

Single Family Residence **RESIDENTIAL**

# 2028 VALLEY RIDGE CT

RALEIGH, NC 27603

**\$398,658** TopHap Estimate · \$265 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**2**

BATHS

**1,505 ft<sup>2</sup>**

LIVING AREA

**2.68 ac**

LOT SIZE

**1987**

YEAR BUILT

**2**

STORIES

**6**

ROOMS

## VALUATION

**\$399K**

\$370K low

\$427K high

Last Sale

**\$415,000 · Jul 31, 2023**

Est. Owner Equity

**\$398,658**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,525 (2025) |
| Assessed Value        | \$391,604      |
| Previous Assessed     | \$306,508      |
| Assessor Market Value | \$391,604      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Conventional            |
| County        | Wake                    |
| Lot (acres)   | 2.68                    |
| Construction  | Frame (Unspecified)     |
| Foundation    | Raised (Unspecified)    |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

Deck · 190 ft²

Patio · 382 ft²

Porch · 240 ft²

## CLIMATE RISK

|             |                |               |
|-------------|----------------|---------------|
| 99<br>FLOOD | 22<br>WILDFIRE | 45<br>DROUGHT |
|-------------|----------------|---------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|---------------|-----------|--------|--------|
| Jul 24, 2023 | Resale            | Warranty Deed | \$415,000 | \$276  |        |
| Jul 24, 2023 | Resale            | Warranty Deed | \$415,000 | \$276  |        |
| Nov 15, 2017 | Resale            | Warranty Deed | \$193,000 | \$128  | \$183K |
| Sep 25, 2015 | Resale            | Warranty Deed | \$172,000 | \$114  |        |
| Jun 23, 2015 | Recorded document | Grant Deed    |           |        |        |
| Aug 31, 2004 | Resale            | Warranty Deed | \$150,000 | \$100  | \$149K |

## ASSIGNED SCHOOLS

| SCHOOL                            | LEVEL      | GRADES | DISTANCE |
|-----------------------------------|------------|--------|----------|
| Vance Elementary School           | Elementary | PK–5   | 5.2 mi   |
| Garner Magnet High School         | High       | 9–12   | 8.7 mi   |
| North Garner Magnet Middle School | Middle     | 6–8    | 9.0 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 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 | Owner occupied |
|-----------|----------------|