

Townhouse **RESIDENTIAL**

# 303 ROCKPORT RIDGE WAY

CARY, NC 27519

**\$429,522** TopHap Estimate · \$314 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**2**

BATHS

**1,370 ft<sup>2</sup>**

LIVING AREA

**3,485 ft<sup>2</sup>**

LOT SIZE

**2003**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$430K**

\$400K low

\$459K high

Last Sale

**\$212,000 · Feb 19, 2015**

Est. Owner Equity

**\$259,922**

Loan-to-Value

**40%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,303 (2025) |
| Assessed Value        | \$383,039      |
| Previous Assessed     | \$383,039      |
| Assessor Market Value | \$383,039      |

## PROPERTY FACTS

|               |                      |
|---------------|----------------------|
| Property Type | Townhouse            |
| Style         | Townhouse            |
| County        | Wake                 |
| Lot (acres)   | 0.08                 |
| Foundation    | Raised (Unspecified) |
| Heating       | Central              |
| Cooling       | Central              |
| Fireplace     | Yes                  |
| Pool          | No                   |

Patio · 120 ft²

Porch · 66 ft²

## CLIMATE RISK

|             |                |               |
|-------------|----------------|---------------|
| 37<br>FLOOD | 15<br>WILDFIRE | 45<br>DROUGHT |
|-------------|----------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------------|---------------------|-----------|--------|--------|
| Feb 19, 2015 | Resale          | Warranty Deed       | \$212,000 | \$155  | \$170K |
| Nov 28, 2007 | Resale          | Warranty Deed       | \$212,000 | \$155  | \$85K  |
| Nov 4, 2006  | Resale          | Warranty Deed       | \$196,500 | \$143  | \$100K |
| Apr 19, 2006 | Quitclaim       | Quit Claim Transfer |           |        |        |
| Aug 22, 2003 | Non-arms-length | Grant Deed          | \$149,500 | \$109  |        |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Carpenter Elementary School | Elementary | PK–5   | 0.3 mi   |
| Green Hope High School      | High       | 9–12   | 0.4 mi   |
| Alston Ridge Middle School  | Middle     | 6–8    | 3.7 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 27519

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>12</b><br>CRIME INDEX | <b>93</b><br>AIR POLLUTION | <b>65,193</b><br>POPULATION | <b>\$151K</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 | Owner occupied |
|-----------|----------------|