

Townhouse **RESIDENTIAL**

435 LEIGHANN RIDGE LN

ROLESVILLE, NC 27571

\$284,990 TopHap Estimate · \$188 / ft² · confidence 93 · as of Jul 14, 2026

3

BATHS

1,517 ft²

LIVING AREA

1,742 ft²

LOT SIZE

2020

YEAR BUILT

2

STORIES

VALUATION

\$285K

\$265K low

\$305K high

Last Sale

\$237,000 · Feb 3, 2021

Est. Owner Equity

\$284,990

TAX & ASSESSMENT

Property Tax	\$3,251 (2025)
Assessed Value	\$319,568
Previous Assessed	\$319,568
Assessor Market Value	\$319,568

PROPERTY FACTS

Property Type	Townhouse
Style	Townhouse
County	Wake
Lot (acres)	0.04
Heating	Central
Cooling	Central
Pool	No

Patio · 104 ft²

Porch · 35 ft²

CLIMATE RISK

1 FLOOD	17 WILDFIRE	45 DROUGHT
------------	----------------	---------------

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 27, 2025	Financing	Intrafamily Transfer			
Mar 4, 2021	Quitclaim	Quit Claim Transfer			
Jan 25, 2021	Resale	Warranty Deed	\$237,000	\$156	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sanford Creek Elementary School	Elementary	PK–5	0.6 mi
Rolesville Middle School	Middle	6–8	0.8 mi
Rolesville High School	High	9–12	1.9 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 27571

33 CRIME INDEX	76 AIR POLLUTION	3,803 POPULATION	\$146K MEDIAN IN-COME	60°F AVG TEMP	58% SUNSHINE
--------------------------	----------------------------	----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------