

Single Family Residence **RESIDENTIAL**

8449 LOCHWIND RUN

RALEIGH, NC 27615

\$851,365 TopHap Estimate · \$270 / ft² · confidence 92 · as of Jul 14, 2026



3

BATHS

3,153 ft²
LIVING AREA

0.2 ac
LOT SIZE

2018
YEAR BUILT

1

STORIES

VALUATION

\$851K

\$780K low

\$922K high

Last Sale

\$900,000 · Oct 7, 2024

Est. Owner Equity

\$259,509

Loan-to-Value

68%

TAX & ASSESSMENT

Property Tax	\$7,568 (2025)
Assessed Value	\$865,530
Previous Assessed	\$865,530
Assessor Market Value	\$865,530

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Wake
Lot (acres)	0.20
Construction	Frame (Unspecified)
Foundation	Raised (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 168 ft²

Porch · 149 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 30, 2024	Resale	Warranty Deed	\$900,000	\$285	\$600K
Nov 20, 2018	Resale	Grant Deed	\$554,000	\$176	\$443K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lead Mine Elementary School	Elementary	PK–5	0.3 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

72 CRIME INDEX	86 AIR POLLUTION	45,426 POPULATION	\$108K 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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