

Single Family Residence **RESIDENTIAL**

3812 WATKINS RIDGE CT

RALEIGH, NC 27616

\$331,786 TopHap Estimate · \$187 / ft² · confidence 92 · as of Jul 14, 2026



3

BATHS

1,776 ft²
LIVING AREA

0.15 ac
LOT SIZE

2002
YEAR BUILT

2

STORIES

VALUATION

\$332K

\$304K low

\$359K high

Last Sale

\$180,000 · Apr 25, 2016

Est. Owner Equity

\$187,786

Loan-to-Value

43%

TAX & ASSESSMENT

Property Tax	\$2,952 (2025)
Assessed Value	\$336,233
Previous Assessed	\$336,233
Assessor Market Value	\$336,233

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Wake
Lot (acres)	0.15
Foundation	Raised (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 120 ft²

Porch · 84 ft²

CLIMATE RISK

1 FLOOD	14 WILDFIRE	45 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 21, 2016	Resale	Warranty Deed	\$180,000	\$101	\$144K
Dec 29, 2010	Resale	Warranty Deed	\$146,500	\$82	\$143K
May 17, 2002	Non-arms-length	Grant Deed	\$137,500	\$77	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Harris Creek Elementary School	Elementary	PK–5	0.3 mi
Rolesville Middle School	Middle	6–8	3.1 mi
Rolesville High School	High	9–12	4.3 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	Owner occupied
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