

Single Family Residence **RESIDENTIAL**

# 12716 RICHMOND RUN DR

RALEIGH, NC 27614

**\$1,458,181** TopHap Estimate · \$291 / ft<sup>2</sup> · confidence 88 · as of Jul 14, 2026



**4**

BATHS

**5,005 ft<sup>2</sup>**

LIVING AREA

**0.46 ac**

LOT SIZE

**2005**

YEAR BUILT

**2**

STORIES

## VALUATION

**\$1.5M**

\$1.3M low

\$1.6M high

Last Sale

**\$850,000 · Jan 2, 2013**

Est. Owner Equity

**\$361,181**

Loan-to-Value

**73%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$12,342 (2025) |
| Assessed Value        | \$1,412,947     |
| Previous Assessed     | \$1,412,947     |
| Assessor Market Value | \$1,412,947     |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Conventional            |
| County        | Wake                    |
| Lot (acres)   | 0.46                    |
| Construction  | Stone                   |
| Foundation    | Raised (Unspecified)    |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | Yes                     |

Porch · 30 ft²

## CLIMATE RISK

**98**  
FLOOD

**13**  
WILDFIRE

**45**  
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

## TRANSACTION HISTORY

| DATE                | TYPE              | DEED          | PRICE       | \$/FT² | LOAN   |
|---------------------|-------------------|---------------|-------------|--------|--------|
| <b>Dec 31, 2012</b> | Resale            | Warranty Deed | \$850,000   | \$170  | \$680K |
| <b>Sep 12, 2012</b> | Recorded document | Grant Deed    |             |        |        |
| <b>Feb 6, 2009</b>  | Resale            | Warranty Deed | \$900,000   | \$180  | \$720K |
| <b>Aug 29, 2008</b> | Resale            | Warranty Deed | \$1,116,000 | \$223  | \$850K |
| <b>Sep 15, 2006</b> | Resale            | Warranty Deed | \$1,097,500 | \$219  | \$869K |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Wakefield Elementary School | Elementary | PK–5   | 1.1 mi   |
| Wakefield High School       | High       | 9–12   | 1.2 mi   |
| Wakefield Middle School     | Middle     | 6–8    | 1.2 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 27614

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>52</b><br>CRIME INDEX | <b>79</b><br>AIR POLLUTION | <b>36,479</b><br>POPULATION | <b>\$137K</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 | Owner occupied |
|-----------|----------------|