

Single Family Residence

RESIDENTIAL

8709 NEW RIVER CIR

RALEIGH, NC 27603

\$429,092 TopHap Estimate · \$309 / ft² · confidence 91 · as of Jul 14, 2026



2

BATHS

1,390 ft²

LIVING AREA

0.49 ac

LOT SIZE

2003

YEAR BUILT

1

STORIES

VALUATION

\$429K

\$388K low

\$470K high

Last Sale

\$167,000 · Dec 23, 2003

Est. Owner Equity

\$103,492

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax	\$2,245 (2025)
Assessed Value	\$347,935
Previous Assessed	\$347,935
Assessor Market Value	\$347,935

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Wake
Lot (acres)	0.49
Construction	Frame (Unspecified)
Foundation	Raised (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 144 ft²

Porch · 152 ft²

CLIMATE RISK

41
FLOOD

20
WILDFIRE

45
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 23, 2003	Resale	Grant Deed	\$167,000	\$120	

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
---------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------