

Single Family Residence **RESIDENTIAL**

8706 WINDING RIVER WAY

RALEIGH, NC 27616

\$295,404 TopHap Estimate · \$138 / ft² · confidence 92 · as of Jul 14, 2026



2.5

BATHS

2,138 ft²

LIVING AREA

2,178 ft²

LOT SIZE

2003

YEAR BUILT

2

STORIES

VALUATION

\$295K

\$271K low

\$320K high

Last Sale

\$189,000 · Nov 21, 2018

Est. Owner Equity

\$104,488

Loan-to-Value

65%

TAX & ASSESSMENT

Property Tax	\$2,547 (2025)
Assessed Value	\$289,803
Assessor Market Value	\$289,803

PROPERTY FACTS

Property Type	Single Family Residence
Style	Townhouse
County	WAKE
Lot (acres)	0.05
Heating	Forced Air With Air Conditioning
Cooling	Central
Pool	No

Patio · 48 ft²

CLIMATE RISK

42
FLOOD

15
WILDFIRE

45
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 17, 2018	Resale	Warranty Deed	\$189,000	\$88	\$189K
Jul 5, 2018	Resale	Warranty Deed	\$179,000	\$84	
Nov 25, 2015	Quitclaim	Quit Claim Transfer			
Jun 28, 2013	Resale	Warranty Deed	\$130,000	\$61	\$128K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Wildwood Forest Magnet Elementary School	Elementary	PK–5	0.2 mi
East Millbrook Magnet Middle School	Middle	6–8	3.2 mi
Wakefield High School	High	9–12	3.7 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 27616

85 CRIME INDEX	79 AIR POLLUTION	61,672 POPULATION	\$81K 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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