

Single Family Residence **RESIDENTIAL**

8116 RUNNING CEDAR TRL

RALEIGH, NC 27615

\$487,625 TopHap Estimate · \$217 / ft² · confidence 88 · as of Jul 14, 2026



2

BATHS

2,249 ft²

LIVING AREA

0.29 ac

LOT SIZE

1983

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$488K

\$430K low

\$546K high

Last Sale

\$410,000 · Jun 12, 2020

Est. Owner Equity

\$159,625

Loan-to-Value

64%

TAX & ASSESSMENT

Property Tax	\$4,765 (2025)
Assessed Value	\$544,063
Previous Assessed	\$544,063
Assessor Market Value	\$544,063

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Wake
Lot (acres)	0.29
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 104 ft²

Porch · 182 ft²

CLIMATE RISK

71
FLOOD

12
WILDFIRE

45
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 1, 2019	Quitclaim	Quit Claim Transfer			\$160K
Apr 8, 2002	Non-arms-length	Grant Deed	\$227,000	\$101	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West Millbrook Magnet Middle School	Middle	6–8	0.5 mi
North Ridge Elementary School	Elementary	PK–5	1.0 mi
Sanderson High School	High	9–12	2.0 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 27615

72 CRIME INDEX	86 AIR POLLUTION	45,426 POPULATION	\$108K 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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