

Single Family Residence **RESIDENTIAL**

# 2254 LAZY RIVER DR

RALEIGH, NC 27610

**\$387,301** TopHap Estimate · \$168 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**3**

BATHS

**2,312 ft<sup>2</sup>**

LIVING AREA

**0.18 ac**

LOT SIZE

**2010**

YEAR BUILT

**2**

STORIES

## VALUATION

**\$387K**

\$357K low

\$417K high

Last Sale

**\$380,000 · Feb 23, 2023**

Est. Owner Equity

**\$34,301**

Loan-to-Value

**90%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,421 (2025) |
| Assessed Value        | \$389,939      |
| Previous Assessed     | \$389,939      |
| Assessor Market Value | \$389,939      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Conventional            |
| County        | Wake                    |
| Lot (acres)   | 0.18                    |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

Patio · 120 ft²

Porch · 72 ft²

## CLIMATE RISK

66  
FLOOD

9  
WILDFIRE

45  
DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------|-----------|--------|--------|
| Feb 23, 2023 | Resale    | Warranty Deed | \$380,000 | \$164  | \$353K |
| Aug 18, 2022 | Resale    | Warranty Deed | \$436,500 | \$189  |        |
| Jul 29, 2020 | Resale    | Warranty Deed | \$260,000 | \$112  | \$255K |
| Apr 13, 2012 | Resale    | Warranty Deed | \$181,000 | \$78   | \$175K |
| May 13, 2010 | Financing | Mortgage      |           |        | \$1.1M |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Beaverdam Elementary School | Elementary | PK–5   | 1.7 mi   |
| Knightdale High School      | High       | 9–12   | 4.1 mi   |
| River Bend Middle School    | Middle     | 6–8    | 4.2 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> |
|-----------|-----------------------|