

Single Family Residence **RESIDENTIAL**

## 2701 ALDER RIDGE LN

RALEIGH, NC 27603

**\$399,930** TopHap Estimate · \$229 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**3**

BATHS

**1,749 ft<sup>2</sup>**

LIVING AREA

**0.17 ac**

LOT SIZE

**2002**

YEAR BUILT

**2**

STORIES

### VALUATION

**\$400K**

\$373K low

\$427K high

Est. Owner Equity

**\$257,630**

Loan-to-Value

**35%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,852 (2025) |
| Assessed Value        | \$439,418      |
| Previous Assessed     | \$439,418      |
| Assessor Market Value | \$439,418      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Conventional            |
| County        | Wake                    |
| Lot (acres)   | 0.17                    |
| Foundation    | Raised (Unspecified)    |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

Porch · 248 ft²

## CLIMATE RISK

1  
FLOOD

20  
WILDFIRE

45  
DROUGHT

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

## TRANSACTION HISTORY

| DATE        | TYPE            | DEED       | PRICE     | \$/FT² | LOAN |
|-------------|-----------------|------------|-----------|--------|------|
| May 1, 2002 | Non-arms-length | Grant Deed | \$157,000 | \$90   |      |

## ASSIGNED SCHOOLS

| SCHOOL                             | LEVEL      | GRADES | DISTANCE |
|------------------------------------|------------|--------|----------|
| Athens Drive Magnet High School    | High       | 9–12   | 2.3 mi   |
| Dillard Drive Elementary School    | Elementary | PK–5   | 2.4 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

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>108</b><br>CRIME INDEX | <b>85</b><br>AIR POLLUTION | <b>62,816</b><br>POPULATION | <b>\$86K</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> |
|-----------|-----------------------|