

Single Family Residence

**RESIDENTIAL**

# 3004 MANOR RIDGE DR

RALEIGH, NC 27603

**\$477,491** TopHap Estimate · \$231 / ft<sup>2</sup> · confidence 91 · as of Jul 14, 2026



**3**

BATHS

**2,065 ft<sup>2</sup>**

LIVING AREA

**0.79 ac**

LOT SIZE

**1965**

YEAR BUILT

**2**

STORIES

**8**

ROOMS

## VALUATION

**\$477K**

\$436K low

\$519K high

Last Sale

**\$46,000 · Jan 1, 1974**

Est. Owner Equity

**\$326,387**

Loan-to-Value

**32%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,383 (2025) |
| Assessed Value        | \$369,412      |
| Previous Assessed     | \$369,412      |
| Assessor Market Value | \$369,412      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Split Level             |
| County        | Wake                    |
| Lot (acres)   | 0.79                    |
| Construction  | Frame (Unspecified)     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

Patio · 378 ft²

## CLIMATE RISK

**1**  
FLOOD

**16**  
WILDFIRE

**45**  
DROUGHT

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

## ASSIGNED SCHOOLS

| SCHOOL                             | LEVEL      | GRADES | DISTANCE |
|------------------------------------|------------|--------|----------|
| Yates Mill Elementary School       | Elementary | PK–5   | 4.3 mi   |
| Middle Creek High School           | High       | 9–12   | 4.3 mi   |
| Dillard Drive Magnet Middle School | Middle     | 6–8    | 5.1 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 27603

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>108</b><br>CRIME INDEX | <b>85</b><br>AIR POLLUTION | <b>62,816</b><br>POPULATION | <b>\$86K</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 | Owner occupied |
|-----------|----------------|