

Single Family Residence

RESIDENTIAL

305 LEIGHANN RIDGE LN

ROLESVILLE, NC 27571

\$274,900 TopHap Estimate · \$166 / ft² · confidence 95 · as of Jul 14, 2026



2.5

BATHS

1,661 ft²

LIVING AREA

1,742 ft²

LOT SIZE

2013

YEAR BUILT

2

STORIES

VALUATION

\$275K

\$262K low

\$288K high

Last Sale

\$156,000 · Jan 14, 2014

Est. Owner Equity

\$130,226

Loan-to-Value

53%

TAX & ASSESSMENT

Property Tax	\$3,201 (2025)
Assessed Value	\$314,104
Assessor Market Value	\$314,104

PROPERTY FACTS

Property Type	Single Family Residence
Style	Townhouse
County	WAKE
Lot (acres)	0.04
Construction	Frame (Unspecified)
Heating	Forced Air With Air Conditioning
Cooling	Central
Pool	No

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
Jan 14, 2014	Resale	Grant Deed	\$156,000	\$94	\$159K

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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