

Single Family Residence **RESIDENTIAL**

203 ROCKPORT RIDGE WAY

CARY, NC 27519

\$575,471 TopHap Estimate · \$218 / ft² · confidence 93 · as of Jul 14, 2026



2

BATHS

2,640 ft²

LIVING AREA

0.2 ac

LOT SIZE

2004

YEAR BUILT

1

STORIES

VALUATION

\$575K

\$535K low

\$616K high

Last Sale

\$540,000 · Jan 13, 2022

Est. Owner Equity

\$475,471

Loan-to-Value

17%

TAX & ASSESSMENT

Property Tax	\$5,224 (2025)
Assessed Value	\$607,188
Previous Assessed	\$607,188
Assessor Market Value	\$607,188

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Wake
Lot (acres)	0.20
Foundation	Raised (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 122 ft²

Porch · 30 ft²

CLIMATE RISK

42 FLOOD	15 WILDFIRE	45 DROUGHT
-------------	----------------	---------------

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 4, 2025	Financing	Intrafamily Transfer			
Jan 7, 2022	Resale	Warranty Deed	\$540,000	\$205	\$100K
Aug 14, 2006	Resale	Grant Deed	\$374,000	\$142	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Green Hope High School	High	9–12	0.3 mi
Carpenter Elementary School	Elementary	PK–5	0.3 mi
Alston Ridge Middle School	Middle	6–8	3.8 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 27519

12 CRIME INDEX	93 AIR POLLUTION	65,193 POPULATION	\$151K MEDIAN IN-COME	60°F AVG TEMP	58% SUNSHINE
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------