

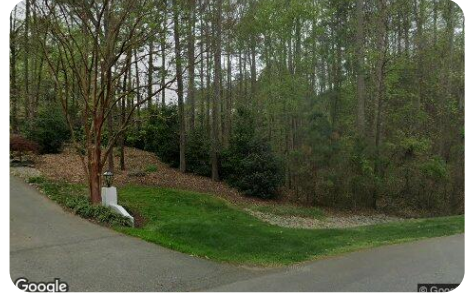
Single Family Residence

**RESIDENTIAL**

# 3040 WYNTREE RIDGE WAY

RALEIGH, NC 27606

**\$1,412,107** TopHap Estimate · \$268 / ft<sup>2</sup> · confidence 87 · as of Jul 14, 2026



**3.5**

BATHS

**5,266 ft<sup>2</sup>**

LIVING AREA

**1.09 ac**

LOT SIZE

**2006**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$1.4M**

\$1.2M low

\$1.6M high

Last Sale

**\$1,160,000 · Dec 1, 2021**

Est. Owner Equity

**\$1,307,417**

Loan-to-Value

**7%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$9,525 (2025) |
| Assessed Value        | \$1,486,141    |
| Previous Assessed     | \$1,467,541    |
| Assessor Market Value | \$1,486,141    |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Conventional                     |
| County        | WAKE                             |
| Lot (acres)   | 1.09                             |
| Construction  | Brick                            |
| Foundation    | No Foundation                    |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Central                          |
| Fireplace     | Yes                              |
| Pool          | No                               |

Patio · 1,860 ft²

Porch · 468 ft²

## CLIMATE RISK

**64**  
FLOOD

**17**  
WILDFIRE

**45**  
DROUGHT

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

## TRANSACTION HISTORY

| DATE                | TYPE              | DEED          | PRICE       | \$/FT² | LOAN   |
|---------------------|-------------------|---------------|-------------|--------|--------|
| <b>Apr 8, 2026</b>  | Financing         | Mortgage      |             |        | \$105K |
| <b>Nov 9, 2021</b>  | Resale            | Warranty Deed | \$1,160,000 | \$220  | \$1M   |
| <b>Feb 15, 2013</b> | Resale            | Grant Deed    | \$560,000   | \$106  |        |
| <b>Oct 6, 2011</b>  | Non-arms-length   | Trustees Deed | \$672,000   | \$128  |        |
| <b>Dec 29, 2010</b> | Recorded document | Warranty Deed |             |        |        |
| <b>Dec 2, 2005</b>  | Resale            | Warranty Deed | \$125,000   | \$24   | \$125K |

## ASSIGNED SCHOOLS

| SCHOOL                             | LEVEL      | GRADES | DISTANCE |
|------------------------------------|------------|--------|----------|
| Middle Creek High School           | High       | 9–12   | 2.0 mi   |
| Penny Road Elementary School       | Elementary | PK–5   | 2.1 mi   |
| Dillard Drive Magnet Middle School | Middle     | 6–8    | 4.7 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 27606

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>126</b><br>CRIME INDEX | <b>87</b><br>AIR POLLUTION | <b>56,581</b><br>POPULATION | <b>\$73K</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 | Owner occupied |
|-----------|----------------|