

Single Family Residence **RESIDENTIAL**

12804 RIVER DANCE DR

RALEIGH, NC 27613

\$1,165,502 TopHap Estimate · \$274 / ft² · confidence 86 · as of Jul 14, 2026



4

BATHS

4,253 ft²

LIVING AREA

1.25 ac

LOT SIZE

2007

YEAR BUILT

2

STORIES

VALUATION

\$1.2M

\$1000K low

\$1.3M high

Last Sale

\$1,135,000 · Oct 10, 2023

Est. Owner Equity

\$314,252

Loan-to-Value

72%

TAX & ASSESSMENT

Property Tax	\$7,239 (2025)
Assessed Value	\$1,128,709
Previous Assessed	\$1,128,709
Assessor Market Value	\$1,128,709

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Wake
Lot (acres)	1.25
Construction	Frame (Unspecified)
Foundation	Raised (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

Patio · 360 ft²

Porch · 465 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
Oct 7, 2023	Resale	Warranty Deed	\$1,135,000	\$267	\$851K
Jul 31, 2020	Quitclaim	Quit Claim Transfer			
Jul 31, 2020	Resale	Warranty Deed	\$715,000	\$168	
Oct 31, 2007	Resale	Warranty Deed	\$850,000	\$200	\$560K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Pleasant Union Elementary School	Elementary	PK–5	2.6 mi
West Millbrook Magnet Middle School	Middle	6–8	7.3 mi
Millbrook Magnet High School	High	9–12	9.6 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 CRIME INDEX	84 AIR POLLUTION	48,931 POPULATION	\$122K 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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