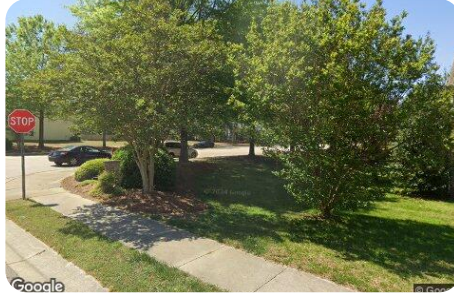


Single Family Residence **RESIDENTIAL**

2205 LAZY RIVER DR

RALEIGH, NC 27610

\$432,022 TopHap Estimate · \$162 / ft² · confidence 93 · as of Jul 14, 2026



2.5

BATHS

2,675 ft²

LIVING AREA

0.16 ac

LOT SIZE

2004

YEAR BUILT

1

STORIES

VALUATION

\$432K

\$402K low

\$462K high

Last Sale

\$208,000 · Dec 20, 2013

Est. Owner Equity

\$323,903

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$3,528 (2025)
Assessed Value	\$402,295
Assessor Market Value	\$402,295

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	WAKE
Lot (acres)	0.16
Foundation	No Foundation
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 120 ft²

Porch · 66 ft²

CLIMATE RISK

1 FLOOD	8 WILDFIRE	45 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 9, 2026	Financing	Mortgage			\$108K
Dec 20, 2013	Resale	Warranty Deed	\$208,000	\$78	\$208K
May 13, 2010	Financing	Mortgage			\$1.1M
Nov 12, 2004	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Beaverdam Elementary School	Elementary	PK–5	1.9 mi
Knightdale High School	High	9–12	4.3 mi
River Bend Middle School	Middle	6–8	4.3 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 27610

107 CRIME INDEX	77 AIR POLLUTION	79,664 POPULATION	\$70K MEDIAN IN-COME	60°F AVG TEMP	58% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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