

Single Family Residence **RESIDENTIAL**

2345 LAZY RIVER DR

RALEIGH, NC 27610

\$438,817 TopHap Estimate · \$163 / ft² · confidence 93 · as of Jul 14, 2026



3

BATHS

2,686 ft²

LIVING AREA

0.14 ac

LOT SIZE

2006

YEAR BUILT

2

STORIES

VALUATION

\$439K

\$409K low

\$469K high

Last Sale

\$217,500 · Sep 26, 2006

Est. Owner Equity

\$221,592

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$3,547 (2025)
Assessed Value	\$404,459
Previous Assessed	\$404,459
Assessor Market Value	\$404,459

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Wake
Lot (acres)	0.14
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 120 ft²

Porch · 44 ft²

CLIMATE RISK

1
FLOOD

11
WILDFIRE

45
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 25, 2006	Resale	Warranty Deed	\$217,500	\$81	\$174K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Beaverdam Elementary School	Elementary	PK–5	1.6 mi
Knightdale High School	High	9–12	3.9 mi
River Bend Middle School	Middle	6–8	4.2 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 27610

107 CRIME INDEX	77 AIR POLLUTION	79,664 POPULATION	\$70K 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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