

Single Family Residence

RESIDENTIAL

3700 WATKINS RIDGE CT

RALEIGH, NC 27616

\$375,000 TopHap Estimate · \$166 / ft² · confidence 93 · as of Jul 14, 2026



2.5

BATHS

2,254 ft²

LIVING AREA

0.15 ac

LOT SIZE

2002

YEAR BUILT

2

STORIES

VALUATION

\$375K

\$350K low

\$400K high

Last Sale

\$405,000 · Apr 21, 2026

Est. Owner Equity

\$275,000

Loan-to-Value

25%

TAX & ASSESSMENT

Property Tax	\$3,270 (2025)
Assessed Value	\$372,669
Assessor Market Value	\$372,669

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	WAKE
Lot (acres)	0.15
Foundation	No Foundation
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 120 ft²

Porch · 28 ft²

CLIMATE RISK

1
FLOOD

14
WILDFIRE

45
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 20, 2026	Resale	Warranty Deed	\$405,000	\$180	
Sep 27, 2002	Non-arms-length	Grant Deed	\$154,500	\$69	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Harris Creek Elementary School	Elementary	PK–5	0.4 mi
Rolesville Middle School	Middle	6–8	3.0 mi
Rolesville High School	High	9–12	4.2 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	Absentee owner
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