

Townhouse

RESIDENTIAL

7313 FONTANA RIDGE LN

RALEIGH, NC 27613

\$669,514 TopHap Estimate · \$299 / ft² · confidence 91 · as of Jul 14, 2026



3

BATHS

2,236 ft²

LIVING AREA

3,049 ft²

LOT SIZE

2004

YEAR BUILT

2

STORIES

VALUATION

\$670K

\$610K low

\$729K high

Last Sale

\$287,000 · Nov 24, 2004

Est. Owner Equity

\$352,114

Loan-to-Value

46%

TAX & ASSESSMENT

Property Tax	\$4,841 (2025)
Assessed Value	\$552,795
Previous Assessed	\$552,795
Assessor Market Value	\$552,795

PROPERTY FACTS

Property Type	Townhouse
Style	Townhouse
County	Wake
Lot (acres)	0.07
Foundation	Raised (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 80 ft²

Porch · 292 ft²

CLIMATE RISK

1 FLOOD	14 WILDFIRE	45 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 5, 2004	Resale	Warranty Deed	\$287,000	\$128	\$230K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Leesville Road Middle School	Middle	6–8	0.8 mi
Leesville Road High School	High	9–12	0.8 mi
York Elementary School	Elementary	PK–5	2.5 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 27613

64 CRIME INDEX	84 AIR POLLUTION	48,931 POPULATION	\$122K 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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