

Single Family Residence **RESIDENTIAL**

1048 BLUE RIVER FARM DR

RALEIGH, NC 27603

\$403,654 TopHap Estimate · \$201 / ft² · confidence 94 · as of Jul 14, 2026



3

BATHS

2,009 ft²

LIVING AREA

0.69 ac

LOT SIZE

2005

YEAR BUILT

1

STORIES

VALUATION

\$404K

\$379K low

\$428K high

Last Sale

\$175,000 · Aug 3, 2005

Est. Owner Equity

\$11,072

Loan-to-Value

95%

TAX & ASSESSMENT

Property Tax	\$2,809 (2025)
Assessed Value	\$436,047
Previous Assessed	\$436,047
Assessor Market Value	\$436,047

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

Patio · 287 ft²

Porch · 110 ft²

CLIMATE RISK

49
FLOOD

24
WILDFIRE

45
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 3, 2005	Resale	Warranty Deed	\$175,000	\$87	\$140K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rand Road Elementary School	Elementary	PK–5	1.6 mi
South Garner High School	High	9–12	2.9 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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