

Single Family Residence

RESIDENTIAL

7109 RIVER BIRCH DR

RALEIGH, NC 27613

\$466,841 TopHap Estimate · \$260 / ft² · confidence 89 · as of Jul 14, 2026



3

BATHS

1,798 ft²

LIVING AREA

0.29 ac

LOT SIZE

1977

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$467K

\$416K low

\$518K high

Last Sale

\$212,500 · Jun 30, 2025

Est. Owner Equity

\$121,841

Loan-to-Value

73%

TAX & ASSESSMENT

Property Tax	\$3,563 (2025)
Assessed Value	\$406,217
Previous Assessed	\$406,217
Assessor Market Value	\$406,217

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Wake
Lot (acres)	0.29
Construction	Frame (Unspecified)
Foundation	Raised (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Porch · 212 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
Jun 23, 2025	Resale	Warranty Deed	\$460,000	\$256	\$345K
Sep 15, 2014	Resale	Grant Deed	\$212,500	\$118	\$125K
Sep 18, 2001	Resale	Grant Deed	\$162,000	\$90	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Jeffreys Grove Elementary School	Elementary	PK–5	0.7 mi
Sanderson High School	High	9–12	2.6 mi

Carroll Magnet Middle School	Middle	6–8	3.5 mi
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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 27613

64 CRIME INDEX	84 AIR POLLUTION	48,931 POPULATION	\$122K 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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