

Single Family Residence **RESIDENTIAL**

6204 RIVER BLUFF CT

RALEIGH, NC 27604

\$345,423 TopHap Estimate · \$199 / ft² · confidence 93 · as of Jul 14, 2026



3

BATHS

1,739 ft²

LIVING AREA

0.3 ac

LOT SIZE

1993

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$345K

\$320K low

\$371K high

Last Sale

\$140,000 · Oct 4, 2004

Est. Owner Equity

\$213,023

Loan-to-Value

38%

TAX & ASSESSMENT

Property Tax	\$3,152 (2025)
Assessed Value	\$359,132
Previous Assessed	\$359,132
Assessor Market Value	\$359,132

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Wake
Lot (acres)	0.30
Construction	Frame (Unspecified)
Foundation	Raised (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Porch · 234 ft²

CLIMATE RISK

100
FLOOD

20
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
Oct 4, 2004	Resale	Warranty Deed	\$140,000	\$81	\$140K
Dec 16, 2003	Non-arms-length	Grant Deed	\$90,000	\$52	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Bend Middle School	Middle	6–8	1.3 mi
River Bend Elementary School	Elementary	PK–5	1.5 mi
Rolesville High School	High	9–12	6.7 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.

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 NEIGHBORHOOD · ZIP 27604

130 CRIME INDEX	83 AIR POLLUTION	53,411 POPULATION	\$79K MEDIAN IN-COME	60°F AVG TEMP	58% SUNSHINE
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Index values: 100 = US average; lower is better.

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 OWNERSHIP

Occupancy	Owner occupied
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