

Single Family Residence

RESIDENTIAL

8022 RIVER WATCH LN

RALEIGH, NC 27616

\$258,048

TopHap Estimate · \$201 / ft² · confidence 87 · as of Jul 14, 2026



2.5

BATHS

1,287 ft²

LIVING AREA

871 ft²

LOT SIZE

2006

YEAR BUILT

2

STORIES

VALUATION

\$258K

\$223K low

\$293K high

Last Sale

\$265,000 · Dec 17, 2024

Est. Owner Equity

\$0

Loan-to-Value

108%

TAX & ASSESSMENT

Property Tax	\$2,401 (2025)
Assessed Value	\$273,040
Assessor Market Value	\$273,040

PROPERTY FACTS

Property Type	Single Family Residence
Style	Townhouse
County	WAKE
Lot (acres)	0.02
Heating	Forced Air With Air Conditioning
Cooling	Central
Pool	No

Patio · 64 ft²

Porch · 80 ft²

CLIMATE RISK

35
FLOOD

12
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
Jun 1, 2026	Financing	Mortgage			\$265K
Dec 2, 2024	Resale	Warranty Deed	\$265,000	\$206	\$265K
Oct 10, 2024	Financing	Correction Deed			
Apr 23, 2019	Resale	Warranty Deed	\$170,000	\$132	\$110K
Jul 6, 2016	Quitclaim	Quit Claim Transfer			
Aug 21, 2008	Quitclaim	Quit Claim Transfer	\$123,000	\$96	
Sep 29, 2006	Resale	Grant Deed	\$123,000	\$96	\$98K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Bend Elementary School	Elementary	PK–5	0.8 mi
River Bend Middle School	Middle	6–8	1.1 mi
Rolesville High School	High	9–12	5.7 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 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	Owner occupied
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