

Townhouse

RESIDENTIAL

8014 RIVER WATCH LN

RALEIGH, NC 27616

\$256,969 TopHap Estimate · \$196 / ft² · confidence 91 · as of Jul 14, 2026



3

BATHS

1,310 ft²

LIVING AREA

1,742 ft²

LOT SIZE

2006

YEAR BUILT

2

STORIES

VALUATION

\$257K

\$234K low

\$280K high

Last Sale

\$297,000 · Aug 19, 2022

Est. Owner Equity

\$256,969

TAX & ASSESSMENT

Property Tax	\$2,089 (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)	0.04
Heating	Central
Cooling	Central
Pool	No

Patio · 64 ft²

Porch · 42 ft²

CLIMATE RISK

35 FLOOD	12 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	\$/FT²	LOAN
Oct 25, 2022	Financing	Intrafamily Transfer			
Aug 11, 2022	Resale	Warranty Deed	\$297,000	\$227	
Jul 22, 2015	Resale	Warranty Deed	\$114,000	\$87	
Jun 25, 2014	Resale	Warranty Deed	\$103,000	\$79	\$105K
Aug 30, 2006	Resale	Grant Deed	\$131,000	\$100	\$105K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Bend Elementary School	Elementary	PK–5	0.9 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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