

Single Family Residence **RESIDENTIAL**

13056 RIVER RD

RICHMOND, VA 23238

\$249,136 TopHap Estimate · \$145 / ft² · confidence 85 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,716 ft²

LIVING AREA

1.93 ac

LOT SIZE

1999

YEAR BUILT

1

STORIES

10

ROOMS

VALUATION

\$249K

\$211K low

\$287K high

Est. Owner Equity

\$147,136

Loan-to-Value

41%

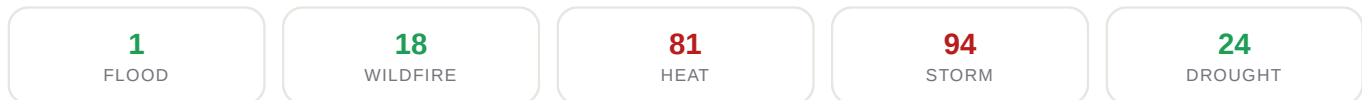
TAX & ASSESSMENT

Property Tax	\$2,132 (2026)
Assessed Value	\$402,300
Previous Assessed	\$386,700
Assessor Market Value	\$402,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	GOOCHLAND
Lot (acres)	1.93
Roof	Composition Shingle
Heating	Heat Pump
Cooling	Yes
Pool	No

CLIMATE RISK



ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Randolph Elementary School	Elementary	PK–5	8.6 mi
Goochland Middle School	Middle	6–8	13.7 mi
Goochland High School	High	9–12	13.7 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

82 CRIME INDEX	92 AIR POLLUTION	27,495 POPULATION	\$110K MEDIAN IN-COME	56°F AVG TEMP	63% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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