

Single Family Residence **RESIDENTIAL**

# 12816 RIVER DANCE DR

RALEIGH, NC 27613

**\$1,298,555** TopHap Estimate · \$303 / ft<sup>2</sup> · confidence 85 · as of Jul 14, 2026



**4**

BATHS

**4,283 ft<sup>2</sup>**

LIVING AREA

**0.87 ac**

LOT SIZE

**2006**

YEAR BUILT

**2**

STORIES

## VALUATION

**\$1.3M**

\$1.1M low

\$1.5M high

Last Sale

**\$682,000 · Jun 16, 2014**

Est. Owner Equity

**\$1,298,555**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$7,093 (2025) |
| Assessed Value        | \$1,105,911    |
| Previous Assessed     | \$1,105,911    |
| Assessor Market Value | \$1,105,911    |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Conventional            |
| County        | Wake                    |
| Lot (acres)   | 0.87                    |
| Construction  | Brick                   |
| Foundation    | Raised (Unspecified)    |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

Patio · 556 ft²

Porch · 213 ft²

## CLIMATE RISK

**1**  
FLOOD

**17**  
WILDFIRE

**45**  
DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|--------|---------------|-----------|--------|--------|
| May 29, 2014 | Resale | Warranty Deed | \$682,000 | \$159  |        |
| Jul 20, 2006 | Resale | Warranty Deed | \$835,500 | \$195  | \$752K |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Pleasant Union Elementary School    | Elementary | PK–5   | 2.7 mi   |
| West Millbrook Magnet Middle School | Middle     | 6–8    | 7.3 mi   |
| Millbrook Magnet High School        | High       | 9–12   | 9.7 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 27613

|                   |                     |                      |                          |                  |                 |
|-------------------|---------------------|----------------------|--------------------------|------------------|-----------------|
| 64<br>CRIME INDEX | 84<br>AIR POLLUTION | 48,931<br>POPULATION | \$122K<br>MEDIAN IN-COME | 60°F<br>AVG TEMP | 58%<br>SUNSHINE |
|-------------------|---------------------|----------------------|--------------------------|------------------|-----------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|