

Single Family Residence **RESIDENTIAL**

3609 WATKINS RIDGE CT

RALEIGH, NC 27616

\$313,803 TopHap Estimate · \$261 / ft² · confidence 89 · as of Jul 14, 2026



2

BATHS

1,204 ft²

LIVING AREA

0.21 ac

LOT SIZE

2002

YEAR BUILT

1

STORIES

VALUATION

\$314K

\$280K low

\$347K high

Last Sale

\$240,000 · Mar 31, 2021

Est. Owner Equity

\$133,803

Loan-to-Value

57%

TAX & ASSESSMENT

Property Tax	\$2,514 (2025)
Assessed Value	\$285,969
Previous Assessed	\$285,969
Assessor Market Value	\$285,969

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Wake
Lot (acres)	0.21
Foundation	Raised (Unspecified)
Heating	Central
Cooling	Central
Pool	No

Patio · 120 ft²

Porch · 36 ft²

CLIMATE RISK

1
FLOOD

15
WILDFIRE

45
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 16, 2021	Resale	Warranty Deed	\$240,000	\$199	\$180K
Feb 21, 2003	Non-arms-length	Grant Deed	\$120,500	\$100	
Feb 21, 2003	Non-arms-length	Grant Deed	\$120,500	\$100	

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	4.0 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

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.

OWNERSHIP

Occupancy	Owner occupied
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