

Townhouse **RESIDENTIAL**

8709 WINDING RIVER WAY

RALEIGH, NC 27616

\$265,707 TopHap Estimate · \$114 / ft² · confidence 89 · as of Jul 14, 2026



3

BATHS

2,321 ft²

LIVING AREA

2,178 ft²

LOT SIZE

2003

YEAR BUILT

2

STORIES

VALUATION

\$266K

\$238K low

\$294K high

Last Sale

\$8,500 · Mar 31, 2016

Est. Owner Equity

\$60,707

Loan-to-Value

76%

TAX & ASSESSMENT

Property Tax	\$2,712 (2025)
Assessed Value	\$308,710
Previous Assessed	\$308,710
Assessor Market Value	\$308,710

PROPERTY FACTS

Property Type	Townhouse
Style	Townhouse
County	Wake
Lot (acres)	0.05
Heating	Central
Cooling	Central
Pool	No

Deck · 120 ft²

Patio · 264 ft²

CLIMATE RISK

26 FLOOD	15 WILDFIRE	45 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 1, 2018	Resale	Warranty Deed	\$445,000	\$192	
Feb 10, 2016	Recorded document	Grant Deed			
Aug 17, 2015	Non-arms-length	Trustees Deed	\$133,697	\$58	
Apr 2, 2014	Resale	Trustees Deed	\$8,331	\$4	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Wildwood Forest Magnet Elementary School	Elementary	PK–5	0.2 mi
East Millbrook Magnet Middle School	Middle	6–8	3.2 mi
Wakefield High School	High	9–12	3.6 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.

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 NEIGHBORHOOD · ZIP 27616

85 CRIME INDEX	79 AIR POLLUTION	61,672 POPULATION	\$81K MEDIAN IN-COME	60°F AVG TEMP	58% SUNSHINE
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Index values: 100 = US average; lower is better.

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 OWNERSHIP

Occupancy	Owner occupied
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