

Single Family Residence **RESIDENTIAL**

2612 ALDER RIDGE LN

RALEIGH, NC 27603

\$440,878 TopHap Estimate · \$178 / ft² · confidence 91 · as of Jul 14, 2026



3

BATHS

2,476 ft²

LIVING AREA

0.19 ac

LOT SIZE

2002

YEAR BUILT

2

STORIES

VALUATION

\$441K

\$402K low

\$480K high

Last Sale

\$450,000 · Oct 3, 2025

Est. Owner Equity

\$13,378

Loan-to-Value

96%

TAX & ASSESSMENT

Property Tax	\$3,980 (2025)
Assessed Value	\$454,108
Previous Assessed	\$454,108
Assessor Market Value	\$454,108

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Wake
Lot (acres)	0.19
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 144 ft²

Porch · 40 ft²

CLIMATE RISK

1
FLOOD

19
WILDFIRE

45
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 24, 2025	Resale	Warranty Deed	\$450,000	\$182	\$428K
Jan 23, 2020	Resale	Warranty Deed	\$295,000	\$119	\$297K
Jul 10, 2003	Non-arms-length	Grant Deed	\$182,000	\$74	
Jul 9, 2003	Resale	Grant Deed	\$182,000	\$74	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Athens Drive Magnet High School	High	9–12	2.3 mi
Dillard Drive Elementary School	Elementary	PK–5	2.5 mi
Dillard Drive Magnet Middle School	Middle	6–8	2.5 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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