

Single Family Residence **RESIDENTIAL**

1716 RIVER BEND LN

RALEIGH, NC 27610

\$907,510 TopHap Estimate · \$260 / ft² · confidence 83 · as of Jul 14, 2026



4

BATHS

3,496 ft²

LIVING AREA

1.4 ac

LOT SIZE

2020

YEAR BUILT

1

STORIES

VALUATION

\$908K

\$757K low

\$1.1M high

Last Sale

\$922,000 · Jan 21, 2025

Est. Owner Equity

\$216,510

Loan-to-Value

76%

TAX & ASSESSMENT

Property Tax	\$5,478 (2025)
Assessed Value	\$853,299
Previous Assessed	\$853,299
Assessor Market Value	\$853,299

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Wake
Lot (acres)	1.40
Construction	Frame (Unspecified)
Foundation	Raised (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 156 ft²

Porch · 387 ft²

CLIMATE RISK

73
FLOOD

15
WILDFIRE

45
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 15, 2025	Resale	Warranty Deed	\$922,000	\$264	\$691K
Nov 24, 2020	Quitclaim	Quit Claim Transfer			
Oct 19, 2020	Resale	Warranty Deed	\$628,000	\$180	\$502K
Jul 18, 2019	Resale	Warranty Deed	\$100,000	\$29	\$480K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Barwell Road Elementary School	Elementary	PK–5	3.2 mi
Knightdale High School	High	9–12	5.7 mi
Neuse River Middle School	Middle	6–8	6.7 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 27610

107 CRIME INDEX	77 AIR POLLUTION	79,664 POPULATION	\$70K 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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