

Townhouse **RESIDENTIAL**

# 7817 RIVER FIELD DR

RALEIGH, NC 27616

**\$239,307** TopHap Estimate · \$181 / ft<sup>2</sup> · confidence 81 · as of Jul 14, 2026



**2**

BATHS

**1,320 ft<sup>2</sup>**

LIVING AREA

**871 ft<sup>2</sup>**

LOT SIZE

**2016**

YEAR BUILT

**2**

STORIES

## VALUATION

**\$239K**

\$193K low

\$285K high

Last Sale

**\$250,000 · Sep 2, 2025**

Est. Owner Equity

**\$33,307**

Loan-to-Value

**86%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,594 (2025) |
| Assessed Value        | \$295,152      |
| Previous Assessed     | \$295,152      |
| Assessor Market Value | \$295,152      |

## PROPERTY FACTS

|               |           |
|---------------|-----------|
| Property Type | Townhouse |
| Style         | Townhouse |
| County        | Wake      |
| Lot (acres)   | 0.02      |
| Heating       | Central   |
| Cooling       | Central   |

Patio · 128 ft²

Porch · 80 ft²

## CLIMATE RISK

|             |                |               |
|-------------|----------------|---------------|
| 71<br>FLOOD | 14<br>WILDFIRE | 45<br>DROUGHT |
|-------------|----------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-----------|--------|--------|
| Aug 8, 2025  | Resale    | Warranty Deed       | \$250,000 | \$189  | \$141K |
| Sep 23, 2019 | Quitclaim | Quit Claim Transfer |           |        | \$116K |
| Apr 14, 2016 | Resale    | Warranty Deed       | \$118,000 | \$89   | \$112K |
| Jan 23, 2015 | Quitclaim | Quit Claim Transfer |           |        | \$226K |
| May 7, 2014  | Resale    | Warranty Deed       | \$52,000  | \$39   |        |
| Aug 25, 2009 | Resale    | Grant Deed          | \$220,000 | \$167  | \$369K |

## 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   | 5.6 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 27616

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>85</b><br>CRIME INDEX | <b>79</b><br>AIR POLLUTION | <b>61,672</b><br>POPULATION | <b>\$81K</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> |
|-----------|-----------------------|