

Townhouse **RESIDENTIAL**

8704 RIVER KEEPER WAY

RALEIGH, NC 27616

\$311,700 TopHap Estimate · \$119 / ft² · confidence 93 · as of Jul 14, 2026



4

BATHS

2,618 ft²

LIVING AREA

3,485 ft²

LOT SIZE

2006

YEAR BUILT

2

STORIES

VALUATION

\$312K

\$291K low

\$332K high

Last Sale

\$195,000 · Oct 31, 2006

Est. Owner Equity

\$176,700

Loan-to-Value

43%

TAX & ASSESSMENT

Property Tax	\$2,562 (2025)
Assessed Value	\$336,451
Previous Assessed	\$336,451
Assessor Market Value	\$336,451

PROPERTY FACTS

Property Type	Townhouse
Style	Townhouse
County	Wake
Lot (acres)	0.08
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 90 ft²

CLIMATE RISK

70
FLOOD

14
WILDFIRE

45
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 30, 2006	Resale	Warranty Deed	\$195,000	\$74	\$191K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Wildwood Forest Magnet Elementary School	Elementary	PK–5	0.2 mi
East Millbrook Magnet Middle School	Middle	6–8	3.1 mi
Wakefield High School	High	9–12	3.6 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	Owner occupied
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