

Single Family Residence **RESIDENTIAL**

# 8445 LOCHWIND RUN

RALEIGH, NC 27615

**\$965,107** TopHap Estimate · \$315 / ft<sup>2</sup> · confidence 88 · as of Jul 14, 2026



**3**

BATHS

**3,064 ft<sup>2</sup>**

LIVING AREA

**0.21 ac**

LOT SIZE

**2017**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$965K**

\$850K low

\$1.1M high

Last Sale

**\$551,000 · Sep 29, 2017**

Est. Owner Equity

**\$541,007**

Loan-to-Value

**43%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$7,473 (2025) |
| Assessed Value        | \$854,562      |
| Previous Assessed     | \$854,562      |
| Assessor Market Value | \$854,562      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Conventional            |
| County        | Wake                    |
| Lot (acres)   | 0.21                    |
| Construction  | Frame (Unspecified)     |
| Foundation    | Raised (Unspecified)    |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

Deck · 140 ft²

Porch · 289 ft²

## CLIMATE RISK

**53**  
FLOOD

**15**  
WILDFIRE

**45**  
DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE     | \$/FT² | LOAN   |
|--------------|--------|------------|-----------|--------|--------|
| Sep 29, 2017 | Resale | Grant Deed | \$551,000 | \$180  | \$424K |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Lead Mine Elementary School  | Elementary | PK–5   | 0.2 mi   |
| Sanderson High School        | High       | 9–12   | 2.4 mi   |
| Carroll Magnet 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 27615

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>72</b><br>CRIME INDEX | <b>86</b><br>AIR POLLUTION | <b>45,426</b><br>POPULATION | <b>\$108K</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>Owner occupied</b> |
|-----------|-----------------------|