

Single Family Residence **RESIDENTIAL**

# 12845 RIVER DANCE DR

RALEIGH, NC 27613

**\$1,402,274** TopHap Estimate · \$220 / ft<sup>2</sup> · confidence 86 · as of Jul 14, 2026



**4**

BATHS

**6,381 ft<sup>2</sup>**

LIVING AREA

**0.87 ac**

LOT SIZE

**2007**

YEAR BUILT

**2**

STORIES

## VALUATION

**\$1.4M**

\$1.2M low

\$1.6M high

Last Sale

**\$1,174,000 · May 29, 2007**

Est. Owner Equity

**\$1,175,874**

Loan-to-Value

**16%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$7,020 (2025) |
| Assessed Value        | \$1,094,363    |
| Previous Assessed     | \$1,094,363    |
| Assessor Market Value | \$1,094,363    |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Conventional            |
| County        | Wake                    |
| Lot (acres)   | 0.87                    |
| Construction  | Frame (Unspecified)     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

Patio · 380 ft²

Porch · 468 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 11, 2026 | Financing | Mortgage      |             |        | \$226K |
| May 25, 2007 | Resale    | Warranty Deed | \$1,174,000 | \$184  | \$939K |
| Oct 9, 2006  | Financing | Trustees Deed |             |        | \$848K |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Pleasant Union Elementary School    | Elementary | PK–5   | 3.0 mi   |
| West Millbrook Magnet Middle School | Middle     | 6–8    | 7.6 mi   |
| Millbrook Magnet High School        | High       | 9–12   | 10.0 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 27613

|                                      |                                        |                                         |                                             |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|
| <div>64</div> <div>CRIME INDEX</div> | <div>84</div> <div>AIR POLLUTION</div> | <div>48,931</div> <div>POPULATION</div> | <div>\$122K</div> <div>MEDIAN IN-COME</div> | <div>60°F</div> <div>AVG TEMP</div> | <div>58%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|

Index values: 100 = US average; lower is better.

|
 OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|