

Single Family Residence **RESIDENTIAL**

9120 JAMES RIVERWATCH DR

RICHMOND, VA 23235

\$2,656,625 TopHap Estimate · \$521 / ft² · confidence 84 · as of Jun 23, 2026



3
BEDS

3.5
BATHS

5,096 ft²
LIVING AREA

0.96 ac
LOT SIZE

2015
YEAR BUILT

1
STORIES

11
ROOMS

3
PARKING

VALUATION

\$2.7M

\$2.2M low

\$3.1M high

Last Sale

\$2,650,000 · Mar 24, 2026

Est. Owner Equity

\$404,125

Loan-to-Value

85%

TAX & ASSESSMENT

Property Tax	\$21,096 (2025)
Assessed Value	\$1,866,000
Previous Assessed	\$1,758,000
Assessor Market Value	\$1,866,000

PROPERTY FACTS

Property Type	Single Family Residence
County	RICHMOND CITY
Lot (acres)	0.95
Construction	Wood (Unspecified)
Foundation	No Foundation
Roof	Composition Shingle
Heating	Heat Pump
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 515 ft²

Porch · 341 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 18, 2026	Resale	Bargain And Sale Deed	\$2,650,000	\$520	\$2.3M
Dec 5, 2025	Financing	Transfer On Death Deed			
Jul 18, 2024	Resale	Warranty Deed	\$2,200,000	\$432	\$1.1M
Jan 30, 2020	Resale	Warranty Deed	\$1,421,000	\$279	\$1.3M
May 23, 2019	Quitclaim	Quit Claim Transfer			
May 31, 2013	Resale	Grant Deed	\$352,500	\$69	
Jul 30, 2012	Resale	Trustees Deed	\$495,000	\$97	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
J.B. Fisher Elementary School	Elementary	PK–5	1.3 mi
Huguenot High School	High	9–12	2.0 mi
Lucille M. Brown Middle School	Middle	6–8	3.5 mi

District: Richmond City 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 23235



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

OWNERSHIP

Occupancy	Absentee owner
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