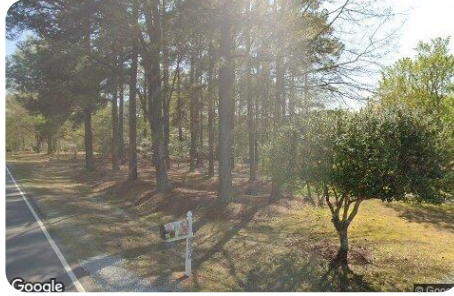


Single Family Residence **RESIDENTIAL**

# 8836 RANSDALL RD

RALEIGH, NC 27603

**\$442,358** TopHap Estimate · \$174 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**4**

BATHS

**2,546 ft<sup>2</sup>**

LIVING AREA

**2 ac**

LOT SIZE

**1976**

YEAR BUILT

**2**

STORIES

**7**

ROOMS

**2**

PARKING

## VALUATION

**\$442K**

\$409K low

\$476K high

Est. Owner Equity

**\$226,958**

Loan-to-Value

**47%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,379 (2025) |
| Assessed Value        | \$525,245      |
| Previous Assessed     | \$525,245      |
| Assessor Market Value | \$525,245      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Conventional            |
| County        | Wake                    |
| Lot (acres)   | 2.00                    |
| Construction  | Frame (Unspecified)     |
| Foundation    | Raised (Unspecified)    |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

Deck · 160 ft²

Porch · 174 ft²

## CLIMATE RISK

**1**  
FLOOD

**18**  
WILDFIRE

**45**  
DROUGHT

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

## ASSIGNED SCHOOLS

| SCHOOL                                  | LEVEL      | GRADES | DISTANCE |
|-----------------------------------------|------------|--------|----------|
| <b>Banks Road Elementary School</b>     | Elementary | PK–5   | 1.6 mi   |
| <b>Middle Creek High School</b>         | High       | 9–12   | 2.6 mi   |
| <b>Herbert Akins Road Middle School</b> | Middle     | 6–8    | 5.5 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 27603

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>108</b><br>CRIME INDEX | <b>85</b><br>AIR POLLUTION | <b>62,816</b><br>POPULATION | <b>\$86K</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> |
|-----------|-----------------------|