

Single Family Residence

RESIDENTIAL

8012 RIVER WATCH LN

RALEIGH, NC 27616

\$240,125 TopHap Estimate · \$188 / ft² · confidence 94 · as of Jun 23, 2026



2.5

BATHS

1,280 ft²

LIVING AREA

871 ft²

LOT SIZE

2006

YEAR BUILT

2

STORIES

VALUATION

\$240K

\$226K low

\$255K high

Last Sale

\$125,500 · Aug 31, 2006

Est. Owner Equity

\$240,125

TAX & ASSESSMENT

Property Tax	\$2,388 (2025)
Assessed Value	\$271,566
Assessor Market Value	\$271,566

PROPERTY FACTS

Property Type	Single Family Residence
Style	Townhouse
County	WAKE
Lot (acres)	0.02
Heating	Forced Air With Air Conditioning
Cooling	Central
Pool	No

Patio · 64 ft²

Porch · 80 ft²

CLIMATE RISK

35
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
Mar 3, 2020	Resale	Warranty Deed	\$155,000	\$121	
Aug 31, 2006	Resale	Grant Deed	\$125,500	\$98	\$125K

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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