

Townhouse

RESIDENTIAL

8716 WINDING RIVER WAY

RALEIGH, NC 27616

\$290,471 TopHap Estimate · \$134 / ft² · confidence 93 · as of Jul 14, 2026



3

BATHS

2,170 ft²

LIVING AREA

2,178 ft²

LOT SIZE

2003

YEAR BUILT

2

STORIES

VALUATION

\$290K

\$270K low

\$310K high

Last Sale

\$245,000 · Apr 9, 2021

Est. Owner Equity

\$114,221

Loan-to-Value

61%

TAX & ASSESSMENT

Property Tax	\$2,609 (2025)
Assessed Value	\$296,922
Previous Assessed	\$296,922
Assessor Market Value	\$296,922

PROPERTY FACTS

Property Type	Townhouse
Style	Townhouse
County	Wake
Lot (acres)	0.05
Heating	Central
Cooling	Central
Pool	No

Deck · 120 ft²

Patio · 264 ft²

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 8, 2021	Resale	Warranty Deed	\$245,000	\$113	\$176K
Jul 3, 2007	Resale	Warranty Deed	\$152,500	\$70	\$85K
Oct 20, 2004	Resale	Warranty Deed	\$149,500	\$69	\$148K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Wildwood Forest Magnet Elementary School	Elementary	PK–5	0.3 mi
East Millbrook Magnet Middle School	Middle	6–8	3.2 mi
Wakefield High School	High	9–12	3.6 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 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	Absentee owner
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