

Townhouse

RESIDENTIAL

8006 RIVER WATCH LN

RALEIGH, NC 27616

\$257,272 TopHap Estimate · \$200 / ft² · confidence 87 · as of Jul 14, 2026



3

BATHS

1,287 ft²

LIVING AREA

871 ft²

LOT SIZE

2006

YEAR BUILT

2

STORIES

VALUATION

\$257K

\$225K low

\$289K high

Last Sale

\$123,000 · Sep 1, 2006

Est. Owner Equity

\$17,272

Loan-to-Value

94%

TAX & ASSESSMENT

Property Tax	\$2,401 (2025)
Assessed Value	\$273,040
Previous Assessed	\$273,040
Assessor Market Value	\$273,040

PROPERTY FACTS

Property Type	Townhouse
Style	Townhouse
County	Wake
Lot (acres)	0.02
Heating	Central
Cooling	Central
Pool	No

Patio · 64 ft²

Porch · 80 ft²

CLIMATE RISK

39
FLOOD

12
WILDFIRE

45
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 4, 2012	Recorded document	Grant Deed			
Nov 17, 2011	Non-arms-length	Trustees Deed	\$90,900	\$71	
Aug 31, 2006	Resale	Grant Deed	\$123,000	\$96	\$121K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Bend Elementary School	Elementary	PK–5	0.9 mi
River Bend Middle School	Middle	6–8	1.1 mi
Rolesville High School	High	9–12	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 27616

85 CRIME INDEX	79 AIR POLLUTION	61,672 POPULATION	\$81K 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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