

Townhouse **RESIDENTIAL**

8028 RIVER WATCH LN

RALEIGH, NC 27616

\$260,287 TopHap Estimate · \$199 / ft² · confidence 89 · as of Jul 14, 2026



3

BATHS

1,310 ft²

LIVING AREA

1,742 ft²

LOT SIZE

2006

YEAR BUILT

2

STORIES

VALUATION

\$260K

\$232K low

\$289K high

Last Sale

\$127,500 · Dec 18, 2015

Est. Owner Equity

\$210,287

Loan-to-Value

19%

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)	0.04
Heating	Central
Cooling	Central
Pool	No

Patio · 64 ft²

Porch · 42 ft²

CLIMATE RISK

63 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	\$/FT ²	LOAN
Dec 18, 2015	Quitclaim	Quit Claim Transfer			
Nov 24, 2015	Resale	Warranty Deed	\$127,500	\$97	\$50K
Aug 31, 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	Owner occupied
-----------	-----------------------