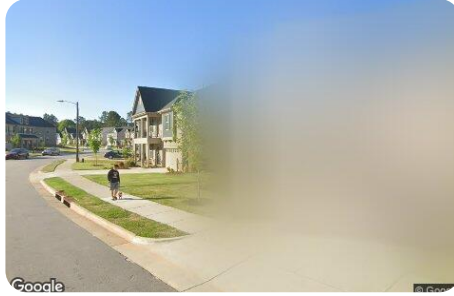


Single Family Residence **RESIDENTIAL**

6016 RIVER LAKE CIR

RALEIGH, NC 27604

\$354,000 TopHap Estimate · \$182 / ft² · confidence 93 · as of Jul 14, 2026



2.5

BATHS

1,943 ft²

LIVING AREA

0.17 ac

LOT SIZE

1994

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$354K

\$330K low

\$378K high

Last Sale

\$150,000 · Dec 7, 2010

Est. Owner Equity

\$101,454

Loan-to-Value

64%

TAX & ASSESSMENT

Property Tax	\$2,456 (2025)
Assessed Value	\$380,801
Assessor Market Value	\$380,801

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	WAKE
Lot (acres)	0.17
Foundation	No Foundation
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 106 ft²

CLIMATE RISK

97
FLOOD

18
WILDFIRE

45
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 2, 2026	Financing	Mortgage			\$253K
Oct 6, 2021	Financing	Intrafamily Transfer			\$179K
Sep 29, 2020	Financing	Intrafamily Transfer			\$176K
Dec 6, 2010	Resale	Warranty Deed	\$150,000	\$77	\$153K
Dec 7, 2004	Resale	Warranty Deed	\$100,000	\$51	

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	7.4 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	Owner occupied
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