

Single Family Residence

**RESIDENTIAL**

# 6104 RIVER LANDINGS DR

RALEIGH, NC 27604

**\$330,760** TopHap Estimate · \$185 / ft<sup>2</sup> · confidence 91 · as of Jun 23, 2026



**3**

BATHS

**1,791 ft<sup>2</sup>**

LIVING AREA

**0.28 ac**

LOT SIZE

**1986**

YEAR BUILT

**2**

STORIES

**6**

ROOMS

## VALUATION

**\$331K**

\$301K low

\$361K high

Last Sale

**\$155,000 · Sep 1, 2004**

Est. Owner Equity

**\$47,854**

Loan-to-Value

**86%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,020 (2025) |
| Assessed Value        | \$344,003      |
| Previous Assessed     | \$344,003      |
| Assessor Market Value | \$344,003      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Conventional            |
| County        | Wake                    |
| Lot (acres)   | 0.28                    |
| Construction  | Frame (Unspecified)     |
| Foundation    | Raised (Unspecified)    |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

Deck · 308 ft²

Porch · 130 ft²

## CLIMATE RISK

|             |                |               |
|-------------|----------------|---------------|
| 38<br>FLOOD | 16<br>WILDFIRE | 45<br>DROUGHT |
|-------------|----------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|-----------------|---------------|-----------|--------|--------|
| Aug 4, 2004  | Resale          | Warranty Deed | \$155,000 | \$87   | \$149K |
| Jun 16, 2003 | Non-arms-length | Grant Deed    | \$119,000 | \$66   |        |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| River Bend Middle School     | Middle     | 6–8    | 1.2 mi   |
| River Bend Elementary School | Elementary | PK–5   | 1.4 mi   |
| Rolesville High School       | High       | 9–12   | 6.8 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 27604

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>130</b><br>CRIME INDEX | <b>83</b><br>AIR POLLUTION | <b>53,411</b><br>POPULATION | <b>\$79K</b><br>MEDIAN IN-COME | <b>60°F</b><br>AVG TEMP | <b>58%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|