

Single Family Residence **RESIDENTIAL**

3601 WATKINS RIDGE CT

RALEIGH, NC 27616

\$335,783 TopHap Estimate · \$198 / ft² · confidence 93 · as of Jul 14, 2026



2.5

BATHS

1,696 ft²

LIVING AREA

0.19 ac

LOT SIZE

2003

YEAR BUILT

1

STORIES

VALUATION

\$336K

\$313K low

\$358K high

Last Sale

\$325,000 · Aug 11, 2023

Est. Owner Equity

\$185,783

Loan-to-Value

45%

TAX & ASSESSMENT

Assessed Value	\$363,434
Assessor Market Value	\$363,434

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	WAKE
Lot (acres)	0.19
Foundation	No Foundation
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 24 ft²

Porch · 160 ft²

CLIMATE RISK

31
FLOOD

15
WILDFIRE

45
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 25, 2025	Quitclaim	Quit Claim Transfer			
Aug 8, 2023	Resale	Warranty Deed	\$325,000	\$192	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Harris Creek Elementary School	Elementary	PK–5	0.6 mi
Rolesville Middle School	Middle	6–8	2.8 mi
Rolesville High School	High	9–12	4.0 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 27616

85 CRIME INDEX	79 AIR POLLUTION	61,672 POPULATION	\$81K MEDIAN IN-COME	60°F AVG TEMP	58% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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