

Townhouse **RESIDENTIAL**

5306 RIVER REACH DR

RALEIGH, NC 27616

\$371,764 TopHap Estimate · \$178 / 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

\$372K

\$345K low

\$399K high

Last Sale

\$395,000 · Apr 28, 2025

Est. Owner Equity

\$10,135

Loan-to-Value

97%

TAX & ASSESSMENT

Property Tax	\$3,220 (2025)
Assessed Value	\$366,945
Previous Assessed	\$70,000
Assessor Market Value	\$366,945

PROPERTY FACTS

Property Type	Townhouse
County	Wake
Lot (acres)	0.08
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 25, 2025	Resale	Special Warranty Deed	\$395,000	\$189	\$362K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Neuse River Middle School	Middle	6–8	2.2 mi
Forestville Road Elementary School	Elementary	PK–5	3.7 mi
Knightdale High School	High	9–12	3.9 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 27616

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

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

|
 OWNERSHIP

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