

Single Family Residence **RESIDENTIAL**

6209 RIVER BLUFF CT

RALEIGH, NC 27604

\$246,460 TopHap Estimate · \$166 / ft² · confidence 82 · as of Jul 14, 2026



2

BATHS

1,487 ft²

LIVING AREA

0.3 ac

LOT SIZE

1993

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$246K

\$203K low

\$290K high

Est. Owner Equity

\$0

Loan-to-Value

101%

TAX & ASSESSMENT

Property Tax	\$1,356 (2025)
Assessed Value	\$306,443
Previous Assessed	\$306,443
Assessor Market Value	\$306,443

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Wake
Lot (acres)	0.30
Construction	Frame (Unspecified)
Foundation	Raised (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes

Porch · 64 ft²

CLIMATE RISK

98
FLOOD

20
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
Oct 23, 2025	Non-arms-length	Warranty Deed	\$250,000	\$168	\$250K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Bend Middle School	Middle	6–8	1.2 mi
River Bend Elementary School	Elementary	PK–5	1.4 mi
Rolesville High School	High	9–12	6.7 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 27604

130 CRIME INDEX	83 AIR POLLUTION	53,411 POPULATION	\$79K 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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