

Single Family Residence **RESIDENTIAL**

1049 BLUE RIVER FARM DR

RALEIGH, NC 27603

\$444,741 TopHap Estimate · \$194 / ft² · confidence 95 · as of Jul 14, 2026



3

BATHS

2,292 ft²
LIVING AREA

0.94 ac
LOT SIZE

2005
YEAR BUILT

2

STORIES

VALUATION

\$445K

\$422K low

\$468K high

Last Sale

\$185,000 · Sep 28, 2011

Est. Owner Equity

\$282,441

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax	\$2,764 (2025)
Assessed Value	\$429,067
Previous Assessed	\$429,067
Assessor Market Value	\$429,067

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Wake
Lot (acres)	0.94
Foundation	Raised (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 120 ft²

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 22, 2011	Quitclaim	Quit Claim Transfer			\$162K
Jul 1, 2005	Resale	Warranty Deed	\$185,000	\$81	\$142K

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	5.6 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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