

Single Family Residence **RESIDENTIAL**

# 3328 MANOR RIDGE DR

RALEIGH, NC 27603

**\$994,248** TopHap Estimate · \$342 / ft<sup>2</sup> · confidence 88 · as of Jul 14, 2026



**3**

BATHS

**2,910 ft<sup>2</sup>**

LIVING AREA

**1.67 ac**

LOT SIZE

**1980**

YEAR BUILT

**1**

STORIES

**12**

ROOMS

## VALUATION

**\$994K**

\$870K low

\$1.1M high

Last Sale

**\$1,200,000 · Jul 8, 2022**

Est. Owner Equity

**\$994,248**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,454 (2025) |
| Assessed Value        | \$849,562      |
| Previous Assessed     | \$849,562      |
| Assessor Market Value | \$849,562      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Conventional            |
| County        | Wake                    |
| Lot (acres)   | 1.67                    |
| Construction  | Frame (Unspecified)     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

Deck · 673 ft²

Porch · 216 ft²

## CLIMATE RISK

**99**  
FLOOD

**15**  
WILDFIRE

**45**  
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

## TRANSACTION HISTORY

| DATE        | TYPE   | DEED          | PRICE       | \$/FT² | LOAN |
|-------------|--------|---------------|-------------|--------|------|
| Jul 7, 2022 | Resale | Warranty Deed | \$1,200,000 | \$412  |      |

## ASSIGNED SCHOOLS

| SCHOOL                             | LEVEL      | GRADES | DISTANCE |
|------------------------------------|------------|--------|----------|
| Yates Mill Elementary School       | Elementary | PK–5   | 3.8 mi   |
| Middle Creek High School           | High       | 9–12   | 3.8 mi   |
| Dillard Drive Magnet Middle School | Middle     | 6–8    | 4.7 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 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> |
|-----------|-----------------------|