

Townhouse

RESIDENTIAL

3616 LION RIDGE CT

RALEIGH, NC 27612

\$625,600 TopHap Estimate · \$260 / ft² · confidence 87 · as of Jul 14, 2026



2

BATHS

2,408 ft²

LIVING AREA

3,049 ft²

LOT SIZE

2001

YEAR BUILT

2

STORIES

VALUATION

\$626K

\$541K low

\$710K high

Last Sale

\$426,000 · Apr 9, 2020

Est. Owner Equity

\$288,100

Loan-to-Value

53%

TAX & ASSESSMENT

Property Tax	\$5,278 (2025)
Assessed Value	\$602,884
Previous Assessed	\$602,884
Assessor Market Value	\$602,884

PROPERTY FACTS

Property Type	Townhouse
Style	Townhouse
County	Wake
Lot (acres)	0.07
Construction	Frame (Unspecified)
Foundation	Raised (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 312 ft²

Porch · 28 ft²

CLIMATE RISK

79 FLOOD	14 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 7, 2020	Resale	Warranty Deed	\$426,000	\$177	\$340K
Apr 28, 2004	Non-arms-length	Grant Deed	\$286,000	\$119	
Apr 27, 2004	Resale	Warranty Deed	\$286,000	\$119	\$229K
Jan 28, 2002	Non-arms-length	Grant Deed	\$250,000	\$104	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Stough Magnet Elementary School	Elementary	PK–5	0.7 mi
Oberlin Magnet Middle School	Middle	6–8	2.9 mi
Broughton Magnet High School	High	9–12	4.1 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 27612

122 CRIME INDEX	85 AIR POLLUTION	42,531 POPULATION	\$99K 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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