

Single Family Residence **RESIDENTIAL**

3704 WATKINS RIDGE CT

RALEIGH, NC 27616

\$329,591 TopHap Estimate · \$211 / ft² · confidence 94 · as of Jul 14, 2026



3

BATHS

1,560 ft²

LIVING AREA

0.15 ac

LOT SIZE

2002

YEAR BUILT

2

STORIES

VALUATION

\$330K

\$311K low

\$349K high

Last Sale

\$135,000 · Mar 30, 2005

Est. Owner Equity

\$220,341

Loan-to-Value

33%

TAX & ASSESSMENT

Property Tax	\$2,797 (2025)
Assessed Value	\$318,448
Previous Assessed	\$318,448
Assessor Market Value	\$318,448

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Wake
Lot (acres)	0.15
Foundation	Raised (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 120 ft²

Porch · 12 ft²

CLIMATE RISK

1 FLOOD	13 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 30, 2005	Resale	Warranty Deed	\$135,000	\$87	\$101K
Mar 22, 2002	Non-arms-length	Grant Deed	\$131,000	\$84	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Harris Creek Elementary School	Elementary	PK–5	0.3 mi
Rolesville Middle School	Middle	6–8	3.0 mi
Rolesville High School	High	9–12	4.2 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

Index values: 100 = US average; lower is better.

| OWNERSHIP

Occupancy

Owner occupied