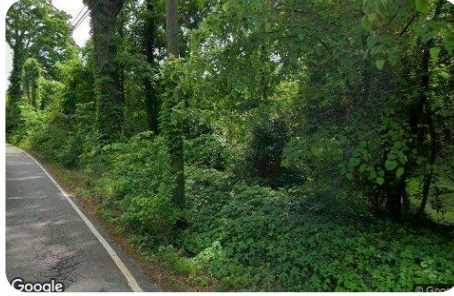


Single Family Residence **RESIDENTIAL**

21 RIVER RD

RICHMOND, VA 23226

\$1,682,886 TopHap Estimate · \$321 / ft² · confidence 89 · as of Jul 14, 2026



5

BEDS

5.5

BATHS

5,238 ft²

LIVING AREA

0.75 ac

LOT SIZE

1937

YEAR BUILT

2

STORIES

10

ROOMS

VALUATION

\$1.7M

\$1.5M low

\$1.9M high

Last Sale

\$2,000,000 · Mar 28, 2022

Est. Owner Equity

\$1,682,886

TAX & ASSESSMENT

Property Tax	\$17,198 (2026)
Assessed Value	\$2,072,100
Previous Assessed	\$1,904,600
Assessor Market Value	\$2,072,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	HENRICO
Lot (acres)	0.75
Roof	Slate
Heating	Radiant
Cooling	Yes
Pool	No

Patio · 760 ft²

Porch · 435 ft²

CLIMATE RISK

1
FLOOD

15
WILDFIRE

81
HEAT

87
STORM

98
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 23, 2022	Resale	Warranty Deed	\$2,000,000	\$382	

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	Owner occupied
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