

Single Family Residence **RESIDENTIAL**

6905 RIVER BIRCH DR

RALEIGH, NC 27613

\$640,177 TopHap Estimate · \$223 / ft² · confidence 89 · as of Jul 14, 2026



4

BATHS

2,865 ft²

LIVING AREA

0.3 ac

LOT SIZE

1989

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$640K

\$567K low

\$714K high

Last Sale

\$459,000 · May 16, 2025

Est. Owner Equity

\$240,177

Loan-to-Value

62%

TAX & ASSESSMENT

Property Tax	\$4,673 (2025)
Assessed Value	\$533,521
Previous Assessed	\$533,521
Assessor Market Value	\$533,521

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Wake
Lot (acres)	0.30
Construction	Frame (Unspecified)
Foundation	Raised (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes

Deck · 216 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
May 16, 2025	Resale	Warranty Deed	\$630,000	\$220	\$400K
Jun 4, 2024	Financing	Intrafamily Transfer			\$966K
Jan 25, 2023	Resale	Warranty Deed	\$459,000	\$160	\$475K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Jeffreys Grove Elementary School	Elementary	PK–5	0.6 mi
Sanderson High School	High	9–12	2.5 mi
Carroll Magnet Middle School	Middle	6–8	3.4 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 27613

64 CRIME INDEX	84 AIR POLLUTION	48,931 POPULATION	\$122K MEDIAN IN-COME	60°F AVG TEMP	58% SUNSHINE
-------------------	---------------------	----------------------	--------------------------	------------------	-----------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
-----------	----------------