

Single Family Residence

**RESIDENTIAL**

# 112 RIVER PEARL ST

RALEIGH, NC 27603

**\$378,022** TopHap Estimate · \$202 / ft<sup>2</sup> · confidence 93 · as of Jun 23, 2026



**3**

BATHS

**1,876 ft<sup>2</sup>**

LIVING AREA

**0.14 ac**

LOT SIZE

**2003**

YEAR BUILT

**2**

STORIES

## VALUATION

**\$378K**

\$352K low

\$404K high

Last Sale

**\$267,500 · Jun 23, 2021**

Est. Owner Equity

**\$177,397**

Loan-to-Value

**53%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,733 (2025) |
| Assessed Value        | \$357,981      |
| Previous Assessed     | \$357,981      |
| Assessor Market Value | \$357,981      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Conventional            |
| County        | Wake                    |
| Lot (acres)   | 0.14                    |
| Foundation    | Raised (Unspecified)    |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

Patio · 120 ft²

Porch · 60 ft²

## CLIMATE RISK

|            |                |               |
|------------|----------------|---------------|
| 1<br>FLOOD | 17<br>WILDFIRE | 45<br>DROUGHT |
|------------|----------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED                 | PRICE     | \$/FT² | LOAN   |
|--------------|-----------------|----------------------|-----------|--------|--------|
| Jun 17, 2021 | Financing       | Intrafamily Transfer |           |        |        |
| Jun 17, 2021 | Resale          | Warranty Deed        | \$267,500 | \$143  | \$201K |
| Feb 15, 2019 | Resale          | Warranty Deed        | \$229,000 | \$122  | \$217K |
| May 8, 2017  | Resale          | Trustees Deed        | \$182,700 | \$97   |        |
| May 10, 2006 | Non-arms-length | Grant Deed           | \$166,000 | \$88   | \$193K |
| Feb 11, 2005 | Resale          | Warranty Deed        | \$166,000 | \$88   | \$166K |
| Dec 16, 2003 | Non-arms-length | Grant Deed           | \$156,500 | \$83   |        |

## ASSIGNED SCHOOLS

| SCHOOL                            | LEVEL      | GRADES | DISTANCE |
|-----------------------------------|------------|--------|----------|
| Vance Elementary School           | Elementary | PK–5   | 0.5 mi   |
| Garner Magnet High School         | High       | 9–12   | 3.8 mi   |
| North Garner Magnet Middle School | Middle     | 6–8    | 4.8 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 27603

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>108</b><br>CRIME INDEX | <b>85</b><br>AIR POLLUTION | <b>62,816</b><br>POPULATION | <b>\$86K</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 | Absentee owner |
|-----------|----------------|