

Single Family Residence **RESIDENTIAL**

# 3405 DRAGONFLY RIVER CT

RALEIGH, NC 27604

**\$475,000** TopHap Estimate · \$174 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**3**

BATHS

**2,727 ft<sup>2</sup>**

LIVING AREA

**0.16 ac**

LOT SIZE

**2023**

YEAR BUILT

**2**

STORIES

## VALUATION

**\$475K**

\$442K low

\$508K high

Last Sale

**\$440,000 · Oct 23, 2023**

Est. Owner Equity

**\$79,000**

Loan-to-Value

**91%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,776 (2025) |
| Assessed Value        | \$430,660      |
| Assessor Market Value | \$430,660      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Conventional                     |
| County        | WAKE                             |
| Lot (acres)   | 0.16                             |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Central                          |
| Pool          | No                               |

## CLIMATE RISK

|             |                |               |
|-------------|----------------|---------------|
| 88<br>FLOOD | 18<br>WILDFIRE | 45<br>DROUGHT |
|-------------|----------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED                  | PRICE     | \$/FT² | LOAN   |
|--------------|--------|-----------------------|-----------|--------|--------|
| Oct 23, 2023 | Resale | Special Warranty Deed | \$440,000 | \$161  | \$396K |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Beaverdam Elementary School | Elementary | PK–5   | 0.7 mi   |
| Knightdale High School      | High       | 9–12   | 2.7 mi   |
| River Bend Middle School    | Middle     | 6–8    | 3.5 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 27604

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>130</b><br>CRIME INDEX | <b>83</b><br>AIR POLLUTION | <b>53,411</b><br>POPULATION | <b>\$79K</b><br>MEDIAN IN-COME | <b>60°F</b><br>AVG TEMP | <b>58%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|