

Single Family Residence

**RESIDENTIAL**

# 3216 MANOR RIDGE DR

RALEIGH, NC 27603

**\$399,889**

TopHap Estimate · \$187 / ft² · confidence 90 · as of Jul 14, 2026



**1**

BATHS

**2,135 ft²**

LIVING AREA

**1.02 ac**

LOT SIZE

**1972**

YEAR BUILT

**2**

STORIES

**6**

ROOMS

## VALUATION

**\$400K**

\$361K low

\$439K high

Last Sale

**\$365,000 · Aug 31, 2022**

Est. Owner Equity

**\$107,889**

Loan-to-Value

**73%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,334 (2025) |
| Assessed Value        | \$361,833      |
| Previous Assessed     | \$361,833      |
| Assessor Market Value | \$361,833      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Split Level             |
| County        | Wake                    |
| Lot (acres)   | 1.02                    |
| Construction  | Brick                   |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

Deck · 168 ft²

Porch · 304 ft²

## CLIMATE RISK

|            |                |               |
|------------|----------------|---------------|
| 1<br>FLOOD | 17<br>WILDFIRE | 45<br>DROUGHT |
|------------|----------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|--------|---------------|-----------|--------|--------|
| Aug 31, 2022 | Resale | Warranty Deed | \$365,000 | \$171  | \$292K |
| Dec 21, 2021 | Resale | Warranty Deed | \$371,500 | \$174  |        |

## ASSIGNED SCHOOLS

| SCHOOL                             | LEVEL      | GRADES | DISTANCE |
|------------------------------------|------------|--------|----------|
| Middle Creek High School           | High       | 9–12   | 4.0 mi   |
| Yates Mill Elementary School       | Elementary | PK–5   | 4.1 mi   |
| Dillard Drive Magnet Middle School | Middle     | 6–8    | 4.9 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> |
|-----------|-----------------------|