

Single Family Residence **RESIDENTIAL**

# 3000 MANOR RIDGE DR

RALEIGH, NC 27603

**\$437,884** TopHap Estimate · \$205 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**3**

BATHS

**2,136 ft<sup>2</sup>**

LIVING AREA

**0.79 ac**

LOT SIZE

**1966**

YEAR BUILT

**2**

STORIES

**8**

ROOMS

## VALUATION

**\$438K**

\$402K low

\$474K high

Last Sale

**\$369,500 · Jun 11, 2021**

Est. Owner Equity

**\$158,471**

Loan-to-Value

**64%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,938 (2025) |
| Assessed Value        | \$456,157      |
| Previous Assessed     | \$456,157      |
| Assessor Market Value | \$456,157      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Split Level             |
| County        | Wake                    |
| Lot (acres)   | 0.79                    |
| Construction  | Frame (Unspecified)     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

Patio · 270 ft²

Porch · 156 ft²

## CLIMATE RISK

**1**  
FLOOD

**17**  
WILDFIRE

**45**  
DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|--------|---------------|-----------|--------|--------|
| Jun 8, 2021  | Resale | Warranty Deed | \$369,500 | \$173  | \$229K |
| Feb 25, 2013 | Resale | Warranty Deed | \$122,500 | \$57   |        |

## ASSIGNED SCHOOLS

| SCHOOL                             | LEVEL      | GRADES | DISTANCE |
|------------------------------------|------------|--------|----------|
| Yates Mill Elementary School       | Elementary | PK–5   | 4.3 mi   |
| Middle Creek High School           | High       | 9–12   | 4.3 mi   |
| Dillard Drive Magnet Middle School | Middle     | 6–8    | 5.1 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 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> |
|-----------|-----------------------|