

Townhouse **RESIDENTIAL**

# 5321 RIVER REACH DR

RALEIGH, NC 27616

**\$350,858** TopHap Estimate · \$168 / ft² · confidence 93 · as of Jul 14, 2026



**3**

BATHS

**2,088 ft²**

LIVING AREA

**3,485 ft²**

LOT SIZE

**2024**

YEAR BUILT

**2**

STORIES

## VALUATION

**\$351K**

\$327K low

\$375K high

Last Sale

**\$366,000 · Sep 5, 2025**

Est. Owner Equity

**\$0**

Loan-to-Value

**102%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,198 (2025) |
| Assessed Value        | \$364,456      |
| Previous Assessed     | \$364,456      |
| Assessor Market Value | \$364,456      |

## PROPERTY FACTS

|               |                     |
|---------------|---------------------|
| Property Type | Townhouse           |
| County        | Wake                |
| Lot (acres)   | 0.08                |
| Construction  | Frame (Unspecified) |
| Heating       | Central             |
| Cooling       | Central             |

## CLIMATE RISK

|             |                |               |
|-------------|----------------|---------------|
| 68<br>FLOOD | 17<br>WILDFIRE | 45<br>DROUGHT |
|-------------|----------------|---------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

## TRANSACTION HISTORY

| DATE        | TYPE   | DEED                  | PRICE     | \$/FT² | LOAN   |
|-------------|--------|-----------------------|-----------|--------|--------|
| Sep 4, 2025 | Resale | Special Warranty Deed | \$366,000 | \$175  | \$359K |

## ASSIGNED SCHOOLS

| SCHOOL                             | LEVEL      | GRADES | DISTANCE |
|------------------------------------|------------|--------|----------|
| Neuse River Middle School          | Middle     | 6–8    | 2.2 mi   |
| Forestville Road Elementary School | Elementary | PK–5   | 3.8 mi   |
| Knightdale High School             | High       | 9–12   | 4.0 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

|                                      |                                        |                                         |                                            |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>85</div> <div>CRIME INDEX</div> | <div>79</div> <div>AIR POLLUTION</div> | <div>61,672</div> <div>POPULATION</div> | <div>\$81K</div> <div>MEDIAN IN-COME</div> | <div>60°F</div> <div>AVG TEMP</div> | <div>58%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

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