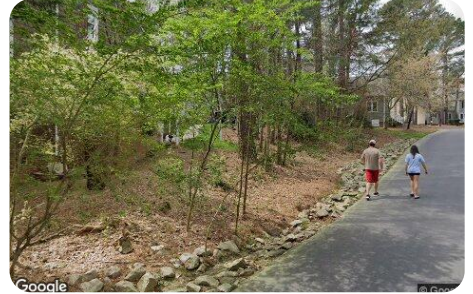


Townhouse **RESIDENTIAL**

6040 EPPING FOREST DR

RALEIGH, NC 27613

\$284,445 TopHap Estimate · \$193 / ft² · confidence 90 · as of Jul 14, 2026



3

BATHS

1,472 ft²

LIVING AREA

1,307 ft²

LOT SIZE

1995

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$284K

\$255K low

\$313K high

Last Sale

\$148,500 · Dec 10, 2015

Est. Owner Equity

\$150,795

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$2,823 (2025)
Assessed Value	\$321,396
Previous Assessed	\$321,396
Assessor Market Value	\$321,396

PROPERTY FACTS

Property Type	Townhouse
Style	Townhouse
County	Wake
Lot (acres)	0.03
Construction	Frame (Unspecified)
Foundation	Raised (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 150 ft²

CLIMATE RISK

56 FLOOD	14 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
Dec 9, 2015	Resale	Warranty Deed	\$148,500	\$101	\$134K
Jan 25, 2013	Resale	Warranty Deed	\$144,500	\$98	\$116K
Aug 2, 2007	Resale	Warranty Deed	\$143,000	\$97	
May 15, 2006	Non-arms-length	Warranty Deed	\$133,000	\$90	\$106K
Oct 26, 2005	Resale	Warranty Deed	\$110,000	\$75	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hilburn Drive Academy	Elementary	PK–8	0.2 mi
Leesville Road High School	High	9–12	1.1 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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