

Single Family Residence **RESIDENTIAL**

# 705 RIVERVIEW RD

RALEIGH, NC 27610

**\$294,059** TopHap Estimate · \$155 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**2**

BATHS

**1,892 ft<sup>2</sup>**

LIVING AREA

**0.92 ac**

LOT SIZE

**2014**

YEAR BUILT

**1**

STORIES

**7**

ROOMS

## VALUATION

**\$294K**

\$276K low

\$312K high

Last Sale

**\$25,000 · Dec 7, 2012**

Est. Owner Equity

**\$100,509**

Loan-to-Value

**65%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,710 (2025) |
| Assessed Value        | \$420,582      |
| Previous Assessed     | \$420,582      |
| Assessor Market Value | \$420,582      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Conventional            |
| County        | Wake                    |
| Lot (acres)   | 0.92                    |
| Construction  | Frame (Unspecified)     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

Deck · 120 ft²

Porch · 80 ft²

## CLIMATE RISK

100

FLOOD

14

WILDFIRE

45

DROUGHT

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

## TRANSACTION HISTORY

| DATE        | TYPE      | DEED          | PRICE    | \$/FT² | LOAN   |
|-------------|-----------|---------------|----------|--------|--------|
| Oct 8, 2013 | Financing | Trustees Deed |          |        | \$210K |
| Dec 7, 2012 | Resale    | Warranty Deed | \$25,000 | \$13   |        |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Rogers Lane Elementary School | Elementary | PK–5   | 0.8 mi   |
| Knightdale High School        | High       | 9–12   | 4.8 mi   |
| River Bend Middle School      | Middle     | 6–8    | 6.6 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 27610

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>107</b><br>CRIME INDEX | <b>77</b><br>AIR POLLUTION | <b>79,664</b><br>POPULATION | <b>\$70K</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>Owner occupied</b> |
|-----------|-----------------------|