

Single Family Residence **RESIDENTIAL**

# 9052 CORNWELL DR

WAKE FOREST, NC 27587

**\$510,411** TopHap Estimate · \$221 / ft² · confidence 92 · as of Jul 14, 2026



**3**

BATHS

**2,308 ft²**

LIVING AREA

**0.23 ac**

LOT SIZE

**2003**

YEAR BUILT

**2**

STORIES

## VALUATION

**\$510K**

\$470K low

\$551K high

Last Sale

**\$247,000 · Sep 17, 2013**

Est. Owner Equity

**\$510,411**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,960 (2025) |
| Assessed Value        | \$514,198      |
| Previous Assessed     | \$514,198      |
| Assessor Market Value | \$514,198      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Conventional            |
| County        | Wake                    |
| Lot (acres)   | 0.23                    |
| Foundation    | Raised (Unspecified)    |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

Deck · 188 ft²

Porch · 250 ft²

## CLIMATE RISK

1  
FLOOD

20  
WILDFIRE

45  
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|----------------------|-----------|--------|--------|
| Sep 18, 2025 | Financing | Intrafamily Transfer |           |        |        |
| Sep 10, 2013 | Resale    | Warranty Deed        | \$247,000 | \$107  |        |
| Jun 2, 2004  | Resale    | Warranty Deed        | \$241,000 | \$104  | \$163K |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Heritage High School         | High       | 9–12   | 0.8 mi   |
| Wake Forest Middle School    | Middle     | 6–8    | 1.9 mi   |
| Rolesville Elementary School | Elementary | PK–5   | 2.9 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 27587

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>64</b><br>CRIME INDEX | <b>77</b><br>AIR POLLUTION | <b>91,264</b><br>POPULATION | <b>\$124K</b><br>MEDIAN IN-COME | <b>60°F</b><br>AVG TEMP | <b>58%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|