

Single Family Residence **RESIDENTIAL**

1616 RIDGELAND DR

RALEIGH, NC 27607

\$448,353 TopHap Estimate · \$272 / ft² · confidence 89 · as of Jul 14, 2026



2

BATHS

1,648 ft²

LIVING AREA

0.46 ac

LOT SIZE

1967

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$448K

\$397K low

\$499K high

Last Sale

\$79,500 · Mar 18, 1998

Est. Owner Equity

\$162,053

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$2,673 (2025)
Assessed Value	\$414,747
Previous Assessed	\$414,747
Assessor Market Value	\$414,747

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Wake
Lot (acres)	0.46
Construction	Brick
Foundation	Raised (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 480 ft²

Porch · 48 ft²

CLIMATE RISK

1
FLOOD

16
WILDFIRE

45
DROUGHT

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

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Reedy Creek Elementary School	Elementary	PK–5	1.1 mi
Reedy Creek Magnet Middle School	Middle	6–8	1.2 mi
Athens Drive Magnet High School	High	9–12	3.2 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

123 CRIME INDEX	87 AIR POLLUTION	28,346 POPULATION	\$92K MEDIAN IN-COME	60°F AVG TEMP	58% SUNSHINE
---------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------