

Single Family Residence **RESIDENTIAL**

12452 RICHMOND RUN DR

RALEIGH, NC 27614

\$907,257 TopHap Estimate · \$174 / ft² · confidence 92 · as of Jul 14, 2026



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4

BATHS

5,222 ft²

LIVING AREA

0.48 ac

LOT SIZE

2003

YEAR BUILT

2

STORIES

VALUATION

\$907K

\$838K low

\$976K high

Last Sale

\$905,000 · Feb 17, 2026

Est. Owner Equity

\$273,757

Loan-to-Value

70%

TAX & ASSESSMENT

Property Tax	\$7,425 (2025)
Assessed Value	\$849,069
Previous Assessed	\$849,069
Assessor Market Value	\$849,069

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Wake
Lot (acres)	0.48
Foundation	Raised (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes

Patio · 380 ft²

Porch · 54 ft²

CLIMATE RISK

41
FLOOD

14
WILDFIRE

45
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 9, 2026	Resale	Warranty Deed	\$905,000	\$173	\$634K
Aug 10, 2021	Resale	Warranty Deed	\$730,000	\$140	\$657K
Jul 11, 2005	Resale	Warranty Deed	\$837,500	\$160	\$330K
Jul 1, 2003	Non-arms-length	Grant Deed	\$754,000	\$144	
Jun 30, 2003	Resale	Grant Deed	\$754,000	\$144	

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	1.0 mi

District: Wake County Schools



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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

52 CRIME INDEX	79 AIR POLLUTION	36,479 POPULATION	\$137K MEDIAN IN-COME	60°F AVG TEMP	58% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy

Absentee owner