

Single Family Residence **RESIDENTIAL**

5404 MEADOWS RUN

RICHMOND, VA 23223

\$327,404 TopHap Estimate · \$289 / ft² · confidence 85 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,132 ft²

LIVING AREA

0.26 ac

LOT SIZE

1983

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$327K

\$277K low

\$378K high

Last Sale

\$330,000 · Jan 5, 2026

Est. Owner Equity

\$3,382

Loan-to-Value

98%

TAX & ASSESSMENT

Property Tax	\$2,495 (2026)
Assessed Value	\$300,600
Previous Assessed	\$246,900
Assessor Market Value	\$300,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Foyer
County	HENRICO
Lot (acres)	0.26
Roof	Composition Shingle
Heating	Heat Pump
Cooling	Yes
Fireplace	Yes
Pool	No

Deck · 120 ft²

Patio · 120 ft²

CLIMATE RISK

39

FLOOD

13

WILDFIRE

81

HEAT

72

STORM

30

DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 25, 2025	Resale	Warranty Deed	\$330,000	\$292	\$324K
Mar 23, 2016	Resale	Grant Deed	\$146,000	\$129	\$143K
Apr 16, 2014	Resale	Grant Deed	\$75,000	\$66	
Aug 27, 2013	Non-arms-length	Trustees Deed	\$102,700	\$91	
Jan 3, 2008	Resale	Grant Deed	\$204,000	\$180	
Aug 16, 2007	Resale	Grant Deed	\$165,000	\$146	\$165K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fairfield Middle School	Middle	6–8	0.9 mi
Arthur R. Ashe Jr. Elementary School	Elementary	PK–5	1.1 mi
Highland Springs High School	High	9–12	2.1 mi

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 23223

129 CRIME INDEX	95 AIR POLLUTION	52,337 POPULATION	\$63K MEDIAN IN-COME	58°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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