

Single Family Residence

RESIDENTIAL

7104 RIVER BIRCH DR

RALEIGH, NC 27613

\$469,226 TopHap Estimate · \$217 / ft² · confidence 91 · as of Jul 14, 2026



3

BATHS

2,160 ft²

LIVING AREA

0.31 ac

LOT SIZE

1977

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$469K

\$428K low

\$510K high

Last Sale

\$88,000 · Dec 29, 1983

Est. Owner Equity

\$250,226

Loan-to-Value

45%

TAX & ASSESSMENT

Property Tax	\$4,031 (2025)
Assessed Value	\$459,946
Previous Assessed	\$459,946
Assessor Market Value	\$459,946

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Wake
Lot (acres)	0.31
Construction	Frame (Unspecified)
Foundation	Raised (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 106 ft²

Porch · 200 ft²

CLIMATE RISK

1
FLOOD

14
WILDFIRE

45
DROUGHT

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

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Jeffreys Grove Elementary School	Elementary	PK–5	0.7 mi
Sanderson High School	High	9–12	2.5 mi
Carroll Magnet Middle School	Middle	6–8	3.5 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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