

Single Family Residence **RESIDENTIAL**

1052 BLUE RIVER FARM DR

RALEIGH, NC 27603

\$418,722 TopHap Estimate · \$255 / ft² · confidence 93 · as of Jul 14, 2026



3

BATHS

1,644 ft²

LIVING AREA

0.7 ac

LOT SIZE

2005

YEAR BUILT

2

STORIES

VALUATION

\$419K

\$389K low

\$448K high

Last Sale

\$413,500 · Apr 6, 2023

Est. Owner Equity

\$36,722

Loan-to-Value

90%

TAX & ASSESSMENT

Property Tax	\$2,645 (2025)
Assessed Value	\$410,425
Previous Assessed	\$410,425
Assessor Market Value	\$410,425

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Wake
Lot (acres)	0.70
Foundation	Raised (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 120 ft²

Porch · 166 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
Mar 30, 2023	Resale	Warranty Deed	\$413,500	\$252	\$382K
Apr 27, 2021	Resale	Warranty Deed	\$293,000	\$178	\$253K
Dec 13, 2017	Resale	Warranty Deed	\$220,000	\$134	\$222K
Mar 20, 2012	Resale	Grant Deed	\$154,000	\$94	\$157K
Dec 14, 2011	Non-arms-length	Trustees Deed	\$166,175	\$101	
Sep 20, 2005	Resale	Warranty Deed	\$161,000	\$98	\$129K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rand Road Elementary School	Elementary	PK–5	1.5 mi
South Garner High School	High	9–12	2.9 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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