

Single Family Residence

**RESIDENTIAL**

# 304 SPARROW RIDGE DR

ROLESVILLE, NC 27571

**\$615,723** TopHap Estimate · \$213 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**3**

BATHS

**2,884 ft<sup>2</sup>**

LIVING AREA

**0.72 ac**

LOT SIZE

**2022**

YEAR BUILT

**2**

STORIES

## VALUATION

**\$616K**

\$567K low

\$664K high

Last Sale

**\$590,000 · Aug 25, 2023**

Est. Owner Equity

**\$85,723**

Loan-to-Value

**85%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,931 (2025) |
| Assessed Value        | \$611,859      |
| Previous Assessed     | \$611,859      |
| Assessor Market Value | \$611,859      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Conventional            |
| County        | Wake                    |
| Lot (acres)   | 0.72                    |
| Construction  | Frame (Unspecified)     |
| Foundation    | Raised (Unspecified)    |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |

## CLIMATE RISK

|            |                |               |
|------------|----------------|---------------|
| 1<br>FLOOD | 17<br>WILDFIRE | 45<br>DROUGHT |
|------------|----------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED                  | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|-----------------------|-----------|--------------------|--------|
| Aug 25, 2023 | Resale | Special Warranty Deed | \$590,000 | \$205              | \$530K |

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| Sanford Creek Elementary School | Elementary | PK–5   | 0.9 mi   |
| Rolesville High School          | High       | 9–12   | 2.1 mi   |
| Rolesville Middle School        | Middle     | 6–8    | 2.3 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

|                                      |                                        |                                        |                                             |                                     |                                    |
|--------------------------------------|----------------------------------------|----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|
| <div>33</div> <div>CRIME INDEX</div> | <div>76</div> <div>AIR POLLUTION</div> | <div>3,803</div> <div>POPULATION</div> | <div>\$146K</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 |
|-----------|----------------|