

Single Family Residence **RESIDENTIAL**

# 8170 MCGUIRE DR

RALEIGH, NC 27616

**\$230,000** TopHap Estimate · \$157 / ft<sup>2</sup> · confidence 89 · as of Jul 14, 2026



**2.5**

BATHS

**1,468 ft<sup>2</sup>**

LIVING AREA

**2,178 ft<sup>2</sup>**

LOT SIZE

**1985**

YEAR BUILT

**2**

STORIES

**5**

ROOMS

## VALUATION

**\$230K**

\$206K low

\$254K high

Last Sale

**\$140,000 · Apr 30, 2019**

Est. Owner Equity

**\$118,008**

Loan-to-Value

**48%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,033 (2025) |
| Assessed Value        | \$230,863      |
| Assessor Market Value | \$230,863      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Townhouse                        |
| County        | WAKE                             |
| Lot (acres)   | 0.05                             |
| Foundation    | No Foundation                    |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Central                          |
| Fireplace     | Yes                              |
| Pool          | No                               |

Patio · 80 ft²

## CLIMATE RISK

35  
FLOOD

17  
WILDFIRE

45  
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|---------------------|-----------|--------|--------|
| Apr 30, 2019 | Resale            | Warranty Deed       | \$140,000 | \$95   | \$112K |
| Apr 13, 2015 | Resale            | Warranty Deed       | \$202,500 | \$138  | \$273K |
| Jun 5, 2013  | Resale            | Warranty Deed       | \$72,000  | \$49   | \$54K  |
| May 23, 2003 | Recorded document | Mortgage            |           |        |        |
| May 12, 2003 | Recorded document | Grant Deed          |           |        |        |
| Jun 27, 2002 | Quitclaim         | Quit Claim Transfer |           |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                               | LEVEL      | GRADES | DISTANCE |
|--------------------------------------|------------|--------|----------|
| Wakefield High School                | High       | 9–12   | 4.5 mi   |
| North Forest Pines Elementary School | Elementary | PK–5   | 4.8 mi   |

|                                  |        |     |        |
|----------------------------------|--------|-----|--------|
| <b>Wake Forest Middle School</b> | Middle | 6–8 | 5.1 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 27616

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>85</b><br>CRIME INDEX | <b>79</b><br>AIR POLLUTION | <b>61,672</b><br>POPULATION | <b>\$81K</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>Absentee owner</b> |
|-----------|-----------------------|