

Townhouse **RESIDENTIAL**

8713 WINDING RIVER WAY

RALEIGH, NC 27616

\$263,616 TopHap Estimate · \$123 / ft² · confidence 94 · as of Jun 23, 2026



3

BATHS

2,138 ft²

LIVING AREA

2,178 ft²

LOT SIZE

2003

YEAR BUILT

2

STORIES

VALUATION

\$264K

\$248K low

\$279K high

Last Sale

\$151,000 · Mar 25, 2013

Est. Owner Equity

\$133,876

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$2,587 (2025)
Assessed Value	\$294,370
Previous Assessed	\$294,370
Assessor Market Value	\$294,370

PROPERTY FACTS

Property Type	Townhouse
Style	Townhouse
County	Wake
Lot (acres)	0.05
Heating	Central
Cooling	Central
Pool	No

Deck · 180 ft²

Patio · 384 ft²

CLIMATE RISK

1 FLOOD	15 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
Mar 19, 2013	Quitclaim	Quit Claim Transfer			\$130K
Nov 7, 2005	Resale	Warranty Deed	\$151,000	\$71	\$149K
Apr 29, 2003	Non-arms-length	Grant Deed	\$147,500	\$69	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Wildwood Forest Magnet Elementary School	Elementary	PK–5	0.3 mi
East Millbrook Magnet Middle School	Middle	6–8	3.2 mi
Wakefield High School	High	9–12	3.6 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 27616

85 CRIME INDEX	79 AIR POLLUTION	61,672 POPULATION	\$81K MEDIAN IN-COME	60°F AVG TEMP	58% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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