

Single Family Residence **RESIDENTIAL**

2226 LAZY RIVER DR

RALEIGH, NC 27610

\$375,083 TopHap Estimate · \$160 / ft² · confidence 90 · as of Jul 14, 2026



3

BATHS

2,345 ft²

LIVING AREA

0.16 ac

LOT SIZE

2005

YEAR BUILT

2

STORIES

VALUATION

\$375K

\$338K low

\$412K high

Last Sale

\$257,000 · Jun 29, 2020

Est. Owner Equity

\$122,738

Loan-to-Value

66%

TAX & ASSESSMENT

Property Tax	\$3,564 (2025)
Assessed Value	\$406,339
Previous Assessed	\$406,339
Assessor Market Value	\$406,339

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Wake
Lot (acres)	0.16
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 120 ft²

Porch · 50 ft²

CLIMATE RISK

45
FLOOD

9
WILDFIRE

45
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 26, 2020	Resale	Warranty Deed	\$257,000	\$110	\$252K
Nov 21, 2014	Resale	Grant Deed	\$159,500	\$68	
Sep 8, 2014	Non-arms-length	Trustees Deed	\$220,699	\$94	
Oct 24, 2005	Resale	Warranty Deed	\$229,000	\$98	\$183K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Beaverdam Elementary School	Elementary	PK–5	1.8 mi
Knightdale High School	High	9–12	4.2 mi
River Bend Middle School	Middle	6–8	4.3 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 27610

107 CRIME INDEX	77 AIR POLLUTION	79,664 POPULATION	\$70K MEDIAN IN-COME	60°F AVG TEMP	58% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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