

Single Family Residence **RESIDENTIAL**

# 6316 ASHLEY RIDGE DR

RALEIGH, NC 27612

**\$800,828** TopHap Estimate · \$241 / ft<sup>2</sup> · confidence 84 · as of Jul 14, 2026



**4**

BATHS

**3,327 ft<sup>2</sup>**

LIVING AREA

**0.38 ac**

LOT SIZE

**1995**

YEAR BUILT

**2**

STORIES

**7**

ROOMS

## VALUATION

**\$801K**

\$675K low

\$927K high

Last Sale

**\$801,000 · Apr 21, 2022**

Est. Owner Equity

**\$160,228**

Loan-to-Value

**79%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$7,040 (2025) |
| Assessed Value        | \$804,918      |
| Previous Assessed     | \$804,918      |
| Assessor Market Value | \$804,918      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Conventional            |
| County        | Wake                    |
| Lot (acres)   | 0.38                    |
| Construction  | Frame (Unspecified)     |
| Foundation    | Raised (Unspecified)    |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

Deck · 280 ft²

Porch · 64 ft²

## CLIMATE RISK

**1**  
FLOOD

**16**  
WILDFIRE

**45**  
DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-----------|--------|--------|
| Apr 20, 2022 | Resale    | Warranty Deed       | \$801,000 | \$241  | \$641K |
| Sep 24, 2015 | Quitclaim | Quit Claim Transfer |           |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Lynn Road Elementary School  | Elementary | PK–5   | 0.2 mi   |
| Sanderson High School        | High       | 9–12   | 1.3 mi   |
| Carroll Magnet Middle School | Middle     | 6–8    | 2.2 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 27612

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>122</b><br>CRIME INDEX | <b>85</b><br>AIR POLLUTION | <b>42,531</b><br>POPULATION | <b>\$99K</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 |
|-----------|----------------|