

Single Family Residence **RESIDENTIAL**

116 RIVER RUN RD

DURHAM, NC 27712

\$791,421 TopHap Estimate · \$248 / ft² · confidence 94 · as of Jul 14, 2026



5

BEDS

4

BATHS

3,197 ft²

LIVING AREA

0.27 ac

LOT SIZE

2014

YEAR BUILT

1

STORIES

VALUATION

\$791K

\$741K low

\$842K high

Last Sale

\$427,000 · Jan 11, 2017

Est. Owner Equity

\$463,421

Loan-to-Value

42%

TAX & ASSESSMENT

Property Tax	\$7,412 (2025)
Assessed Value	\$747,729
Previous Assessed	\$747,729
Assessor Market Value	\$747,729

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Durham
Lot (acres)	0.27
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

1 FLOOD	13 WILDFIRE	81 HEAT	88 STORM	42 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 24, 2018	Quitclaim	Quit Claim Transfer			
Dec 27, 2016	Resale	Warranty Deed	\$427,000	\$134	\$342K
Jul 28, 2014	Resale	Warranty Deed	\$379,000	\$119	\$238K
Apr 10, 2014	Financing	Trustees Deed			\$281K
Sep 5, 2013	Resale	Warranty Deed	\$120,000	\$38	\$90K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Riverside High School	High	9–12	0.5 mi
Hillandale Elementary School	Elementary	PK–5	1.3 mi
Carrington Middle School	Middle	6–8	2.8 mi

District: Durham Public 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 27712

33 CRIME INDEX	99 AIR POLLUTION	23,208 POPULATION	\$99K MEDIAN IN-COME	59°F AVG TEMP	58% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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