

Single Family Residence

RESIDENTIAL

2856 RUE SANS FAMILLE

RALEIGH, NC 27607

\$409,576 TopHap Estimate · \$325 / ft² · confidence 91 · as of Jul 14, 2026



2

BATHS

1,259 ft²

LIVING AREA

0.21 ac

LOT SIZE

1979

YEAR BUILT

1

STORIES

4

ROOMS

VALUATION

\$410K

\$371K low

\$448K high

Last Sale

\$195,000 · May 18, 2012

Est. Owner Equity

\$79,576

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$1,710 (2025)
Assessed Value	\$387,513
Previous Assessed	\$387,513
Assessor Market Value	\$387,513

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Wake
Lot (acres)	0.21
Construction	Frame (Unspecified)
Foundation	Raised (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 405 ft²

CLIMATE RISK

1 FLOOD	14 WILDFIRE	45 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 16, 2012	Resale	Warranty Deed	\$195,000	\$155	
Jun 21, 2007	Resale	Warranty Deed	\$225,000	\$179	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Stough Magnet Elementary School	Elementary	PK–5	0.9 mi
Oberlin Magnet Middle School	Middle	6–8	1.8 mi
Broughton Magnet High School	High	9–12	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 27607

123 CRIME INDEX	87 AIR POLLUTION	28,346 POPULATION	\$92K MEDIAN IN-COME	60°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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