

Single Family Residence **RESIDENTIAL**

# 12849 RIVER DANCE DR

RALEIGH, NC 27613

**\$1,232,371** TopHap Estimate · \$180 / ft<sup>2</sup> · confidence 86 · as of Jul 14, 2026



**4**

BATHS

**6,837 ft<sup>2</sup>**

LIVING AREA

**0.78 ac**

LOT SIZE

**2007**

YEAR BUILT

**2**

STORIES

## VALUATION

**\$1.2M**

\$1.1M low

\$1.4M high

Last Sale

**\$895,000 · Mar 17, 2021**

Est. Owner Equity

**\$337,371**

Loan-to-Value

**72%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,734 (2025) |
| Assessed Value        | \$1,094,717    |
| Previous Assessed     | \$1,094,717    |
| Assessor Market Value | \$1,094,717    |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Conventional            |
| County        | Wake                    |
| Lot (acres)   | 0.78                    |
| Construction  | Frame (Unspecified)     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

Deck · 356 ft²

Patio · 512 ft²

Porch · 364 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   |
|---------------------|-----------|----------------------|-------------|--------|--------|
| <b>Feb 6, 2025</b>  | Financing | Intrafamily Transfer |             |        |        |
| <b>Mar 16, 2021</b> | Resale    | Warranty Deed        | \$895,000   | \$131  | \$895K |
| <b>Oct 19, 2007</b> | Resale    | Warranty Deed        | \$1,028,000 | \$150  | \$290K |
| <b>Jan 16, 2007</b> | Financing | Trustees Deed        |             |        | \$796K |

## ASSIGNED SCHOOLS

| SCHOOL                                     | LEVEL      | GRADES | DISTANCE |
|--------------------------------------------|------------|--------|----------|
| <b>Pleasant Union Elementary School</b>    | Elementary | PK–5   | 3.0 mi   |
| <b>West Millbrook Magnet Middle School</b> | Middle     | 6–8    | 7.6 mi   |
| <b>Millbrook Magnet High School</b>        | 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

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

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

## OWNERSHIP

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