

Single Family Residence **RESIDENTIAL**

445 RIVERGATE DR

RICHMOND, VA 23238

\$2,937,822 TopHap Estimate · \$303 / ft² · confidence 92 · as of Jul 14, 2026

4
BEDS

6
BATHS

9,706 ft²
LIVING AREA

2.8 ac
LOT SIZE

1999
YEAR BUILT

1
STORIES

12
ROOMS

5
PARKING

VALUATION

\$2.9M

\$2.7M low

\$3.2M high

Last Sale

\$2,100,000 · Dec 4, 2020

Est. Owner Equity

\$1,387,822

Loan-to-Value

54%

TAX & ASSESSMENT

Property Tax

\$19,064 (2026)

Assessed Value

\$3,596,900

Previous Assessed

\$3,431,100

Assessor Market Value

\$3,596,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	GOOCHLAND
Lot (acres)	2.80
Roof	Composition Shingle
Heating	Heat Pump
Cooling	Yes
Fireplace	Yes
Pool	Yes

Tennis court

Patio · 648 ft²

CLIMATE RISK

1 FLOOD	18 WILDFIRE	81 HEAT	94 STORM	98 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 19, 2020	Resale	Warranty Deed	\$2,100,000	\$216	\$1.1M
Jul 3, 2013	Resale	Warranty Deed	\$2,079,000	\$214	\$2M
Aug 25, 2010	Resale	Bargain And Sale Deed	\$200,000	\$21	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Randolph Elementary School	Elementary	PK–5	11.1 mi
Goochland Middle School	Middle	6–8	16.3 mi
Goochland High School	High	9–12	16.3 mi

District: Goochland 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 23238

82 CRIME INDEX	92 AIR POLLUTION	27,495 POPULATION	\$110K MEDIAN IN-COME	56°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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