

Single Family Residence **RESIDENTIAL**

# 7501 VALLEY RUN DR

RALEIGH, NC 27615

**\$603,979** TopHap Estimate · \$256 / ft² · confidence 91 · as of Jul 14, 2026



**2**

BATHS

**2,356 ft²**

LIVING AREA

**0.28 ac**

LOT SIZE

**1984**

YEAR BUILT

**1**

STORIES

**5**

ROOMS

## VALUATION

**\$604K**

\$549K low

\$659K high

Last Sale

**\$296,000 · Feb 23, 2007**

Est. Owner Equity

**\$119,979**

Loan-to-Value

**80%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,140 (2025) |
| Assessed Value        | \$587,061      |
| Assessor Market Value | \$587,061      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Conventional                     |
| County        | WAKE                             |
| Lot (acres)   | 0.28                             |
| Construction  | Frame (Unspecified)              |
| Foundation    | No Foundation                    |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Central                          |
| Fireplace     | Yes                              |
| Pool          | No                               |

Deck · 48 ft²

## CLIMATE RISK

**72**  
FLOOD

**14**  
WILDFIRE

**45**  
DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|-----------------|---------------|-----------|--------|--------|
| Apr 23, 2026 | Financing       | Mortgage      |           |        | \$484K |
| Feb 23, 2007 | Resale          | Warranty Deed | \$296,000 | \$126  | \$237K |
| Feb 27, 2004 | Resale          | Warranty Deed | \$247,500 | \$105  | \$198K |
| Feb 27, 2004 | Non-arms-length | Grant Deed    | \$247,500 | \$105  |        |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Lynn Road Elementary School  | Elementary | PK–5   | 0.8 mi   |
| Sanderson High School        | High       | 9–12   | 1.8 mi   |
| Carroll Magnet Middle School | Middle     | 6–8    | 3.0 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 27615

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>72</b><br>CRIME INDEX | <b>86</b><br>AIR POLLUTION | <b>45,426</b><br>POPULATION | <b>\$108K</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> |
|-----------|-----------------------|