

Single Family Residence **RESIDENTIAL**

2012 RANCH MILL CIR

RALEIGH, NC 27610

\$249,033 TopHap Estimate · \$198 / ft² · confidence 78 · as of Jul 14, 2026



2

BATHS

1,260 ft²

LIVING AREA

0.21 ac

LOT SIZE

1990

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$249K

\$195K low

\$303K high

Last Sale

\$254,500 · Nov 20, 2025

Est. Owner Equity

\$0

Loan-to-Value

100%

TAX & ASSESSMENT

Property Tax	\$2,314 (2025)
Assessed Value	\$263,027
Previous Assessed	\$263,027
Assessor Market Value	\$263,027

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Wake
Lot (acres)	0.21
Construction	Frame (Unspecified)
Foundation	Raised (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 234 ft²

Porch · 126 ft²

CLIMATE RISK

1
FLOOD

18
WILDFIRE

45
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 20, 2025	Resale	Warranty Deed	\$254,500	\$202	\$250K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Barwell Road Elementary School	Elementary	PK–5	1.6 mi
Carnage Magnet Middle School	Middle	6–8	4.6 mi
South Garner High School	High	9–12	7.1 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 27610

107 CRIME INDEX	77 AIR POLLUTION	79,664 POPULATION	\$70K MEDIAN IN-COME	60°F AVG TEMP	58% SUNSHINE
---------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------