

Single Family Residence **RESIDENTIAL**

# 8412 LOCHWIND RUN

RALEIGH, NC 27615

**\$1,038,475** TopHap Estimate · \$301 / ft<sup>2</sup> · confidence 88 · as of Jul 14, 2026



**4**

BATHS

**3,447 ft<sup>2</sup>**

LIVING AREA

**0.23 ac**

LOT SIZE

**2017**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$1M**

\$915K low

\$1.2M high

Last Sale

**\$702,000 · Jul 5, 2017**

Est. Owner Equity

**\$638,475**

Loan-to-Value

**38%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$7,760 (2025) |
| Assessed Value        | \$887,543      |
| Previous Assessed     | \$887,543      |
| Assessor Market Value | \$887,543      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Conventional            |
| County        | Wake                    |
| Lot (acres)   | 0.23                    |
| Construction  | Frame (Unspecified)     |
| Foundation    | Raised (Unspecified)    |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

Patio · 168 ft²

Porch · 419 ft²

## CLIMATE RISK

**1**  
FLOOD

**15**  
WILDFIRE

**45**  
DROUGHT

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

## TRANSACTION HISTORY

| DATE        | TYPE   | DEED       | PRICE     | \$/FT² | LOAN |
|-------------|--------|------------|-----------|--------|------|
| Jul 5, 2017 | Resale | Grant Deed | \$702,000 | \$204  |      |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Lead Mine Elementary School  | Elementary | PK–5   | 0.1 mi   |
| Sanderson High School        | High       | 9–12   | 2.3 mi   |
| Carroll Magnet Middle School | Middle     | 6–8    | 3.6 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 27615

|                   |                     |                      |                          |                  |                 |
|-------------------|---------------------|----------------------|--------------------------|------------------|-----------------|
| 72<br>CRIME INDEX | 86<br>AIR POLLUTION | 45,426<br>POPULATION | \$108K<br>MEDIAN IN-COME | 60°F<br>AVG TEMP | 58%<br>SUNSHINE |
|-------------------|---------------------|----------------------|--------------------------|------------------|-----------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|