

Single Family Residence **RESIDENTIAL**

## 2120 KIPAWA ST

RALEIGH, NC 27607

**\$2,639,687** TopHap Estimate · \$643 / ft<sup>2</sup> · confidence 87 · as of Jul 14, 2026



**4**

BATHS

**4,106 ft<sup>2</sup>**

LIVING AREA

**0.37 ac**

LOT SIZE

**2020**

YEAR BUILT

**2**

STORIES

**7**

ROOMS

### VALUATION

**\$2.6M**

\$2.3M low

\$3M high

Last Sale

**\$2,750,000 · Dec 30, 2025**

Est. Owner Equity

**\$889,687**

Loan-to-Value

**66%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$21,487 (2025) |
| Assessed Value        | \$2,461,478     |
| Previous Assessed     | \$2,461,478     |
| Assessor Market Value | \$2,461,478     |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Conventional            |
| County        | Wake                    |
| Lot (acres)   | 0.37                    |
| Construction  | Frame (Unspecified)     |
| Foundation    | Raised (Unspecified)    |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

Deck · 160 ft²

Porch · 56 ft²

## CLIMATE RISK

**39**  
FLOOD

**13**  
WILDFIRE

**45**  
DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED          | PRICE       | \$/FT² | LOAN   |
|--------------|-----------------|---------------|-------------|--------|--------|
| Dec 16, 2025 | Resale          | Warranty Deed | \$2,750,000 | \$670  | \$1.8M |
| Jun 21, 2023 | Non-arms-length | Warranty Deed | \$3,000,000 | \$731  | \$1.2M |
| Aug 4, 2020  | Resale          | Warranty Deed | \$1,463,500 | \$356  |        |
| Aug 21, 2018 | Resale          | Warranty Deed | \$706,000   | \$172  | \$565K |
| Sep 29, 2006 | Resale          | Warranty Deed | \$522,000   | \$127  | \$417K |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Lacy Elementary School       | Elementary | PK–5   | 0.5 mi   |
| Martin Magnet Middle School  | Middle     | 6–8    | 0.6 mi   |
| Broughton Magnet High School | High       | 9–12   | 2.7 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 27607

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>123</b><br>CRIME INDEX | <b>87</b><br>AIR POLLUTION | <b>28,346</b><br>POPULATION | <b>\$92K</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 | Owner occupied |
|-----------|----------------|