

Single Family Residence

RESIDENTIAL

8700 NEW RIVER CIR

RALEIGH, NC 27603

\$453,591 TopHap Estimate · \$206 / ft² · confidence 93 · as of Jul 14, 2026



3

BATHS

2,204 ft²

LIVING AREA

1.46 ac

LOT SIZE

2003

YEAR BUILT

1

STORIES

VALUATION

\$454K

\$422K low

\$486K high

Last Sale

\$355,000 · Apr 13, 2021

Est. Owner Equity

\$173,591

Loan-to-Value

62%

TAX & ASSESSMENT

Property Tax	\$2,767 (2025)
Assessed Value	\$429,417
Previous Assessed	\$429,417
Assessor Market Value	\$429,417

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Wake
Lot (acres)	1.46
Foundation	Raised (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 320 ft²

Porch · 390 ft²

CLIMATE RISK

42
FLOOD

20
WILDFIRE

45
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 7, 2021	Resale	Warranty Deed	\$355,000	\$161	\$280K
Feb 27, 2008	Quitclaim	Quit Claim Transfer	\$145,500	\$66	\$168K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rand Road Elementary School	Elementary	PK–5	2.0 mi
South Garner High School	High	9–12	3.8 mi
North Garner Magnet Middle School	Middle	6–8	5.7 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 27603

108 CRIME INDEX	85 AIR POLLUTION	62,816 POPULATION	\$86K MEDIAN IN-COME	60°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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