

Single Family Residence **RESIDENTIAL**

6012 RIVER LAKE CIR

RALEIGH, NC 27604

\$394,306 TopHap Estimate · \$228 / ft² · confidence 91 · as of Jul 14, 2026



3

BATHS

1,731 ft²

LIVING AREA

0.16 ac

LOT SIZE

1994

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$394K

\$359K low

\$430K high

Est. Owner Equity

\$286,306

Loan-to-Value

27%

TAX & ASSESSMENT

Property Tax	\$2,104 (2025)
Assessed Value	\$325,853
Previous Assessed	\$353,725
Assessor Market Value	\$325,853

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Wake
Lot (acres)	0.16
Construction	Frame (Unspecified)
Foundation	Raised (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 96 ft²

CLIMATE RISK

96 FLOOD	18 WILDFIRE	45 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 20, 2020	Quitclaim	Quit Claim Transfer			
Mar 2, 2018	Non-arms-length	Warranty Deed	\$194,000	\$112	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Beaverdam Elementary School	Elementary	PK–5	0.9 mi
River Bend Middle School	Middle	6–8	2.1 mi
Rolesville High School	High	9–12	7.5 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 27604

130 CRIME INDEX	83 AIR POLLUTION	53,411 POPULATION	\$79K 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
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