

Single Family Residence **RESIDENTIAL**

3316 MANOR RIDGE DR

RALEIGH, NC 27603

\$597,479 TopHap Estimate · \$209 / ft² · confidence 90 · as of Jul 14, 2026



4

BATHS

2,861 ft²

LIVING AREA

2.38 ac

LOT SIZE

1979

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$597K

\$538K low

\$657K high

Last Sale

\$315,000 · Apr 9, 2013

Est. Owner Equity

\$213,979

Loan-to-Value

62%

TAX & ASSESSMENT

Property Tax	\$4,397 (2025)
Assessed Value	\$684,370
Previous Assessed	\$684,370
Assessor Market Value	\$684,370

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Wake
Lot (acres)	2.38
Construction	Frame (Unspecified)
Foundation	Raised (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 80 ft²

Porch · 480 ft²

CLIMATE RISK

100 FLOOD	16 WILDFIRE	45 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 3, 2013	Resale	Warranty Deed	\$315,000	\$110	\$284K
Mar 15, 2002	Non-arms-length	Grant Deed	\$230,000	\$80	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Middle Creek High School	High	9–12	3.9 mi
Yates Mill Elementary School	Elementary	PK–5	3.9 mi
Dillard Drive Magnet Middle School	Middle	6–8	4.8 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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