

Townhouse

**RESIDENTIAL**

# 7717 RIVER FIELD DR

RALEIGH, NC 27616

**\$231,416** TopHap Estimate · \$174 / ft<sup>2</sup> · confidence 80 · as of Jul 14, 2026



**3**

BATHS

**1,328 ft<sup>2</sup>**

LIVING AREA

**871 ft<sup>2</sup>**

LOT SIZE

**2008**

YEAR BUILT

**2**

STORIES

## VALUATION

**\$231K**

\$186K low

\$277K high

Last Sale

**\$255,000 · Jun 11, 2024**

Est. Owner Equity

**\$40,416**

Loan-to-Value

**83%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,522 (2025) |
| Assessed Value        | \$286,900      |
| Previous Assessed     | \$286,900      |
| Assessor Market Value | \$286,900      |

## PROPERTY FACTS

|               |           |
|---------------|-----------|
| Property Type | Townhouse |
| Style         | Townhouse |
| County        | Wake      |
| Lot (acres)   | 0.02      |
| Heating       | Central   |
| Cooling       | Central   |
| Fireplace     | Yes       |
| Pool          | No        |

Patio · 72 ft²

Porch · 72 ft²

## CLIMATE RISK

**86**  
FLOOD

**14**  
WILDFIRE

**45**  
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

## TRANSACTION HISTORY

| DATE                | TYPE   | DEED          | PRICE     | \$/FT² | LOAN   |
|---------------------|--------|---------------|-----------|--------|--------|
| <b>Jun 5, 2024</b>  | Resale | Warranty Deed | \$255,000 | \$192  | \$191K |
| <b>Jul 2, 2021</b>  | Resale | Warranty Deed | \$221,500 | \$167  | \$159K |
| <b>Aug 17, 2009</b> | Resale | Grant Deed    | \$107,000 | \$81   | \$86K  |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| <b>River Bend Elementary School</b> | Elementary | PK–5   | 0.9 mi   |
| <b>River Bend Middle School</b>     | Middle     | 6–8    | 1.1 mi   |
| <b>Rolesville High School</b>       | High       | 9–12   | 5.6 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<br>CRIME INDEX | 79<br>AIR POLLUTION | 61,672<br>POPULATION | \$81K<br>MEDIAN IN-COME | 60°F<br>AVG TEMP | 58%<br>SUNSHINE |
|-------------------|---------------------|----------------------|-------------------------|------------------|-----------------|

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|