

Townhouse

RESIDENTIAL

7318 FONTANA RIDGE LN

RALEIGH, NC 27613

\$728,988 TopHap Estimate · \$264 / ft² · confidence 90 · as of Jul 14, 2026



3

BATHS

2,761 ft²

LIVING AREA

3,049 ft²

LOT SIZE

2005

YEAR BUILT

2

STORIES

VALUATION

\$729K

\$655K low

\$803K high

Last Sale

\$331,000 · Dec 6, 2022

Est. Owner Equity

\$567,988

Loan-to-Value

21%

TAX & ASSESSMENT

Property Tax	\$5,371 (2025)
Assessed Value	\$613,526
Previous Assessed	\$613,526
Assessor Market Value	\$613,526

PROPERTY FACTS

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

Porch · 24 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
May 8, 2012	Resale	Warranty Deed	\$331,000	\$120	\$161K
Dec 20, 2005	Resale	Warranty Deed	\$335,000	\$121	\$268K

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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