

Single Family Residence **RESIDENTIAL**

5809 RIVER RD

RICHMOND, VA 23226

\$1,037,146 TopHap Estimate · \$244 / ft² · confidence 84 · as of Jul 14, 2026



5
BEDS

4.5
BATHS

4,243 ft²
LIVING AREA

0.89 ac
LOT SIZE

1986
YEAR BUILT

2
STORIES

10
ROOMS

2
PARKING

VALUATION

\$1M

\$866K low

\$1.2M high

Est. Owner Equity

\$1,037,146

TAX & ASSESSMENT

Property Tax	\$9,210 (2026)
Assessed Value	\$1,109,600
Previous Assessed	\$996,500
Assessor Market Value	\$1,109,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	HENRICO
Lot (acres)	0.89
Foundation	No Foundation
Roof	Slate
Heating	Heat Pump
Cooling	Yes
Pool	No

Deck · 658 ft²

Patio · 658 ft²

Porch · 508 ft²

CLIMATE RISK

68

FLOOD

15

WILDFIRE

81

HEAT

87

STORM

98

DROUGHT

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

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Tuckahoe Elementary School	Elementary	KG–5	1.8 mi
Freeman High School	High	9–12	2.9 mi
Tuckahoe Middle School	Middle	6–8	3.4 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 23226

75 CRIME INDEX	94 AIR POLLUTION	17,742 POPULATION	\$133K 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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