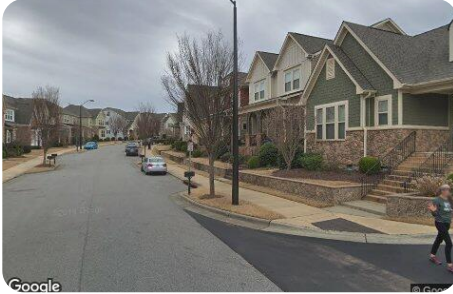


Townhouse **RESIDENTIAL**

# 1345 RODESSA RUN

RALEIGH, NC 27607

**\$508,649** TopHap Estimate · \$213 / ft<sup>2</sup> · confidence 91 · as of Jul 14, 2026



**4**

BATHS

**2,391 ft<sup>2</sup>**

LIVING AREA

**2,614 ft<sup>2</sup>**

LOT SIZE

**2012**

YEAR BUILT

**2**

STORIES

## VALUATION

**\$509K**

\$462K low

\$555K high

Last Sale

**\$305,000 · May 1, 2015**

Est. Owner Equity

**\$217,699**

Loan-to-Value

**55%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,611 (2025) |
| Assessed Value        | \$526,442      |
| Previous Assessed     | \$526,442      |
| Assessor Market Value | \$526,442      |

## PROPERTY FACTS

|               |                     |
|---------------|---------------------|
| Property Type | Townhouse           |
| Style         | Townhouse           |
| County        | Wake                |
| Lot (acres)   | 0.06                |
| Construction  | Frame (Unspecified) |
| Heating       | Central             |
| Cooling       | Central             |
| Fireplace     | Yes                 |
| Pool          | No                  |

Deck · 112 ft²

Porch · 40 ft²

## CLIMATE RISK

|            |                |               |
|------------|----------------|---------------|
| 1<br>FLOOD | 17<br>WILDFIRE | 45<br>DROUGHT |
|------------|----------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|--------|---------------|-----------|--------|--------|
| Apr 28, 2015 | Resale | Warranty Deed | \$305,000 | \$128  | \$290K |
| Apr 9, 2012  | Resale | Grant Deed    | \$252,500 | \$106  | \$246K |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Reedy Creek Elementary School    | Elementary | PK–5   | 1.7 mi   |
| Reedy Creek Magnet Middle School | Middle     | 6–8    | 1.9 mi   |
| Athens Drive Magnet High School  | High       | 9–12   | 3.0 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 27607

|                                       |                                        |                                         |                                            |                                     |                                    |
|---------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>123</div> <div>CRIME INDEX</div> | <div>87</div> <div>AIR POLLUTION</div> | <div>28,346</div> <div>POPULATION</div> | <div>\$92K</div> <div>MEDIAN IN-COME</div> | <div>60°F</div> <div>AVG TEMP</div> | <div>58%</div> <div>SUNSHINE</div> |
|---------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|