

Single Family Residence **RESIDENTIAL**

# 9056 CORNWELL DR

WAKE FOREST, NC 27587

**\$537,730** TopHap Estimate · \$195 / ft² · confidence 86 · as of Jul 14, 2026



**3**

BATHS

**2,756 ft²**

LIVING AREA

**0.24 ac**

LOT SIZE

**2004**

YEAR BUILT

**2**

STORIES

## VALUATION

**\$538K**

\$463K low

\$613K high

Last Sale

**\$255,000 · May 10, 2011**

Est. Owner Equity

**\$354,980**

Loan-to-Value

**34%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,057 (2025) |
| Assessed Value        | \$524,600      |
| Previous Assessed     | \$524,600      |
| Assessor Market Value | \$524,600      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Conventional            |
| County        | Wake                    |
| Lot (acres)   | 0.24                    |
| Foundation    | Raised (Unspecified)    |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

Deck · 176 ft²

Porch · 138 ft²

## CLIMATE RISK

|            |                |               |
|------------|----------------|---------------|
| 1<br>FLOOD | 20<br>WILDFIRE | 45<br>DROUGHT |
|------------|----------------|---------------|

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

## TRANSACTION HISTORY

| DATE        | TYPE   | DEED          | PRICE     | \$/FT² | LOAN   |
|-------------|--------|---------------|-----------|--------|--------|
| May 9, 2011 | Resale | Warranty Deed | \$255,000 | \$93   | \$242K |
| Mar 1, 2005 | Resale | Warranty Deed | \$271,500 | \$99   | \$217K |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Heritage High School         | High       | 9–12   | 0.8 mi   |
| Wake Forest Middle School    | Middle     | 6–8    | 1.9 mi   |
| Rolesville Elementary School | Elementary | PK–5   | 2.9 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 27587

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>64</b><br>CRIME INDEX | <b>77</b><br>AIR POLLUTION | <b>91,264</b><br>POPULATION | <b>\$124K</b><br>MEDIAN IN-COME | <b>60°F</b><br>AVG TEMP | <b>58%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|