

Single Family Residence **RESIDENTIAL**

305 RATTAN BAY DR

RALEIGH, NC 27610

\$333,038 TopHap Estimate · \$205 / ft² · confidence 91 · as of Jul 14, 2026



3

BATHS

1,625 ft²

LIVING AREA

0.12 ac

LOT SIZE

1997

YEAR BUILT

2

STORIES

VALUATION

\$333K

\$302K low

\$364K high

Last Sale

\$136,500 · Sep 19, 2014

Est. Owner Equity

\$176,038

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$2,887 (2025)
Assessed Value	\$328,689
Previous Assessed	\$328,689
Assessor Market Value	\$328,689

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Wake
Lot (acres)	0.12
Construction	Frame (Unspecified)
Foundation	Raised (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 120 ft²

Porch · 72 ft²

CLIMATE RISK

73
FLOOD

20
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
Sep 15, 2014	Quitclaim	Quit Claim Transfer			\$126K
Sep 24, 2004	Resale	Grant Deed	\$136,500	\$84	\$95K
Jul 30, 2004	Non-arms-length	Trustees Deed	\$130,370	\$80	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rogers Lane Elementary School	Elementary	PK–5	0.3 mi
Southeast Raleigh Magnet High School	High	9–12	3.8 mi

River Bend Middle School	Middle	6–8	5.7 mi
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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 27610

107 CRIME INDEX	77 AIR POLLUTION	79,664 POPULATION	\$70K MEDIAN IN-COME	60°F AVG TEMP	58% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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