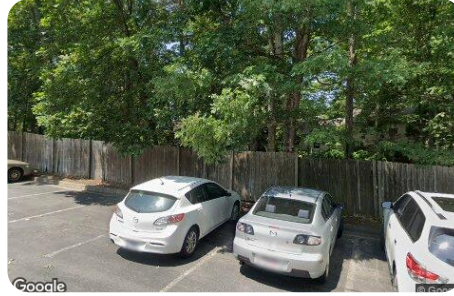


Single Family Residence **RESIDENTIAL**

# 5616 RANGELEY DR

RALEIGH, NC 27609

**\$442,669** TopHap Estimate · \$192 / ft<sup>2</sup> · confidence 87 · as of Jul 14, 2026



**2**

BATHS

**2,300 ft<sup>2</sup>**

LIVING AREA

**0.28 ac**

LOT SIZE

**1969**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

## VALUATION

**\$443K**

\$383K low

\$502K high

Last Sale

**\$450,000 · Nov 24, 2025**

Est. Owner Equity

**\$37,669**

Loan-to-Value

**91%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,478 (2025) |
| Assessed Value        | \$396,570      |
| Previous Assessed     | \$396,570      |
| Assessor Market Value | \$396,570      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Ranch                   |
| County        | Wake                    |
| Lot (acres)   | 0.28                    |
| Construction  | Brick                   |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

Patio · 96 ft²

## CLIMATE RISK

1  
FLOOD

12  
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 | \$450,000 | \$196  | \$405K |
| Mar 20, 2013 | Resale | Warranty Deed | \$187,000 | \$81   | \$181K |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Sanderson High School          | High       | 9–12   | 0.4 mi   |
| Green Magnet Elementary School | Elementary | PK–5   | 0.4 mi   |
| Carroll Magnet Middle School   | Middle     | 6–8    | 1.1 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 27609

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>117</b><br>CRIME INDEX | <b>83</b><br>AIR POLLUTION | <b>39,499</b><br>POPULATION | <b>\$95K</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> |
|-----------|-----------------------|