

Single Family Residence **RESIDENTIAL**

4420 RIVER DOWN DR

RALEIGH, NC 27603

\$357,150 TopHap Estimate · \$222 / ft² · confidence 92 · as of Jul 14, 2026



2

BATHS

1,610 ft²

LIVING AREA

0.7 ac

LOT SIZE

1987

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$357K

\$327K low

\$387K high

Last Sale

\$210,000 · Mar 18, 2019

Est. Owner Equity

\$87,150

Loan-to-Value

75%

TAX & ASSESSMENT

Property Tax	\$2,024 (2025)
Assessed Value	\$313,328
Previous Assessed	\$313,328
Assessor Market Value	\$313,328

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Wake
Lot (acres)	0.70
Construction	Frame (Unspecified)
Foundation	Raised (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 288 ft²

Porch · 200 ft²

CLIMATE RISK

1 FLOOD	23 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
Mar 18, 2019	Resale	Warranty Deed	\$210,000	\$130	\$210K
Mar 28, 2013	Resale	Warranty Deed	\$163,000	\$101	\$130K
Aug 27, 2007	Resale	Warranty Deed	\$155,000	\$96	\$124K
Apr 20, 2000	Resale	Grant Deed	\$87,000	\$54	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rand Road Elementary School	Elementary	PK–5	4.2 mi
Garner Magnet High School	High	9–12	7.3 mi
North Garner Magnet Middle School	Middle	6–8	8.0 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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