

Single Family Residence

**RESIDENTIAL**

# 1017 BLUE RIVER FARM DR

RALEIGH, NC 27603

**\$437,358** TopHap Estimate · \$187 / ft<sup>2</sup> · confidence 89 · as of Jul 14, 2026



**3**

BATHS

**2,344 ft<sup>2</sup>**

LIVING AREA

**0.8 ac**

LOT SIZE

**2004**

YEAR BUILT

**2**

STORIES

## VALUATION

**\$437K**

\$387K low

\$488K high

Last Sale

**\$178,000 · Dec 23, 2004**

Est. Owner Equity

**\$334,560**

Loan-to-Value

**24%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,783 (2025) |
| Assessed Value        | \$431,912      |
| Previous Assessed     | \$431,912      |
| Assessor Market Value | \$431,912      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Conventional            |
| County        | Wake                    |
| Lot (acres)   | 0.80                    |
| Foundation    | Raised (Unspecified)    |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

Deck · 120 ft²

## CLIMATE RISK

**59**  
FLOOD

**24**  
WILDFIRE

**45**  
DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|--------|---------------|-----------|--------|--------|
| Dec 15, 2004 | Resale | Warranty Deed | \$178,000 | \$76   | \$118K |

## ASSIGNED SCHOOLS

| SCHOOL                            | LEVEL      | GRADES | DISTANCE |
|-----------------------------------|------------|--------|----------|
| Rand Road Elementary School       | Elementary | PK–5   | 1.6 mi   |
| South Garner High School          | High       | 9–12   | 3.1 mi   |
| North Garner Magnet Middle School | Middle     | 6–8    | 5.7 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> |
|-----------|-----------------------|