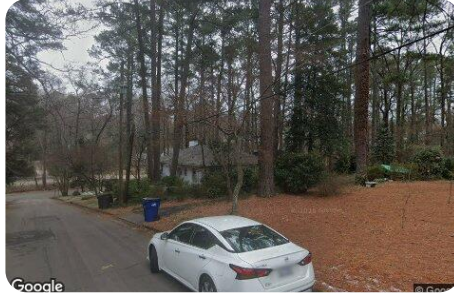


Single Family Residence **RESIDENTIAL**

## 2705 ROSEDALE AVE

RALEIGH, NC 27607

**\$749,507** TopHap Estimate · \$421 / ft<sup>2</sup> · confidence 86 · as of Jul 14, 2026



**2**

BATHS

**1,779 ft<sup>2</sup>**

LIVING AREA

**0.43 ac**

LOT SIZE

**1941**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

### VALUATION

**\$750K**

\$642K low

\$857K high

Est. Owner Equity

**\$574,507**

Loan-to-Value

**24%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,399 (2025) |
| Assessed Value        | \$731,451      |
| Previous Assessed     | \$731,451      |
| Assessor Market Value | \$731,451      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Conventional            |
| County        | Wake                    |
| Lot (acres)   | 0.43                    |
| Construction  | Brick                   |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

Deck · 276 ft²

Porch · 141 ft²

## CLIMATE RISK

66

FLOOD

13

WILDFIRE

45

DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE | \$/FT² | LOAN |
|--------------|-----------|---------------------|-------|--------|------|
| Oct 7, 2015  | Quitclaim | Quit Claim Transfer |       |        |      |
| Aug 27, 2002 | Quitclaim | Quit Claim Transfer |       |        |      |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Olds Elementary School       | Elementary | PK–5   | 0.4 mi   |
| Broughton Magnet High School | High       | 9–12   | 1.0 mi   |
| Martin Magnet Middle School  | Middle     | 6–8    | 1.5 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 27607

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>123</b><br>CRIME INDEX | <b>87</b><br>AIR POLLUTION | <b>28,346</b><br>POPULATION | <b>\$92K</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> |
|-----------|-----------------------|