

Single Family Residence **RESIDENTIAL**

# 12116 RANLEIGH CT

RALEIGH, NC 27613

**\$432,162** TopHap Estimate · \$266 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**3**

BATHS

**1,626 ft<sup>2</sup>**

LIVING AREA

**0.18 ac**

LOT SIZE

**1991**

YEAR BUILT

**2**

STORIES

**6**

ROOMS

## VALUATION

**\$432K**

\$405K low

\$459K high

Last Sale

**\$430,000 · Oct 1, 2024**

Est. Owner Equity

**\$88,162**

Loan-to-Value

**79%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,798 (2025) |
| Assessed Value        | \$433,207      |
| Previous Assessed     | \$404,161      |
| Assessor Market Value | \$433,207      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Conventional            |
| County        | Wake                    |
| Lot (acres)   | 0.18                    |
| Construction  | Frame (Unspecified)     |
| Foundation    | Raised (Unspecified)    |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

Deck · 192 ft²

Porch · 56 ft²

## CLIMATE RISK

**1**  
FLOOD

**13**  
WILDFIRE

**45**  
DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|--------|---------------|-----------|--------|--------|
| Oct 1, 2024  | Resale | Warranty Deed | \$430,000 | \$264  | \$344K |
| Jun 14, 2018 | Resale | Warranty Deed | \$270,000 | \$166  | \$257K |
| Jul 21, 2016 | Resale | Warranty Deed | \$254,000 | \$156  | \$246K |
| Oct 29, 2007 | Resale | Warranty Deed | \$208,000 | \$128  | \$166K |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Sycamore Creek Elementary School | Elementary | PK–5   | 1.0 mi   |
| Pine Hollow Middle School        | Middle     | 6–8    | 1.6 mi   |
| Leesville Road High School       | High       | 9–12   | 3.1 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 27613

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>64</b><br>CRIME INDEX | <b>84</b><br>AIR POLLUTION | <b>48,931</b><br>POPULATION | <b>\$122K</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 |
|-----------|----------------|