

Single Family Residence **RESIDENTIAL**

1044 BLUE RIVER FARM DR

RALEIGH, NC 27603

\$372,648 TopHap Estimate · \$225 / ft² · confidence 93 · as of Jul 14, 2026



2

BATHS

1,659 ft²

LIVING AREA

0.69 ac

LOT SIZE

2005

YEAR BUILT

1

STORIES

VALUATION

\$373K

\$346K low

\$400K high

Last Sale

\$369,000 · Nov 13, 2024

Est. Owner Equity

\$82,661

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax	\$2,482 (2025)
Assessed Value	\$384,976
Previous Assessed	\$384,976
Assessor Market Value	\$384,976

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Wake
Lot (acres)	0.69
Foundation	Raised (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 120 ft²

Porch · 52 ft²

CLIMATE RISK

1 FLOOD	24 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 12, 2024	Resale	Warranty Deed	\$369,000	\$222	\$290K
May 31, 2024	Resale	Warranty Deed	\$388,000	\$234	
Aug 30, 2021	Resale	Warranty Deed	\$325,000	\$196	\$309K
May 7, 2013	Quitclaim	Quit Claim Transfer			\$159K
Dec 27, 2005	Resale	Warranty Deed	\$164,000	\$99	\$148K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rand Road Elementary School	Elementary	PK–5	1.6 mi
South Garner High School	High	9–12	3.0 mi
North Garner Magnet Middle School	Middle	6–8	5.7 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 27603

108 CRIME INDEX	85 AIR POLLUTION	62,816 POPULATION	\$86K 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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