

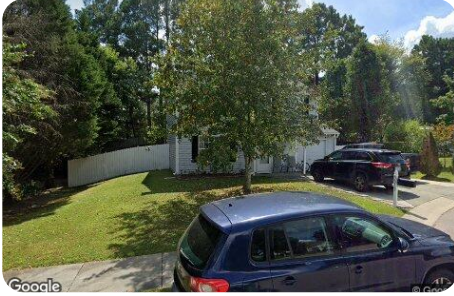
Single Family Residence

RESIDENTIAL

3813 WATKINS RIDGE CT

RALEIGH, NC 27616

\$319,542 TopHap Estimate · \$207 / ft² · confidence 87 · as of Jul 14, 2026



3

BATHS

1,544 ft²

LIVING AREA

0.16 ac

LOT SIZE

2002

YEAR BUILT

2

STORIES

VALUATION

\$320K

\$278K low

\$361K high

Last Sale

\$159,000 · Jul 18, 2016

Est. Owner Equity

\$163,422

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$2,730 (2025)
Assessed Value	\$310,724
Previous Assessed	\$310,724
Assessor Market Value	\$310,724

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Wake
Lot (acres)	0.16
Foundation	Raised (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 120 ft²

Porch · 44 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
Jul 7, 2016	Resale	Warranty Deed	\$159,000	\$103	\$156K
Aug 27, 2002	Non-arms-length	Grant Deed	\$125,000	\$81	

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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