

Townhouse **RESIDENTIAL**

# 6051 EPPING FOREST DR

RALEIGH, NC 27613

**\$252,606** TopHap Estimate · \$183 / ft<sup>2</sup> · confidence 87 · as of Jul 14, 2026



**3**

BATHS

**1,380 ft<sup>2</sup>**

LIVING AREA

**1,307 ft<sup>2</sup>**

LOT SIZE

**1995**

YEAR BUILT

**2**

STORIES

**6**

ROOMS

## VALUATION

**\$253K**

\$219K low

\$286K high

Last Sale

**\$240,000 · Apr 27, 2021**

Est. Owner Equity

**\$8,406**

Loan-to-Value

**95%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,872 (2025) |
| Assessed Value        | \$327,079      |
| Previous Assessed     | \$327,079      |
| Assessor Market Value | \$327,079      |

## PROPERTY FACTS

|               |                      |
|---------------|----------------------|
| Property Type | Townhouse            |
| Style         | Townhouse            |
| County        | Wake                 |
| Lot (acres)   | 0.03                 |
| Construction  | Frame (Unspecified)  |
| Foundation    | Raised (Unspecified) |
| Heating       | Central              |
| Cooling       | Central              |
| Fireplace     | Yes                  |
| Pool          | No                   |

Deck · 180 ft²

## CLIMATE RISK

|            |                |               |
|------------|----------------|---------------|
| 1<br>FLOOD | 14<br>WILDFIRE | 45<br>DROUGHT |
|------------|----------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------------|---------------------|-----------|--------|--------|
| Apr 24, 2021 | Resale          | Warranty Deed       | \$240,000 | \$174  | \$210K |
| Oct 29, 2013 | Resale          | Warranty Deed       | \$143,000 | \$104  | \$140K |
| Sep 27, 2012 | Quitclaim       | Quit Claim Transfer |           |        |        |
| Jul 31, 2012 | Quitclaim       | Quit Claim Transfer |           |        |        |
| May 13, 2010 | Resale          | Warranty Deed       | \$139,500 | \$101  |        |
| Feb 7, 2006  | Resale          | Warranty Deed       | \$133,000 | \$96   | \$125K |
| Sep 26, 2003 | Resale          | Grant Deed          | \$134,000 | \$97   |        |
| Sep 26, 2003 | Non-arms-length | Grant Deed          | \$134,000 | \$97   |        |

Feb 15, 2002      Non-arms-length      Grant Deed      \$134,000      \$97

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Hilburn Drive Academy      | Elementary | PK–8   | 0.1 mi   |
| Leesville Road High School | High       | 9–12   | 1.0 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 27613

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>64</b><br>CRIME INDEX | <b>84</b><br>AIR POLLUTION | <b>48,931</b><br>POPULATION | <b>\$122K</b><br>MEDIAN IN-COME | <b>60°F</b><br>AVG TEMP | <b>58%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

Occupancy      Owner occupied