

Single Family Residence **RESIDENTIAL**

## 2209 LAZY RIVER DR

RALEIGH, NC 27610

**\$423,390** TopHap Estimate · \$190 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**3**

BATHS

**2,228 ft<sup>2</sup>**  
LIVING AREA

**0.16 ac**  
LOT SIZE

**2004**  
YEAR BUILT

**2**

STORIES

### VALUATION

**\$423K**

\$391K low

\$456K high

Last Sale

**\$203,000 · Dec 17, 2009**

Est. Owner Equity

**\$233,390**

Loan-to-Value

**44%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,484 (2025) |
| Assessed Value        | \$397,206      |
| Previous Assessed     | \$397,206      |
| Assessor Market Value | \$397,206      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Conventional            |
| County        | Wake                    |
| Lot (acres)   | 0.16                    |
| Foundation    | Raised (Unspecified)    |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

Patio · 120 ft²

Porch · 114 ft²

## CLIMATE RISK

1

FLOOD

8

WILDFIRE

45

DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|--------|---------------|-----------|--------|--------|
| Dec 15, 2009 | Resale | Warranty Deed | \$203,000 | \$91   | \$190K |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Beaverdam Elementary School | Elementary | PK–5   | 1.8 mi   |
| Knightdale High School      | High       | 9–12   | 4.2 mi   |
| River Bend Middle School    | Middle     | 6–8    | 4.3 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 27610

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>107</b><br>CRIME INDEX | <b>77</b><br>AIR POLLUTION | <b>79,664</b><br>POPULATION | <b>\$70K</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> |
|-----------|-----------------------|