

Townhouse **RESIDENTIAL**

8008 RIVER WATCH LN

RALEIGH, NC 27616

\$221,199 TopHap Estimate · \$208 / ft² · confidence 88 · as of Jul 14, 2026



3

BATHS

1,063 ft²

LIVING AREA

871 ft²

LOT SIZE

2006

YEAR BUILT

2

STORIES

Pre-foreclosure (NTS)

Auction scheduled for Dec 8, 2025.

VALUATION

\$221K

\$195K low

\$247K high

Last Sale	\$106,500 · Sep 25, 2006
Est. Owner Equity	\$126,199
Loan-to-Value	42%

TAX & ASSESSMENT

Property Tax	\$2,217 (2025)
Assessed Value	\$251,969
Previous Assessed	\$251,969
Assessor Market Value	\$251,969

PROPERTY FACTS

Property Type	Townhouse
Style	Townhouse
County	Wake
Lot (acres)	0.02
Heating	Central
Cooling	Central
Pool	No

Patio · 64 ft²

Porch · 64 ft²

CLIMATE RISK

35
FLOOD

12
WILDFIRE

45
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 22, 2006	Resale	Grant Deed	\$106,500	\$100	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Bend Elementary School	Elementary	PK–5	0.9 mi
River Bend Middle School	Middle	6–8	1.1 mi
Rolesville High School	High	9–12	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 27616



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

OWNERSHIP

Occupancy	Owner occupied
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