

Single Family Residence

**RESIDENTIAL**

# 327 RANCH FARM RD

RALEIGH, NC 27603

**\$209,900** TopHap Estimate · \$230 / ft<sup>2</sup> · confidence 84 · as of Jul 14, 2026



**1.5**

BATHS

**912 ft<sup>2</sup>**

LIVING AREA

**0.23 ac**

LOT SIZE

**1959**

YEAR BUILT

**1**

STORIES

**11**

ROOMS

## VALUATION

**\$210K**

\$176K low

\$244K high

Est. Owner Equity

**\$209,900**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,435 (2025) |
| Assessed Value        | \$221,271      |
| Previous Assessed     | \$415,320      |
| Assessor Market Value | \$221,271      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Conventional            |
| County        | WAKE                    |
| Lot (acres)   | 0.23                    |
| Construction  | Frame (Unspecified)     |
| Foundation    | No Foundation           |
| Heating       | Yes                     |
| Cooling       | None                    |
| Pool          | No                      |

Deck · 160 ft²

Porch · 336 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   |
|--------------|-----------|----------------------|-------|--------|--------|
| Sep 30, 2024 | Financing | Intrafamily Transfer |       |        |        |
| Oct 26, 2016 | Quitclaim | Quit Claim Transfer  |       |        | \$135K |

## ASSIGNED SCHOOLS

| SCHOOL                            | LEVEL      | GRADES | DISTANCE |
|-----------------------------------|------------|--------|----------|
| Smith Magnet Elementary School    | Elementary | PK–5   | 0.6 mi   |
| Garner Magnet High School         | High       | 9–12   | 0.6 mi   |
| North Garner Magnet Middle School | Middle     | 6–8    | 1.9 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>Absentee owner</b> |
|-----------|-----------------------|