

Single Family Residence **RESIDENTIAL**

1716 PARK RIDGE WAY

RALEIGH, NC 27614

\$499,830 TopHap Estimate · \$271 / ft² · confidence 92 · as of Jul 14, 2026



2

BATHS

1,845 ft²

LIVING AREA

0.32 ac

LOT SIZE

1987

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$500K

\$458K low

\$541K high

Last Sale

\$605,000 · Jul 8, 2026

Est. Owner Equity

\$179,939

Loan-to-Value

64%

TAX & ASSESSMENT

Property Tax	\$3,145 (2025)
Assessed Value	\$488,631
Assessor Market Value	\$488,631

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	WAKE
Lot (acres)	0.32
Construction	Frame (Unspecified)
Foundation	No Foundation
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 240 ft²

CLIMATE RISK

67
FLOOD

20
WILDFIRE

45
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 2, 2026	Resale	Warranty Deed	\$605,000	\$328	
Mar 29, 2021	Resale	Warranty Deed	\$340,000	\$184	\$306K
Mar 30, 2021	Recorded document	Correction Deed			
Oct 22, 2020	Resale	Warranty Deed	\$300,000	\$163	\$100K
Jan 19, 2017	Resale	Warranty Deed	\$244,000	\$132	\$240K
Feb 8, 2010	Non-arms-length	Warranty Deed	\$185,000	\$100	
May 5, 2006	Resale	Warranty Deed	\$185,000	\$100	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Pleasant Union Elementary School	Elementary	PK–5	0.7 mi
West Millbrook Magnet Middle School	Middle	6–8	4.0 mi
Millbrook Magnet High School	High	9–12	6.3 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 27614

52 CRIME INDEX	79 AIR POLLUTION	36,479 POPULATION	\$137K MEDIAN IN-COME	60°F AVG TEMP	58% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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