

Single Family Residence **RESIDENTIAL**

4416 RIVER DOWN DR

RALEIGH, NC 27603

\$334,234 TopHap Estimate · \$238 / ft² · confidence 95 · as of Jul 14, 2026



2

BATHS

1,406 ft²

LIVING AREA

0.71 ac

LOT SIZE

1987

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$334K

\$316K low

\$353K high

Last Sale

\$168,000 · Aug 3, 2016

Est. Owner Equity

\$169,277

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax	\$1,955 (2025)
Assessed Value	\$302,547
Previous Assessed	\$302,547
Assessor Market Value	\$302,547

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Wake
Lot (acres)	0.71
Construction	Frame (Unspecified)
Foundation	Raised (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 1,286 ft²

Porch · 60 ft²

CLIMATE RISK

73
FLOOD

23
WILDFIRE

45
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 3, 2016	Resale	Warranty Deed	\$168,000	\$119	\$165K
Feb 28, 2013	Resale	Warranty Deed	\$145,000	\$103	\$116K
Jul 21, 2004	Non-arms-length	Warranty Deed	\$108,000	\$77	

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
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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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