

Townhouse **RESIDENTIAL**

## 2016 PERSIMMON RIDGE DR

RALEIGH, NC 27604

**\$252,609** TopHap Estimate · \$248 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**3**

BATHS

**1,020 ft<sup>2</sup>**

LIVING AREA

**3,049 ft<sup>2</sup>**

LOT SIZE

**2001**

YEAR BUILT

**2**

STORIES

### VALUATION

**\$253K**

\$239K low

\$267K high

Est. Owner Equity

**\$252,609**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,188 (2025) |
| Assessed Value        | \$248,594      |
| Previous Assessed     | \$248,594      |
| Assessor Market Value | \$248,594      |

## PROPERTY FACTS

|               |                      |
|---------------|----------------------|
| Property Type | Townhouse            |
| Style         | Townhouse            |
| County        | Wake                 |
| Lot (acres)   | 0.07                 |
| Foundation    | Raised (Unspecified) |
| Heating       | Central              |
| Cooling       | Central              |
| Fireplace     | Yes                  |
| Pool          | No                   |

Patio · 120 ft²

Porch · 25 ft²

## CLIMATE RISK

|            |                |               |
|------------|----------------|---------------|
| 1<br>FLOOD | 14<br>WILDFIRE | 45<br>DROUGHT |
|------------|----------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED       | PRICE     | \$/FT² | LOAN |
|--------------|-----------------|------------|-----------|--------|------|
| Mar 15, 2002 | Non-arms-length | Grant Deed | \$110,000 | \$108  |      |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Beaverdam Elementary School | Elementary | PK–5   | 1.0 mi   |
| River Bend Middle School    | Middle     | 6–8    | 3.4 mi   |
| Knightdale High School      | High       | 9–12   | 3.8 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

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>130</b><br>CRIME INDEX | <b>83</b><br>AIR POLLUTION | <b>53,411</b><br>POPULATION | <b>\$79K</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 | <b>Owner occupied</b> |
|-----------|-----------------------|