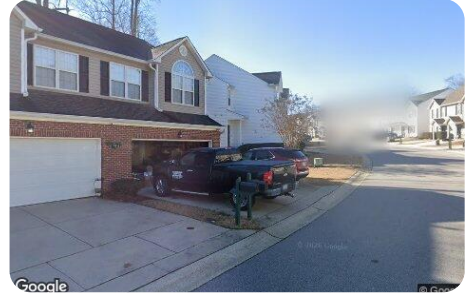


Single Family Residence **RESIDENTIAL**

# 2611 BLACKWOLF RUN LN

RALEIGH, NC 27604

**\$335,000** TopHap Estimate · \$219 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**2.5**

BATHS

**1,532 ft<sup>2</sup>**

LIVING AREA

**3,485 ft<sup>2</sup>**

LOT SIZE

**2000**

YEAR BUILT

**2**

STORIES

**5**

ROOMS

## VALUATION

**\$335K**

\$316K low

\$354K high

Est. Owner Equity

**\$214,135**

Loan-to-Value

**36%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,650 (2025) |
| Assessed Value        | \$301,615      |
| Assessor Market Value | \$301,615      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Townhouse                        |
| County        | WAKE                             |
| Lot (acres)   | 0.08                             |
| Foundation    | No Foundation                    |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Central                          |
| Fireplace     | Yes                              |
| Pool          | No                               |

Deck · 120 ft²

Patio · 84 ft²

Porch · 20 ft²

## CLIMATE RISK

|             |                |               |
|-------------|----------------|---------------|
| 98<br>FLOOD | 16<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 |
|--------------|-----------|----------------------|-------|--------|------|
| Jun 13, 2025 | Financing | Intrafamily Transfer |       |        |      |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Beaverdam Elementary School | Elementary | PK–5   | 0.8 mi   |
| River Bend Middle School    | Middle     | 6–8    | 3.3 mi   |
| Knightdale High School      | High       | 9–12   | 3.6 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 27604

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>130</b><br>CRIME INDEX | <b>83</b><br>AIR POLLUTION | <b>53,411</b><br>POPULATION | <b>\$79K</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 | <b>Absentee owner</b> |
|-----------|-----------------------|