

Condominium

**RESIDENTIAL**

## 2611 IVORY RUN WAY

RALEIGH, NC 27603

**\$284,903** TopHap Estimate · \$168 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**2.5**

BATHS

**1,692 ft<sup>2</sup>**

LIVING AREA

**2002**

YEAR BUILT

**3**

STORIES

### VALUATION

**\$285K**

\$270K low

\$300K high

Last Sale

**\$211,000 · Sep 18, 2020**

Est. Owner Equity

**\$23,772**

Loan-to-Value

**91%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,414 (2025) |
| Assessed Value        | \$274,510      |
| Assessor Market Value | \$274,510      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Condominium                      |
| Style         | Condo/Apartment                  |
| County        | WAKE                             |
| Foundation    | No Foundation                    |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Central                          |
| Fireplace     | Yes                              |
| Pool          | No                               |

## CLIMATE RISK

**1**  
FLOOD

**21**  
WILDFIRE

**45**  
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|-----------------|---------------|-----------|--------|--------|
| Sep 17, 2020 | Resale          | Warranty Deed | \$211,000 | \$125  | \$200K |
| Oct 31, 2008 | Non-arms-length | Warranty Deed | \$142,000 | \$84   | \$128K |
| Oct 1, 2002  | Non-arms-length | Grant Deed    | \$127,000 | \$75   |        |

## ASSIGNED SCHOOLS

| SCHOOL                             | LEVEL      | GRADES | DISTANCE |
|------------------------------------|------------|--------|----------|
| Dillard Drive Elementary School    | Elementary | PK–5   | 2.3 mi   |
| Athens Drive Magnet High School    | High       | 9–12   | 2.3 mi   |
| Dillard Drive Magnet Middle School | Middle     | 6–8    | 2.3 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 27603

|                           |                            |                             |                                    |                         |                        |
|---------------------------|----------------------------|-----------------------------|------------------------------------|-------------------------|------------------------|
| <b>108</b><br>CRIME INDEX | <b>85</b><br>AIR POLLUTION | <b>62,816</b><br>POPULATION | <b>\$86K</b><br>MEDIAN IN-<br>COME | <b>60°F</b><br>AVG TEMP | <b>58%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|------------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|