

Single Family Residence **RESIDENTIAL**

9131 JAMES RIVERWATCH DR

RICHMOND, VA 23235

\$2,382,120 TopHap Estimate · \$466 / ft² · confidence 91 · as of Jun 23, 2026



5
BEDS

6
BATHS

5,114 ft²
LIVING AREA

1.49 ac
LOT SIZE

2015
YEAR BUILT

2
STORIES

12
ROOMS

4
PARKING

VALUATION

\$2.4M

\$2.2M low

\$2.6M high

Last Sale

\$2,340,000 · Jan 16, 2025

Est. Owner Equity

\$393,120

Loan-to-Value

83%

TAX & ASSESSMENT

Property Tax	\$19,980 (2025)
Assessed Value	\$1,765,000
Previous Assessed	\$1,665,000
Assessor Market Value	\$1,765,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Richmond City
Lot (acres)	1.49
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Pool	Spa/Hot Tub (Only)

Porch · 1,188 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 9, 2025	Resale	Warranty Deed	\$2,340,000	\$458	\$2M
Oct 15, 2014	Resale	Grant Deed	\$225,000	\$44	
Jul 30, 2012	Resale	Trustees Deed	\$495,000	\$97	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
J.B. Fisher Elementary School	Elementary	PK–5	1.2 mi
Huguenot High School	High	9–12	1.9 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

88 CRIME INDEX	98 AIR POLLUTION	35,853 POPULATION	\$92K MEDIAN IN-COME	57°F AVG TEMP	63% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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