

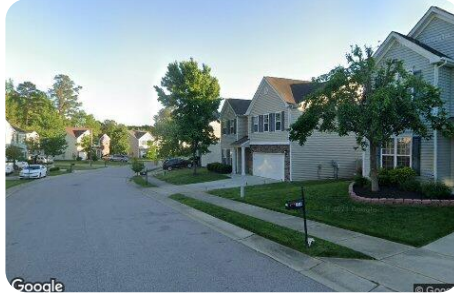
Single Family Residence

RESIDENTIAL

2344 LAZY RIVER DR

RALEIGH, NC 27610

\$392,146 TopHap Estimate · \$159 / ft² · confidence 96 · as of Jul 14, 2026



3

BATHS

2,468 ft²

LIVING AREA

0.14 ac

LOT SIZE

2006

YEAR BUILT

2

STORIES

VALUATION

\$392K

\$375K low

\$409K high

Last Sale

\$395,000 · Jan 7, 2026

Est. Owner Equity

\$76,146

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$3,515 (2025)
Assessed Value	\$400,727
Previous Assessed	\$400,727
Assessor Market Value	\$400,727

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Wake
Lot (acres)	0.14
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 160 ft²

Porch · 28 ft²

CLIMATE RISK

1
FLOOD

11
WILDFIRE

45
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 31, 2025	Resale	Warranty Deed	\$395,000	\$160	\$316K
Mar 29, 2007	Non-arms-length	Warranty Deed	\$218,000	\$88	
Sep 18, 2006	Resale	Warranty Deed	\$218,000	\$88	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Beaverdam Elementary School	Elementary	PK–5	1.6 mi
Knightdale High School	High	9–12	4.0 mi
River Bend Middle School	Middle	6–8	4.2 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 27610

107 CRIME INDEX	77 AIR POLLUTION	79,664 POPULATION	\$70K MEDIAN IN-COME	60°F AVG TEMP	58% SUNSHINE
---------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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