

Single Family Residence **RESIDENTIAL**

1306 CRABAPPLE LN

RALEIGH, NC 27607

\$786,822 TopHap Estimate · \$384 / ft² · confidence 88 · as of Jul 14, 2026



3

BATHS

2,049 ft²

LIVING AREA

0.32 ac

LOT SIZE

1955

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$787K

\$694K low

\$880K high

Last Sale

\$530,000 · Nov 6, 2014

Est. Owner Equity

\$511,822

Loan-to-Value

35%

TAX & ASSESSMENT

Property Tax	\$7,393 (2025)
Assessed Value	\$845,403
Previous Assessed	\$845,403
Assessor Market Value	\$845,403

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Wake
Lot (acres)	0.32
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 192 ft²

Patio · 232 ft²

Porch · 24 ft²

CLIMATE RISK

1 FLOOD	13 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
Nov 6, 2014	Resale	Warranty Deed	\$530,000	\$259	\$275K
Jun 27, 2014	Recorded document	Grant Deed			
Jun 27, 2014	Resale	Grant Deed	\$360,000	\$176	\$295K
Sep 13, 2013	Resale	Warranty Deed	\$250,000	\$122	
Jan 10, 2006	Resale	Warranty Deed	\$235,000	\$115	\$223K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Martin Magnet Middle School	Middle	6–8	0.6 mi
Lacy Elementary School	Elementary	PK–5	0.8 mi
Broughton Magnet High School	High	9–12	2.1 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 27607

123 CRIME INDEX	87 AIR POLLUTION	28,346 POPULATION	\$92K 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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