

Townhouse

RESIDENTIAL

8020 RIVER WATCH LN

RALEIGH, NC 27616

\$250,852 TopHap Estimate · \$191 / ft² · confidence 94 · as of Jun 23, 2026



3

BATHS

1,310 ft²

LIVING AREA

1,307 ft²

LOT SIZE

2006

YEAR BUILT

2

STORIES

VALUATION

\$251K

\$236K low

\$266K high

Last Sale

\$131,000 · Aug 15, 2016

Est. Owner Equity

\$161,102

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax	\$2,482 (2025)
Assessed Value	\$282,255
Previous Assessed	\$282,255
Assessor Market Value	\$282,255

PROPERTY FACTS

Property Type	Townhouse
Style	Townhouse
County	Wake
Lot (acres)	0.03
Heating	Central
Cooling	Central
Pool	No

Patio · 64 ft²

Porch · 42 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
Aug 12, 2016	Quitclaim	Quit Claim Transfer			\$90K
Feb 20, 2014	Recorded document	Grant Deed			
Nov 6, 2013	Non-arms-length	Trustees Deed	\$121,573	\$93	
Apr 23, 2008	Resale	Warranty Deed	\$131,000	\$100	
Sep 22, 2006	Resale	Grant Deed	\$131,000	\$100	\$131K

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
--------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Absentee owner
-----------	----------------