

Single Family Residence **RESIDENTIAL**

1306 LUTZ AVE

RALEIGH, NC 27607

\$1,846,891 TopHap Estimate · \$243 / ft² · confidence 78 · as of Jul 14, 2026



4

BATHS

7,607 ft²

LIVING AREA

0.83 ac

LOT SIZE

2005

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$1.8M

\$1.4M low

\$2.2M high

Last Sale

\$350,000 · Sep 15, 2004

Est. Owner Equity

\$446,891

Loan-to-Value

72%

TAX & ASSESSMENT

Property Tax	\$18,666 (2025)
Assessed Value	\$2,138,056
Previous Assessed	\$2,138,056
Assessor Market Value	\$2,138,056

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Wake
Lot (acres)	0.83
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Porch · 986 ft²

CLIMATE RISK

64
FLOOD

15
WILDFIRE

45
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 28, 2005	Financing	Trustees Deed			\$800K
Sep 15, 2004	Resale	Warranty Deed	\$350,000	\$46	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lacy Elementary School	Elementary	PK–5	0.7 mi
Martin Magnet Middle School	Middle	6–8	0.7 mi
Broughton Magnet High School	High	9–12	1.8 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 27607

123 CRIME INDEX	87 AIR POLLUTION	28,346 POPULATION	\$92K 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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