

Townhouse

RESIDENTIAL

8024 RIVER WATCH LN

RALEIGH, NC 27616

\$241,039 TopHap Estimate · \$227 / ft² · confidence 88 · as of Jul 14, 2026



3

BATHS

1,063 ft²

LIVING AREA

871 ft²

LOT SIZE

2006

YEAR BUILT

2

STORIES

VALUATION

\$241K

\$212K low

\$270K high

Last Sale

\$99,500 · Jul 27, 2016

Est. Owner Equity

\$161,439

Loan-to-Value

33%

TAX & ASSESSMENT

Property Tax	\$2,217 (2025)
Assessed Value	\$251,969
Previous Assessed	\$251,969
Assessor Market Value	\$251,969

PROPERTY FACTS

Property Type	Townhouse
Style	Townhouse
County	Wake
Lot (acres)	0.02
Heating	Central
Cooling	Central
Pool	No

Patio · 64 ft²

Porch · 64 ft²

CLIMATE RISK

51 FLOOD	13 WILDFIRE	45 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 21, 2016	Resale	Warranty Deed	\$99,500	\$94	\$80K
Aug 31, 2006	Resale	Grant Deed	\$106,500	\$100	

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	Absentee owner
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