

Single Family Residence

RESIDENTIAL

116 RIVER PEARL ST

RALEIGH, NC 27603

\$404,013 TopHap Estimate · \$201 / ft² · confidence 92 · as of Jul 14, 2026



3

BATHS

2,008 ft²

LIVING AREA

0.14 ac

LOT SIZE

2003

YEAR BUILT

2

STORIES

VALUATION

\$404K

\$373K low

\$435K high

Last Sale

\$390,000 · Apr 25, 2022

Est. Owner Equity

\$53,013

Loan-to-Value

87%

TAX & ASSESSMENT

Property Tax	\$3,977 (2025)
Assessed Value	\$381,583
Previous Assessed	\$381,583
Assessor Market Value	\$381,583

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 · 156 ft²

CLIMATE RISK

1 FLOOD	17 WILDFIRE	45 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 21, 2022	Resale	Warranty Deed	\$390,000	\$194	\$351K
Sep 3, 2014	Resale	Grant Deed	\$164,000	\$82	\$131K
May 12, 2005	Resale	Warranty Deed	\$153,000	\$76	\$145K
Jan 12, 2004	Resale	Warranty Deed	\$148,000	\$74	\$133K

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

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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