

Townhouse

**RESIDENTIAL**

# 2623 BLACKWOLF RUN LN

RALEIGH, NC 27604

**\$273,071** TopHap Estimate · \$193 / ft<sup>2</sup> · confidence 91 · as of Jul 14, 2026



**3**

BATHS

**1,412 ft<sup>2</sup>**

LIVING AREA

**3,485 ft<sup>2</sup>**

LOT SIZE

**2000**

YEAR BUILT

**2**

STORIES

**5**

ROOMS

## VALUATION

**\$273K**

\$250K low

\$296K high

Last Sale

**\$217,500 · Oct 30, 2020**

Est. Owner Equity

**\$110,171**

Loan-to-Value

**58%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,559 (2025) |
| Assessed Value        | \$291,082      |
| Previous Assessed     | \$291,082      |
| Assessor Market Value | \$291,082      |

## PROPERTY FACTS

|               |                      |
|---------------|----------------------|
| Property Type | Townhouse            |
| Style         | Townhouse            |
| County        | Wake                 |
| Lot (acres)   | 0.08                 |
| Foundation    | Raised (Unspecified) |
| Heating       | Central              |
| Cooling       | Central              |
| Fireplace     | Yes                  |
| Pool          | No                   |

Deck · 120 ft²

Porch · 20 ft²

## CLIMATE RISK

|             |                |               |
|-------------|----------------|---------------|
| 70<br>FLOOD | 16<br>WILDFIRE | 45<br>DROUGHT |
|-------------|----------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|---------------------|-----------|--------|--------|
| Oct 29, 2020 | Resale            | Warranty Deed       | \$217,500 | \$154  | \$163K |
| Oct 6, 2016  | Resale            | Warranty Deed       | \$152,000 | \$108  | \$92K  |
| Mar 15, 2013 | Resale            | Warranty Deed       | \$125,000 | \$89   | \$125K |
| Jul 27, 2009 | Resale            | Warranty Deed       | \$133,500 | \$95   | \$40K  |
| Jul 5, 2007  | Quitclaim         | Quit Claim Transfer |           |        |        |
| Mar 4, 2002  | Recorded document | Grant Deed          |           |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Beaverdam Elementary School | Elementary | PK–5   | 0.8 mi   |
| River Bend Middle School    | Middle     | 6–8    | 3.3 mi   |
| Knightdale High School      | High       | 9–12   | 3.6 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

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>130</b><br>CRIME INDEX | <b>83</b><br>AIR POLLUTION | <b>53,411</b><br>POPULATION | <b>\$79K</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 | Absentee owner |
|-----------|----------------|