

Single Family Residence

RESIDENTIAL

8712 NEW RIVER CIR

RALEIGH, NC 27603

\$389,899 TopHap Estimate · \$291 / ft² · confidence 93 · as of Jul 14, 2026



3

BATHS

1,338 ft²

LIVING AREA

0.59 ac

LOT SIZE

2003

YEAR BUILT

2

STORIES

VALUATION

\$390K

\$361K low

\$419K high

Last Sale

\$380,000 · May 13, 2025

Est. Owner Equity

\$85,899

Loan-to-Value

78%

TAX & ASSESSMENT

Property Tax	\$2,216 (2025)
Assessed Value	\$343,394
Previous Assessed	\$343,394
Assessor Market Value	\$343,394

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Wake
Lot (acres)	0.59
Construction	Frame (Unspecified)
Foundation	Raised (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 144 ft²

Porch · 120 ft²

CLIMATE RISK

1
FLOOD

20
WILDFIRE

45
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 12, 2025	Resale	Warranty Deed	\$380,000	\$284	\$304K
Oct 27, 2006	Non-arms-length	Grant Deed	\$167,000	\$125	
Oct 31, 2003	Non-arms-length	Grant Deed	\$135,000	\$101	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rand Road Elementary School	Elementary	PK–5	2.1 mi
South Garner High School	High	9–12	3.9 mi

North Garner Magnet Middle School	Middle	6–8	5.7 mi
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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 27603

108 CRIME INDEX	85 AIR POLLUTION	62,816 POPULATION	\$86K MEDIAN IN-COME	60°F AVG TEMP	58% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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