value

19%

TAX & ASSESSMENT

Property Tax	\$6,353 (2025)
Assessed Value	\$640,825
Previous Assessed	\$640,825
Assessor Market Value	\$640,825

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Durham
Lot (acres)	0.26
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

1 FLOOD	13 WILDFIRE	81 HEAT	88 STORM	42 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 15, 2011	Financing	Special Warranty Deed			\$170K
Apr 13, 2011	Foreclosure sale	Trustees Deed	\$365,089	\$130	
Jun 26, 2008	Resale	Grant Deed	\$371,000	\$132	\$352K
Jun 10, 2004	Resale	Warranty Deed	\$422,500	\$150	\$422K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Riverside High School	High	9–12	0.6 mi
Hillandale Elementary School	Elementary	PK–5	1.3 mi
Carrington Middle School	Middle	6–8	2.9 mi

District: Durham Public 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 27712

33 CRIME INDEX	99 AIR POLLUTION	23,208 POPULATION	\$99K MEDIAN IN-COME	59°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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