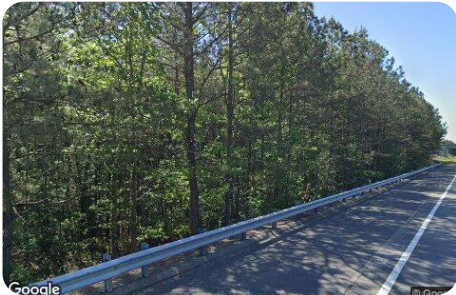
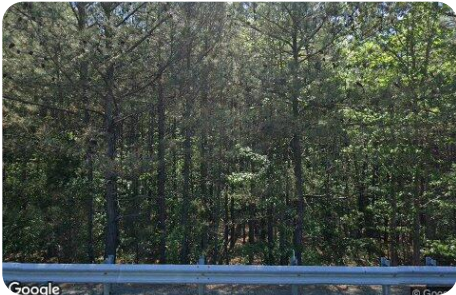


Residential - Vacant Land

RESIDENTIAL

12808 RIVER RD
RICHMOND, VA 23238



4.6 ac

LOT SIZE

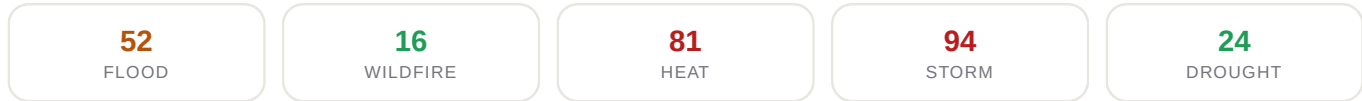
TAX & ASSESSMENT

Property Tax	\$1,870 (2026)
Assessed Value	\$352,800
Previous Assessed	\$336,100
Assessor Market Value	\$352,800

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	GOOCHLAND
Lot (acres)	4.60
Pool	No

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 5, 2023	Resale	Warranty Deed	\$25,000		

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Randolph Elementary School	Elementary	PK–5	9.6 mi
Goochland Middle School	Middle	6–8	14.6 mi
Goochland High School	High	9–12	14.7 mi

District: Goochland County Public 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 23238



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

OWNERSHIP

Occupancy	Absentee owner
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