

Townhouse

RESIDENTIAL

7819 RIVER FIELD DR

RALEIGH, NC 27616

\$248,928 TopHap Estimate · \$229 / ft² · confidence 91 · as of Jul 14, 2026



2

BATHS

1,088 ft²

LIVING AREA

871 ft²

LOT SIZE

2016

YEAR BUILT

2

STORIES

VALUATION

\$249K

\$225K low

\$272K high

Last Sale

\$245,000 · Oct 24, 2025

Est. Owner Equity

\$77,428

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax	\$2,352 (2025)
Assessed Value	\$267,397
Previous Assessed	\$267,397
Assessor Market Value	\$267,397

PROPERTY FACTS

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

Patio · 96 ft²

Porch · 64 ft²

CLIMATE RISK

73 FLOOD	14 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
Oct 17, 2025	Resale	Warranty Deed	\$245,000	\$225	\$172K
Apr 7, 2016	Resale	Warranty Deed	\$118,000	\$108	\$94K
Jan 23, 2015	Quitclaim	Quit Claim Transfer			\$226K
May 7, 2014	Resale	Warranty Deed	\$52,000	\$48	
Aug 25, 2009	Resale	Grant Deed	\$220,000	\$202	\$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

85 CRIME INDEX	79 AIR POLLUTION	61,672 POPULATION	\$81K MEDIAN IN-COME	60°F AVG TEMP	58% SUNSHINE
--------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------