

Single Family Residence **RESIDENTIAL**

718 RATCLIFFE AVE

RICHMOND, VA 23222

\$291,838 TopHap Estimate · \$186 / ft² · confidence 78 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,566 ft²

LIVING AREA

0.22 ac

LOT SIZE

1950

YEAR BUILT

1

STORIES

7

ROOMS

VALUATION

\$292K

\$229K low

\$355K high

Last Sale

\$280,000 · Aug 6, 2024

Est. Owner Equity

\$67,838

Loan-to-Value

76%

TAX & ASSESSMENT

Property Tax	\$2,293 (2026)
Assessed Value	\$273,000
Previous Assessed	\$166,200
Assessor Market Value	\$273,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	HENRICO
Lot (acres)	0.22
Foundation	No Foundation
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Pool	No

Deck · 136 ft²

Porch · 272 ft²

CLIMATE RISK

1
FLOOD

17
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
Aug 2, 2024	Resale	Warranty Deed	\$280,000	\$179	\$224K
Apr 26, 2012	Resale	Grant Deed	\$124,375	\$79	\$105K
Jul 15, 2011	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Glen Lea Elementary School	Elementary	PK–5	1.0 mi
Henrico High School	High	9–12	1.5 mi

Wilder Middle School	Middle	6–8	2.5 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 23222

120 CRIME INDEX	89 AIR POLLUTION	23,968 POPULATION	\$60K MEDIAN IN-COME	57°F AVG TEMP	63% SUNSHINE
---------------------------------------	--	---	--	-------------------------------------	------------------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------