

Single Family Residence **RESIDENTIAL**

# 3523 WATKINS RIDGE CT

RALEIGH, NC 27616

**\$386,235** TopHap Estimate · \$372 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**2**

BATHS

**1,038 ft<sup>2</sup>**

LIVING AREA

**0.15 ac**

LOT SIZE

**2003**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$386K**

\$360K low

\$413K high

Last Sale

**\$157,500 · Oct 24, 2003**

Est. Owner Equity

**\$213,639**

Loan-to-Value

**45%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,376 (2025) |
| Assessed Value        | \$270,136      |
| Previous Assessed     | \$270,136      |
| Assessor Market Value | \$270,136      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Conventional            |
| County        | Wake                    |
| Lot (acres)   | 0.15                    |
| Foundation    | Raised (Unspecified)    |
| Heating       | Central                 |
| Cooling       | Central                 |
| Pool          | No                      |

Patio · 120 ft²

Porch · 42 ft²

## CLIMATE RISK

|             |                |               |
|-------------|----------------|---------------|
| 38<br>FLOOD | 15<br>WILDFIRE | 45<br>DROUGHT |
|-------------|----------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED       | PRICE     | \$/FT² | LOAN |
|--------------|-----------------|------------|-----------|--------|------|
| Oct 24, 2003 | Non-arms-length | Grant Deed | \$157,500 | \$152  |      |
| Oct 23, 2003 | Resale          | Grant Deed | \$157,500 | \$152  |      |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Harris Creek Elementary School | Elementary | PK–5   | 0.6 mi   |
| Rolesville Middle School       | Middle     | 6–8    | 2.8 mi   |
| Rolesville High School         | High       | 9–12   | 4.1 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>Owner occupied</b> |
|-----------|-----------------------|