


A Guide to Using the Research Sales Tool

To be successful, an appeal should demonstrate that the subject property either could not have sold for the appraised value as of the effective date of the Real Estate Revaluation, currently January 1, 2024, or that it is not valued equitably with similar properties. This guide will demonstrate how to research sales of comparable homes in a neighborhood.


Real Estate 


Property Search

Research Sales

Request Informal Review

Revenue Neutral Tax Calculator

Publications 

Datafiles 



Wake County Tax Administration Portal

Welcome to Wake County Department of Tax Administration Online Services

Wake County taxpayers can search and view property details, research comparable sales, and submit appeals online using the navigation menu or Quick Link buttons.

View the Property Tax Record for Your Home

Use this option to review a summary of your property record. We recommend that you review the record for errors. Check to be sure your heated area, bathroom count, and other details are accurate.

Property Search

Research Appraised Values or Sale Prices

Use this option to review appraised values, property records, and sale prices of residential and commercial property.

Research Sales

Appeal Your Appraised Value

All property owners have the right to appeal the appraised value of their property. If you believe the value does not reflect fair market value and have information to support your position, or you can document damage or factors that may influence the value, you may want to consider an appeal. An appeal would not be effective if you think your value is accurate but the taxes are too high. The appeals process pertains only to the appraised value.

Request Informal Review

To reach the Research Sales Tool, either select the Research Sales button on the homepage or select the Research Sales option from the dropdown menu under Real Estate.

- Real Estate
- Publications
- Datafiles

Real Estate / Research Sales

If you are appealing the appraised value of your property, consider which properties are most similar to your own and make a note of those sales. These should be included as support for your opinion of value. You may find it helpful to read the [How to Research Sales](#) guide before you begin.

Enter your seven digit Real Estate ID (REID) number. Leading zeros are not required. Select sale type and Click desired sales button. [Help](#)

REID Package Sales Land Sales

[View 2022-2023 Sales](#) [View Neighboring Properties](#) [Spatialest Site](#)

Enter a Real Estate ID in the text box and click a search option. This account will be your subject parcel.

Clicking View 2022-2023 Sales will show only properties that have sold during the two years prior to the effective date of the Real Estate Revaluation.

Clicking View Neighboring Properties will show all properties in the same neighborhood, regardless of when they were last sold.

Clicking Spatialest Site will redirect to a new webpage with a different tool for researching sales. The tool, called Comper, allows you to see a map with the location of comparable properties. Note that Comper is only available for residential properties.

- Real Estate
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Real Estate / Research Sales

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REID Package Sales Land Sales

- [View 2022-2023 Sales](#)
- [View Neighboring Properties](#)
- [Spatial Site](#)

Subject REID: **0077377** Location Address: **604 E YOUNG ST**
 Type/Use: **RESIDENTIAL (SINGLFAM)** Eff. Yr: **2005** Size: **1,020** Story: **1 STORY**
 Sale Price: **\$111,500** Sale Date: **01/07/2014**
[View All Sales](#)

6 SALES FOUND Sale Date: 01/01/2022 - 12/31/2023 VCS: 19R0900-ROLESVILLE RURAL PJ: ROLESVILLE Corporate Limit: ROLESVILLE

<input type="checkbox"/>	REID	Location Address	Type & Use	Eff. Yr	Size	Story	Dist.	Sale Price	Sale Date
<input type="checkbox"/>	0057615	110 N MAIN ST	RESIDENTIAL (SINGLFAM)	1992	2,022	1 STORY	0.5	\$385,000	11/09/2022
<input type="checkbox"/>	0047785	515 S MAIN ST	RESIDENTIAL (SINGLFAM)	1991	1,680	1 STORY	0.9	\$410,000	05/14/2022
<input type="checkbox"/>	0347880	107 SCARBORO ST	RESIDENTIAL (SINGLFAM)	1999	1,759	1 STORY	0.7	\$267,500	04/22/2022
<input type="checkbox"/>	0007312	111 N MAIN ST	RESIDENTIAL (SINGLFAM)	1965	1,264	1 STORY	0.6	\$128,000	03/01/2022
<input type="checkbox"/>	0073580	405 N MAIN ST	RESIDENTIAL (SINGLFAM)	1981	3,274	1 STORY	0.9	\$411,000	03/01/2022
<input type="checkbox"/>	0053743	431 AVERETTE RD	RESIDENTIAL (SINGLFAM)	1986	1,060	1 STORY	1.5	\$215,000	01/08/2022

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[Comparable Property Report](#)

Characteristics of the subject parcel.

Clicking View All Sales will open a new tab. This will show all sales from January 1, 2007 to present.

Summary of the specific search criteria used, and the number of records returned.

Clicking the column header will sort the results by that attribute. By default, sales are sorted by Sale Date in descending order.

The Comparable Sales search uses the same default criteria as the Land Records software used by the Wake County Revenue Department. These are the same sales that were considered by County appraisers on the day the subject property was appraised, along with any that occurred between that date and Jan 1, 2020.

Reviewing these sales will help you form an estimate of what your home might have been able to sell for on Jan 1, 2024. If you do not think your property could reasonably have been expected to sell for the appraised value, you may wish to file an appeal. When appealing, it is recommended that you include or make reference to specific comparable sales in your appeal documentation to support your opinion of value.

The following pages will show you how to create a report in PDF format with information on specific properties. Depending on whether you submit a paper or online appeal, you may find it helpful to save and/or print your report, make annotations, create a spreadsheet, or simply refer to the accounts as part of a written narrative. You will want to communicate clearly to the appraiser reviewing your appeal why you feel these particular sales are the best indication of value.

If you have questions about specific terms or how property is appraised, please refer to the Publications menu at the left side of the screen. There is a list of frequently asked questions (FAQ), a glossary of terms, and a link to the current Schedule of Values (SOV). Pages 6-13 of the SOV give a basic overview of mass appraisal techniques and methods of appraising real estate.

6 SALES FOUND

Sale Date: 01/01/2022 - 12/31/2023

VCS: 19RO900-ROLESVILLE RURAL

PJ: ROLESVILLE

Corporate Limit: ROLESVILLE

<input type="checkbox"/>	REID	Location Address	Type & Use	Eff. Yr	Size	Story	Dist.	Sale Price	Sale Date
<input type="checkbox"/>	0057615	110 N MAIN ST	RESIDENTIAL (SINGLFAM)	1992	2,022	1 STORY	0.5	\$385,000	11/09/2022
<input checked="" type="checkbox"/>	0047785	515 S MAIN ST	RESIDENTIAL (SINGLFAM)	1991	1,680	1 STORY	0.9	\$410,000	05/14/2022
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[Comparable Property Report](#)

Use the checkboxes to flag which properties you want to include in your report. The subject property is always included and will be listed at the top. You can select up to 11 records.

Click the Comparable Property Report button to create the PDF file. It will open in a new tab. You can then save and print your report.

Comparable Property Sales Report

REID	Location Address	Type & Use	Eff. Yr	Size	Story	Distance	Assessed Value	Sale Price	Sale Date
0077377	604 E YOUNG ST	RESIDENTIAL (SINGLFAM)	2005	1,020	1 STORY	0.00	\$140,647	\$111,500	01/07/2014
									
				0077377 01/06/2006					

This is an example of the property information displayed in the report. The subject property is listed first, followed by up to 11 comparables. It includes the same information as the previous screen along with the appraised value, the building sketch, and a photo. If you need to view additional details, please use the Property Search option under the Real Estate menu. If there is more than one building on a parcel, you will only see the building sketch for the first one, but the Size given is the total heated area for all buildings.