

Single Family Residence

RESIDENTIAL

8704 NEW RIVER CIR

RALEIGH, NC 27603

\$445,714 TopHap Estimate · \$295 / ft² · confidence 92 · as of Jul 14, 2026



3

BATHS

1,512 ft²

LIVING AREA

0.7 ac

LOT SIZE

2003

YEAR BUILT

2

STORIES

VALUATION

\$446K

\$408K low

\$483K high

Last Sale

\$408,000 · Jun 17, 2022

Est. Owner Equity

\$78,514

Loan-to-Value

83%

TAX & ASSESSMENT

Property Tax	\$2,319 (2025)
Assessed Value	\$359,459
Previous Assessed	\$359,459
Assessor Market Value	\$359,459

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 · 140 ft²

Porch · 140 ft²

CLIMATE RISK

38 FLOOD	19 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
Jun 16, 2022	Resale	Warranty Deed	\$408,000	\$270	\$367K
Aug 3, 2018	Resale	Warranty Deed	\$230,000	\$152	\$184K
Oct 25, 2013	Resale	Warranty Deed	\$177,000	\$117	\$85K
Jul 19, 2009	Resale	Warranty Deed	\$180,000	\$119	\$183K
Dec 27, 2003	Resale	Warranty Deed	\$150,000	\$99	
Feb 20, 2004	Resale	Warranty Deed	\$150,000	\$99	\$120K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rand Road Elementary School	Elementary	PK–5	2.0 mi
South Garner High School	High	9–12	3.9 mi
North Garner Magnet Middle School	Middle	6–8	5.7 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.

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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