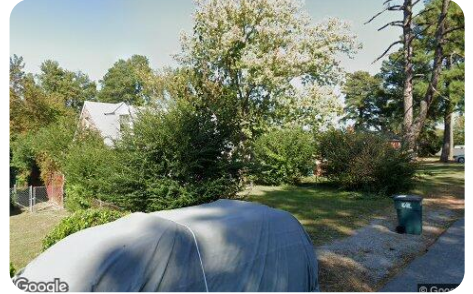


Single Family Residence **RESIDENTIAL**

804 RATCLIFFE AVE

RICHMOND, VA 23222

\$126,169 TopHap Estimate · \$155 / ft² · confidence 78 · as of Jul 14, 2026



3

BEDS

1

BATHS

813 ft²

LIVING AREA

0.16 ac

LOT SIZE

1942

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$126K

\$98K low

\$154K high

Est. Owner Equity

\$109,669

Loan-to-Value

13%

TAX & ASSESSMENT

Property Tax	\$1,336 (2026)
Assessed Value	\$159,000
Previous Assessed	\$127,600
Assessor Market Value	\$159,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	HENRICO
Lot (acres)	0.16
Foundation	No Foundation
Roof	Composition Shingle
Heating	Baseboard
Cooling	None
Fireplace	Yes
Pool	No

Porch · 120 ft²

CLIMATE RISK

1
FLOOD

14
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
Sep 22, 2017	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Glen Lea Elementary School	Elementary	PK–5	0.9 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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