

Single Family Residence

RESIDENTIAL

617 RATCLIFFE AVE

RICHMOND, VA 23222

\$391,198 TopHap Estimate · \$223 / ft² · confidence 89 · as of Jun 23, 2026



4

BEDS

2

BATHS

1,756 ft²

LIVING AREA

0.2 ac

LOT SIZE

1951

YEAR BUILT

1

STORIES

8

ROOMS

VALUATION

\$391K

\$348K low

\$434K high

Last Sale

\$135,000 · Jul 7, 2008

Est. Owner Equity

\$256,198

Loan-to-Value

35%

TAX & ASSESSMENT

Property Tax	\$1,781 (2026)
Assessed Value	\$209,200
Previous Assessed	\$183,700
Assessor Market Value	\$209,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	HENRICO
Lot (acres)	0.20
Foundation	No Foundation
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Pool	No

Shed · 192 ft²

Patio · 224 ft²

Porch · 308 ft²

CLIMATE RISK

1
FLOOD

8
WILDFIRE

81
HEAT

81
STORM

98
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 28, 2008	Resale	Grant Deed	\$135,000	\$77	\$135K
Jan 19, 2007	Resale	Warranty Deed	\$165,000	\$94	\$132K
Jun 20, 2005	Resale	Grant Deed	\$115,000	\$65	\$90K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Glen Lea Elementary School	Elementary	PK–5	1.2 mi
Henrico High School	High	9–12	1.4 mi

Wilder Middle School	Middle	6–8	2.5 mi
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District: Henrico 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 23222

120 CRIME INDEX	89 AIR POLLUTION	23,968 POPULATION	\$60K MEDIAN IN-COME	57°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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