

Townhouse **RESIDENTIAL**

7821 RIVER FIELD DR

RALEIGH, NC 27616

\$261,667 TopHap Estimate · \$200 / ft² · confidence 91 · as of Jul 14, 2026



3

BATHS

1,310 ft²

LIVING AREA

1,742 ft²

LOT SIZE

2016

YEAR BUILT

2

STORIES

VALUATION

\$262K

\$238K low

\$286K high

Last Sale

\$133,000 · Apr 26, 2016

Est. Owner Equity

\$106,175

Loan-to-Value

60%

TAX & ASSESSMENT

Property Tax	\$2,662 (2025)
Assessed Value	\$302,963
Previous Assessed	\$302,963
Assessor Market Value	\$302,963

PROPERTY FACTS

Property Type	Townhouse
Style	Townhouse
County	Wake
Lot (acres)	0.04
Heating	Central
Cooling	Central
Pool	No

Patio · 64 ft²

Porch · 42 ft²

CLIMATE RISK

75
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	\$/FT ²	LOAN
Apr 25, 2016	Resale	Warranty Deed	\$133,000	\$102	\$130K
Jan 23, 2015	Quitclaim	Quit Claim Transfer			\$226K
May 7, 2014	Resale	Warranty Deed	\$52,000	\$40	
Aug 25, 2009	Resale	Grant Deed	\$220,000	\$168	\$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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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