

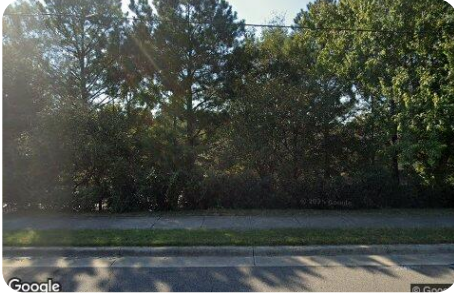
Townhouse

**RESIDENTIAL**

# 8026 RIVER GOLD LN

RALEIGH, NC 27616

**\$249,466** TopHap Estimate · \$190 / ft<sup>2</sup> · confidence 94 · as of Jun 23, 2026



**3**

BATHS

**1,310 ft<sup>2</sup>**

LIVING AREA

**1,742 ft<sup>2</sup>**

LOT SIZE

**2006**

YEAR BUILT

**2**

STORIES

## VALUATION

**\$249K**

\$234K low

\$264K high

Last Sale

**\$170,500 · Dec 27, 2019**

Est. Owner Equity

**\$249,466**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,482 (2025) |
| Assessed Value        | \$282,255      |
| Previous Assessed     | \$282,255      |
| Assessor Market Value | \$282,255      |

## PROPERTY FACTS

|               |           |
|---------------|-----------|
| Property Type | Townhouse |
| Style         | Townhouse |
| County        | Wake      |
| Lot (acres)   | 0.04      |
| Heating       | Central   |
| Cooling       | Central   |
| Pool          | No        |

Patio · 64 ft²

Porch · 42 ft²

## CLIMATE RISK

**68**  
FLOOD

**13**  
WILDFIRE

**45**  
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

## TRANSACTION HISTORY

| DATE                | TYPE   | DEED          | PRICE     | \$/FT² | LOAN   |
|---------------------|--------|---------------|-----------|--------|--------|
| <b>Dec 16, 2019</b> | Resale | Warranty Deed | \$170,500 | \$130  |        |
| <b>Aug 24, 2007</b> | Resale | Grant Deed    | \$138,000 | \$105  | \$124K |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| <b>River Bend Elementary School</b> | Elementary | PK–5   | 0.9 mi   |
| <b>River Bend Middle School</b>     | Middle     | 6–8    | 1.1 mi   |
| <b>Rolesville High School</b>       | High       | 9–12   | 5.5 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

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>85</b><br>CRIME INDEX | <b>79</b><br>AIR POLLUTION | <b>61,672</b><br>POPULATION | <b>\$81K</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>Absentee owner</b> |
|-----------|-----------------------|