

Single Family Residence **RESIDENTIAL**

## 2640 DAVIS ST

RALEIGH, NC 27608

**\$1,853,058** TopHap Estimate · \$491 / ft<sup>2</sup> · confidence 84 · as of Jul 14, 2026



**4**

BATHS

**3,777 ft<sup>2</sup>**

LIVING AREA

**0.15 ac**

LOT SIZE

**2003**

YEAR BUILT

**2**

STORIES

**6**

ROOMS

**2**

PARKING

### VALUATION

**\$1.9M**

\$1.6M low

\$2.2M high

Last Sale

**\$652,500 · Aug 4, 2004**

Est. Owner Equity

**\$1,287,058**

Loan-to-Value

**31%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$11,829 (2025) |
| Assessed Value        | \$1,354,049     |
| Previous Assessed     | \$1,318,900     |
| Assessor Market Value | \$1,354,049     |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Conventional            |
| County        | Wake                    |
| Lot (acres)   | 0.15                    |
| Construction  | Frame (Unspecified)     |
| Foundation    | Raised (Unspecified)    |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | Yes                     |

Porch · 419 ft²

## CLIMATE RISK

**1**  
FLOOD

**13**  
WILDFIRE

**45**  
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 | \$652,500 | \$173  | \$555K |
| Jul 25, 2003 | Resale          | Grant Deed    | \$185,000 | \$49   |        |
| Jul 25, 2003 | Non-arms-length | Grant Deed    | \$185,000 | \$49   |        |
| Jan 30, 2003 | Non-arms-length | Grant Deed    | \$181,000 | \$48   |        |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Oberlin Magnet Middle School | Middle     | 6–8    | 0.4 mi   |
| Broughton Magnet High School | High       | 9–12   | 1.3 mi   |
| Lacy Elementary School       | Elementary | PK–5   | 1.3 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 27608

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>93</b><br>CRIME INDEX | <b>78</b><br>AIR POLLUTION | <b>11,694</b><br>POPULATION | <b>\$148K</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 | Owner occupied |
|-----------|----------------|