

Single Family Residence

RESIDENTIAL

3617 WATKINS RIDGE CT

RALEIGH, NC 27616

\$305,889 TopHap Estimate · \$204 / ft² · confidence 88 · as of Jul 14, 2026



3

BATHS

1,500 ft²

LIVING AREA

0.14 ac

LOT SIZE

2003

YEAR BUILT

1

STORIES

VALUATION

\$306K

\$269K low

\$343K high

Last Sale

\$173,000 · Nov 9, 2017

Est. Owner Equity

\$132,889

Loan-to-Value

56%

TAX & ASSESSMENT

Property Tax	\$2,438 (2025)
Assessed Value	\$277,307
Previous Assessed	\$277,307
Assessor Market Value	\$277,307

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Wake
Lot (acres)	0.14
Foundation	Raised (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 120 ft²

CLIMATE RISK

1 FLOOD	15 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
Nov 4, 2017	Resale	Warranty Deed	\$173,000	\$115	\$173K
Aug 30, 2007	Resale	Warranty Deed	\$149,000	\$99	
Dec 31, 2003	Resale	Grant Deed	\$133,500	\$89	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Harris Creek Elementary School	Elementary	PK–5	0.5 mi
Rolesville Middle School	Middle	6–8	2.8 mi
Rolesville High School	High	9–12	4.1 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	Owner occupied
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