

Single Family Residence

RESIDENTIAL

1617 EAGLES ROOST CT

RICHMOND, VA 23223

\$393,399

TopHap Estimate · \$102 / ft² · confidence 77 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

3,854 ft²

LIVING AREA

0.28 ac

LOT SIZE

2004

YEAR BUILT

2

STORIES

10

ROOMS

VALUATION

\$393K

\$303K low

\$484K high

Last Sale

\$70,853 · Jul 23, 2004

Est. Owner Equity

\$187,599

Loan-to-Value

53%

TAX & ASSESSMENT

Property Tax	\$4,104 (2026)
Assessed Value	\$494,500
Previous Assessed	\$461,400
Assessor Market Value	\$494,500

PROPERTY FACTS

Property Type	Single Family Residence
County	HENRICO
Lot (acres)	0.28
Foundation	No Foundation
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Pool	No

Deck · 400 ft²

Porch · 480 ft²

CLIMATE RISK

43

FLOOD

13

WILDFIRE

81

HEAT

75

STORM

30

DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 14, 2004	Resale	Grant Deed	\$302,990	\$79	\$144K
Jul 13, 2004	Resale	Grant Deed	\$70,853	\$18	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Harvie Elementary School	Elementary	PK–5	0.5 mi
Fairfield Middle School	Middle	6–8	2.1 mi
Highland Springs High School	High	9–12	3.5 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 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
-----------	-----------------------