

Single Family Residence **RESIDENTIAL**

# 2740 ROSEDALE AVE

RALEIGH, NC 27607

**\$796,404** TopHap Estimate · \$376 / ft² · confidence 87 · as of Jul 14, 2026



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**2**

BATHS

**2,120 ft²**

LIVING AREA

**0.2 ac**

LOT SIZE

**1946**

YEAR BUILT

**1**

STORIES

**5**

ROOMS

## VALUATION

**\$796K**

**\$689K low**

**\$904K high**

Last Sale

**\$98,000 · Sep 20, 1993**

Est. Owner Equity

**\$796,404**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,240 (2025) |
| Assessed Value        | \$713,260      |
| Assessor Market Value | \$713,260      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Conventional                     |
| County        | WAKE                             |
| Lot (acres)   | 0.20                             |
| Construction  | Frame (Unspecified)              |
| Foundation    | No Foundation                    |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Central                          |
| Fireplace     | Yes                              |
| Pool          | No                               |

Deck · 279 ft²

Porch · 84 ft²

## CLIMATE RISK

1

FLOOD

12

WILDFIRE

45

DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE | \$/FT² | LOAN   |
|--------------|-----------|---------------|-------|--------|--------|
| Apr 1, 2026  | Financing | Deed          |       |        |        |
| Apr 1, 2026  | Financing | Deed          |       |        |        |
| Jul 29, 2004 | Financing | Trustees Deed |       |        | \$288K |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Olds Elementary School       | Elementary | PK–5   | 0.3 mi   |
| Broughton Magnet High School | High       | 9–12   | 1.2 mi   |
| Martin Magnet Middle School  | Middle     | 6–8    | 1.4 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 27607

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>123</b><br>CRIME INDEX | <b>87</b><br>AIR POLLUTION | <b>28,346</b><br>POPULATION | <b>\$92K</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> |
|-----------|-----------------------|