

Townhouse

RESIDENTIAL

8016 RIVER GOLD LN

RALEIGH, NC 27616

\$249,719 TopHap Estimate · \$191 / 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

\$250K

\$228K low

\$272K high

Last Sale

\$289,000 · May 5, 2023

Est. Owner Equity

\$0

Loan-to-Value

119%

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

56
 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	\$/FT²	LOAN
May 5, 2023	Resale	Warranty Deed	\$289,000	\$221	\$291K
Jan 12, 2023	Resale	Warranty Deed	\$217,500	\$166	
Sep 13, 2016	Financing	Grant Deed			\$77K
May 25, 2016	Recorded document	Grant Deed			
Apr 25, 2016	Resale	Trustees Deed	\$105,600	\$81	
Jan 29, 2008	Resale	Grant Deed	\$138,000	\$105	\$136K

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	5.5 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
-----------	----------------