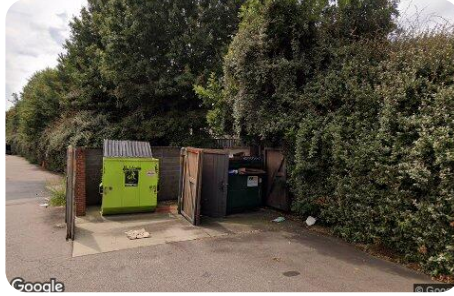


Townhouse **RESIDENTIAL**

303 LEIGHANN RIDGE LN

ROLESVILLE, NC 27571

\$302,720 TopHap Estimate · \$182 / ft² · confidence 92 · as of Jul 14, 2026



3

BATHS

1,661 ft²

LIVING AREA

1,742 ft²

LOT SIZE

2013

YEAR BUILT

2

STORIES

VALUATION

\$303K

\$278K low

\$327K high

Last Sale

\$325,000 · Feb 18, 2026

Est. Owner Equity

\$0

Loan-to-Value

107%

TAX & ASSESSMENT

Property Tax	\$2,901 (2025)
Assessed Value	\$326,109
Previous Assessed	\$326,109
Assessor Market Value	\$326,109

PROPERTY FACTS

Property Type	Townhouse
Style	Townhouse
County	Wake
Lot (acres)	0.04
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central

Patio · 80 ft²

Porch · 54 ft²

CLIMATE RISK

1 FLOOD	17 WILDFIRE	45 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 12, 2026	Non-arms-length	Warranty Deed	\$325,000	\$196	\$325K
Feb 12, 2026	Financing	Warranty Deed			
Jun 20, 2025	Resale	Warranty Deed	\$315,000	\$190	\$315K
Apr 16, 2019	Resale	Warranty Deed	\$188,000	\$113	\$150K
Oct 5, 2016	Resale	Warranty Deed	\$166,000	\$100	\$124K
Jan 24, 2014	Resale	Grant Deed	\$151,500	\$91	\$114K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sanford Creek Elementary School	Elementary	PK–5	0.6 mi
Rolesville Middle School	Middle	6–8	0.8 mi
Rolesville High School	High	9–12	1.8 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 27571

33 CRIME INDEX	76 AIR POLLUTION	3,803 POPULATION	\$146K 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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