

Single Family Residence **RESIDENTIAL**

1040 BLUE RIVER FARM DR

RALEIGH, NC 27603

\$402,977 TopHap Estimate · \$236 / ft² · confidence 94 · as of Jul 14, 2026



3

BATHS

1,710 ft²

LIVING AREA

0.69 ac

LOT SIZE

2005

YEAR BUILT

2

STORIES

VALUATION

\$403K

\$378K low

\$428K high

Last Sale

\$176,000 · Oct 5, 2006

Est. Owner Equity

\$219,777

Loan-to-Value

44%

TAX & ASSESSMENT

Property Tax	\$2,524 (2025)
Assessed Value	\$391,490
Previous Assessed	\$391,490
Assessor Market Value	\$391,490

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Wake
Lot (acres)	0.69
Foundation	Raised (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 120 ft²

Porch · 192 ft²

CLIMATE RISK

1 FLOOD	24 WILDFIRE	45 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 29, 2006	Resale	Warranty Deed	\$176,000	\$103	\$132K
Oct 28, 2005	Resale	Warranty Deed	\$162,000	\$95	\$130K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rand Road Elementary School	Elementary	PK–5	1.6 mi
South Garner High School	High	9–12	3.0 mi
North Garner Magnet Middle School	Middle	6–8	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 27603

108 CRIME INDEX	85 AIR POLLUTION	62,816 POPULATION	\$86K 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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