

Single Family Residence **RESIDENTIAL**

# 12453 RICHMOND RUN DR

RALEIGH, NC 27614

**\$1,028,190** TopHap Estimate · \$232 / ft<sup>2</sup> · confidence 88 · as of Jul 14, 2026



**4**  
BATHS

**4,440 ft<sup>2</sup>**  
LIVING AREA

**0.49 ac**  
LOT SIZE

**2004**  
YEAR BUILT

**2**  
STORIES

## VALUATION

**\$1M**

\$904K low

\$1.2M high

Last Sale

**\$1,000,000 · Jul 31, 2024**

Est. Owner Equity

**\$0**

Loan-to-Value

**152%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$8,776 (2025) |
| Assessed Value        | \$1,004,049    |
| Previous Assessed     | \$1,004,049    |
| Assessor Market Value | \$1,004,049    |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Conventional            |
| County        | Wake                    |
| Lot (acres)   | 0.49                    |
| Construction  | Brick                   |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

Deck · 408 ft²

Porch · 570 ft²

## CLIMATE RISK

|             |                |               |
|-------------|----------------|---------------|
| 57<br>FLOOD | 12<br>WILDFIRE | 45<br>DROUGHT |
|-------------|----------------|---------------|

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

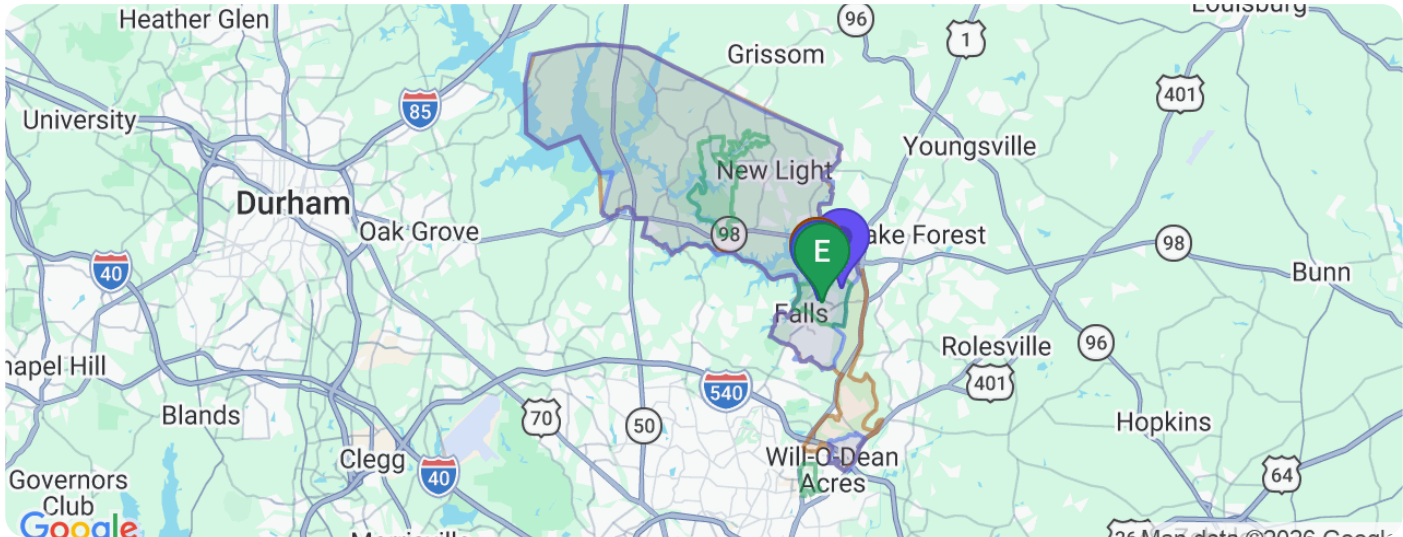
## TRANSACTION HISTORY

| DATE         | TYPE            | DEED                  | PRICE       | \$/FT² | LOAN   |
|--------------|-----------------|-----------------------|-------------|--------|--------|
| Jul 24, 2024 | Resale          | Special Warranty Deed | \$470,000   | \$106  | \$140K |
| Jul 20, 2024 | Resale          | Warranty Deed         | \$1,000,000 | \$225  | \$800K |
| Dec 7, 2016  | Quitclaim       | Quit Claim Transfer   |             |        | \$485K |
| Feb 23, 2004 | Non-arms-length | Grant Deed            | \$125,000   | \$28   |        |
| Feb 10, 2004 | Resale          | Grant Deed            | \$140,000   | \$32   |        |
| Feb 20, 2004 | Resale          | Warranty Deed         | \$125,000   | \$28   | \$613K |

### ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Wakefield Elementary School | Elementary | PK–5   | 0.9 mi   |
| Wakefield High School       | High       | 9–12   | 0.9 mi   |
| Wakefield Middle School     | Middle     | 6–8    | 0.9 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 27614

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>52</b><br>CRIME INDEX | <b>79</b><br>AIR POLLUTION | <b>36,479</b><br>POPULATION | <b>\$137K</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 |
|-----------|----------------|