

Townhouse **RESIDENTIAL**

## 2823 PIEDMONT RIVER WAY

RALEIGH, NC 27606

**\$311,553** TopHap Estimate · \$229 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**3**

BATHS

**1,360 ft<sup>2</sup>**

LIVING AREA

**1,307 ft<sup>2</sup>**

LOT SIZE

**2012**

YEAR BUILT

**2**

STORIES

### VALUATION

**\$312K**

\$289K low

\$334K high

Last Sale

**\$184,000 · Aug 9, 2017**

Est. Owner Equity

**\$134,553**

Loan-to-Value

**56%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,759 (2025) |
| Assessed Value        | \$314,088      |
| Previous Assessed     | \$314,088      |
| Assessor Market Value | \$314,088      |

## PROPERTY FACTS

|               |           |
|---------------|-----------|
| Property Type | Townhouse |
| Style         | Townhouse |
| County        | Wake      |
| Lot (acres)   | 0.03      |
| Heating       | Central   |
| Cooling       | Central   |
| Pool          | No        |

Patio · 100 ft²

Porch · 24 ft²

## CLIMATE RISK

|             |                |               |
|-------------|----------------|---------------|
| 40<br>FLOOD | 16<br>WILDFIRE | 45<br>DROUGHT |
|-------------|----------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|---------------------|-----------|--------|--------|
| Dec 2, 2024  | Financing         | Correction Deed     |           |        |        |
| Jul 26, 2017 | Resale            | Warranty Deed       | \$184,000 | \$135  | \$180K |
| Dec 28, 2016 | Recorded document | Warranty Deed       |           |        |        |
| Apr 13, 2016 | Quitclaim         | Quit Claim Transfer |           |        |        |
| Aug 22, 2013 | Resale            | Warranty Deed       | \$156,000 | \$115  |        |

## ASSIGNED SCHOOLS

| SCHOOL                             | LEVEL      | GRADES | DISTANCE |
|------------------------------------|------------|--------|----------|
| Dillard Drive Magnet Middle School | Middle     | 6–8    | 1.2 mi   |
| Athens Drive Magnet High School    | High       | 9–12   | 1.5 mi   |
| Swift Creek Elementary School      | Elementary | PK–5   | 4.6 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 27606

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>126</b><br>CRIME INDEX | <b>87</b><br>AIR POLLUTION | <b>56,581</b><br>POPULATION | <b>\$73K</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 | <b>Absentee owner</b> |
|-----------|-----------------------|