

Single Family Residence **RESIDENTIAL**

8705 NEW RIVER CIR

RALEIGH, NC 27603

\$407,891 TopHap Estimate · \$246 / ft² · confidence 89 · as of Jul 14, 2026



3

BATHS

1,657 ft²

LIVING AREA

0.47 ac

LOT SIZE

2003

YEAR BUILT

2

STORIES

VALUATION

\$408K

\$362K low

\$454K high

Last Sale

\$180,000 · Jun 15, 2007

Est. Owner Equity

\$267,991

Loan-to-Value

34%

TAX & ASSESSMENT

Property Tax	\$2,335 (2025)
Assessed Value	\$361,912
Previous Assessed	\$361,912
Assessor Market Value	\$361,912

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Wake
Lot (acres)	0.47
Construction	Frame (Unspecified)
Foundation	Raised (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 144 ft²

Porch · 137 ft²

CLIMATE RISK

42 FLOOD	20 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
Jun 12, 2007	Resale	Warranty Deed	\$180,000	\$109	\$155K
Mar 31, 2004	Resale	Warranty Deed	\$150,000	\$91	\$120K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rand Road Elementary School	Elementary	PK–5	2.0 mi
South Garner High School	High	9–12	3.8 mi
North Garner Magnet Middle School	Middle	6–8	5.7 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 27603

108 CRIME INDEX	85 AIR POLLUTION	62,816 POPULATION	\$86K 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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