

Single Family Residence

RESIDENTIAL

5401 MEADOWS RUN

RICHMOND, VA 23223

\$256,258 TopHap Estimate · \$226 / ft² · confidence 94 · as of Jul 14, 2026



5

BEDS

3

BATHS

1,132 ft²

LIVING AREA

0.24 ac

LOT SIZE

1983

YEAR BUILT

2

STORIES

9

ROOMS

VALUATION

\$256K

\$241K low

\$272K high

Last Sale

\$195,000 · Nov 7, 2006

Est. Owner Equity

\$61,258

Loan-to-Value

83%

TAX & ASSESSMENT

Property Tax	\$2,681 (2026)
Assessed Value	\$323,000
Previous Assessed	\$265,100
Assessor Market Value	\$323,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Foyer
County	HENRICO
Lot (acres)	0.24
Roof	Composition Shingle
Heating	Heat Pump
Cooling	Yes
Fireplace	Yes
Pool	No

Deck · 120 ft²

Patio · 120 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
Oct 11, 2006	Resale	Grant Deed	\$195,000	\$172	\$156K

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
---------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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