

Single Family Residence **RESIDENTIAL**

5206 MEADOWS RUN

RICHMOND, VA 23223

\$176,156 TopHap Estimate · \$135 / ft² · confidence 70 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,302 ft²

LIVING AREA

0.23 ac

LOT SIZE

1983

YEAR BUILT

2

STORIES

5

ROOMS

VALUATION

\$176K

\$123K low

\$229K high

Est. Owner Equity

\$117,494

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax	\$2,171 (2026)
Assessed Value	\$261,600
Previous Assessed	\$214,300
Assessor Market Value	\$261,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	HENRICO
Lot (acres)	0.23
Roof	Composition Shingle
Heating	Heat Pump
Cooling	Yes
Fireplace	Yes
Pool	No

Shed · 29 ft²

CLIMATE RISK

1
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
Dec 14, 2016	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Fairfield Middle School	Middle	6–8	0.8 mi
Arthur R. Ashe Jr. Elementary School	Elementary	PK–5	1.1 mi
Highland Springs High School	High	9–12	2.2 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	Absentee owner
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