

Single Family Residence **RESIDENTIAL**

4305 FRANKLIN RIDGE CT

RALEIGH, NC 27616

\$447,309 TopHap Estimate · \$188 / ft² · confidence 92 · as of Jul 14, 2026



3

BATHS

2,374 ft²
LIVING AREA

0.23 ac
LOT SIZE

1999
YEAR BUILT

2

STORIES

VALUATION

\$447K

\$410K low

\$484K high

Last Sale

\$208,000 · Dec 30, 2013

Est. Owner Equity

\$180,909

Loan-to-Value

59%

TAX & ASSESSMENT

Property Tax	\$3,781 (2025)
Assessed Value	\$431,201
Previous Assessed	\$431,201
Assessor Market Value	\$431,201

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Wake
Lot (acres)	0.23
Foundation	Raised (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 160 ft²

Porch · 90 ft²

CLIMATE RISK

1 FLOOD	14 WILDFIRE	45 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 30, 2013	Resale	Warranty Deed	\$208,000	\$88	\$166K
Feb 22, 2007	Resale	Warranty Deed	\$203,000	\$86	\$203K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Bend Middle School	Middle	6–8	2.4 mi
River Bend Elementary School	Elementary	PK–5	2.5 mi
Rolesville High School	High	9–12	8.2 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 27616

85 CRIME INDEX	79 AIR POLLUTION	61,672 POPULATION	\$81K 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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