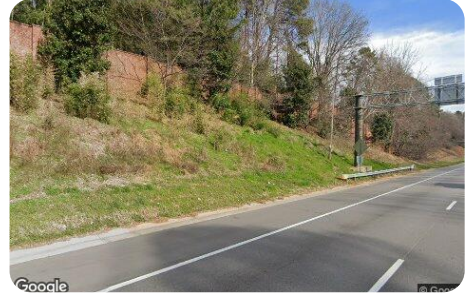


Single Family Residence **RESIDENTIAL**

# 2765 RUE SANS FAMILLE

RALEIGH, NC 27607

**\$343,314** TopHap Estimate · \$284 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**2**

BATHS

**1,210 ft<sup>2</sup>**

LIVING AREA

**0.23 ac**

LOT SIZE

**1981**

YEAR BUILT

**1**

STORIES

**5**

ROOMS

## VALUATION

**\$343K**

\$326K low

\$361K high

Last Sale

**\$350,000 · Mar 4, 2026**

Est. Owner Equity

**\$29,314**

Loan-to-Value

**91%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,484 (2025) |
| Assessed Value        | \$397,177      |
| Previous Assessed     | \$397,177      |
| Assessor Market Value | \$397,177      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Conventional            |
| County        | Wake                    |
| Lot (acres)   | 0.23                    |
| Construction  | Frame (Unspecified)     |
| Foundation    | Raised (Unspecified)    |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |

Deck · 232 ft²

Porch · 121 ft²

## CLIMATE RISK

**72**  
FLOOD

**15**  
WILDFIRE

**45**  
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

## TRANSACTION HISTORY

| DATE        | TYPE   | DEED          | PRICE     | \$/FT² | LOAN   |
|-------------|--------|---------------|-----------|--------|--------|
| Mar 3, 2026 | Resale | Warranty Deed | \$350,000 | \$289  | \$314K |

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| Stough Magnet Elementary School | Elementary | PK–5   | 0.9 mi   |
| Oberlin Magnet Middle School    | Middle     | 6–8    | 1.7 mi   |
| Broughton Magnet High School    | High       | 9–12   | 3.0 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 | Owner occupied |
|-----------|----------------|