

Townhouse

RESIDENTIAL

116 LEIGHANN RIDGE LN

ROLESVILLE, NC 27571

\$289,602 TopHap Estimate · \$156 / ft² · confidence 90 · as of Jul 14, 2026



3

BATHS

1,856 ft²

LIVING AREA

2,178 ft²

LOT SIZE

2007

YEAR BUILT

2

STORIES

VALUATION

\$290K

\$261K low

\$318K high

Last Sale

\$160,000 · Mar 31, 2009

Est. Owner Equity

\$126,202

Loan-to-Value

56%

TAX & ASSESSMENT

Property Tax	\$3,282 (2025)
Assessed Value	\$322,971
Previous Assessed	\$322,971
Assessor Market Value	\$322,971

PROPERTY FACTS

Property Type	Townhouse
Style	Townhouse
County	Wake
Lot (acres)	0.05
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 150 ft²

Porch · 45 ft²

CLIMATE RISK

1 FLOOD	16 WILDFIRE	45 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 31, 2009	Resale	Warranty Deed	\$160,000	\$86	\$163K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sanford Creek Elementary School	Elementary	PK–5	0.6 mi
Rolesville Middle School	Middle	6–8	0.8 mi
Rolesville High School	High	9–12	1.7 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 27571

33 CRIME INDEX	76 AIR POLLUTION	3,803 POPULATION	\$146K 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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