

Single Family Residence

RESIDENTIAL

104 RIVER RUN RD

DURHAM, NC 27712

\$705,863

TopHap Estimate · \$223 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

4

BATHS

3,172 ft²

LIVING AREA

0.31 ac

LOT SIZE

2004

YEAR BUILT

1

STORIES

VALUATION

\$706K

\$652K low

\$760K high

Last Sale

\$710,000 · Jan 6, 2026

Est. Owner Equity

\$31,363

Loan-to-Value

96%

TAX & ASSESSMENT

Property Tax	\$7,355 (2025)
Assessed Value	\$741,993
Previous Assessed	\$741,993
Assessor Market Value	\$741,993

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Durham
Lot (acres)	0.31
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

1
FLOOD

13
WILDFIRE

81
HEAT

88
STORM

42
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 16, 2025	Resale	Warranty Deed	\$710,000	\$224	\$675K
Nov 3, 2020	Resale	Warranty Deed	\$480,000	\$151	\$384K
May 3, 2018	Resale	Warranty Deed	\$410,000	\$129	\$369K
Apr 11, 2018	Quitclaim	Quit Claim Transfer			
Oct 6, 2014	Quitclaim	Quit Claim Transfer			
Aug 25, 2005	Resale	Warranty Deed	\$440,000	\$139	\$352K
Jul 15, 2004	Resale	Warranty Deed	\$67,000	\$21	\$71K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Riverside High School	High	9–12	0.6 mi
Hillandale Elementary School	Elementary	PK–5	1.3 mi
Carrington Middle School	Middle	6–8	2.9 mi

District: Durham Public 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 27712

33 CRIME INDEX	99 AIR POLLUTION	23,208 POPULATION	\$99K MEDIAN IN-COME	59°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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