

Single Family Residence **RESIDENTIAL**

# 444 RIVERGATE DR

RICHMOND, VA 23238

**\$1,785,460** TopHap Estimate · \$237 / ft<sup>2</sup> · confidence 87 · as of Jul 14, 2026

**6**  
BEDS

**5.5**  
BATHS

**7,548 ft<sup>2</sup>**  
LIVING AREA

**3.22 ac**  
LOT SIZE

**2002**  
YEAR BUILT

**2**  
STORIES

**12**  
ROOMS

**3**  
PARKING

## VALUATION

**\$1.8M**

\$1.5M low

\$2M high

Est. Owner Equity

**\$1,785,460**

## TAX & ASSESSMENT

|                       |                        |
|-----------------------|------------------------|
| Property Tax          | <b>\$11,393 (2026)</b> |
| Assessed Value        | <b>\$2,149,700</b>     |
| Previous Assessed     | <b>\$2,054,300</b>     |
| Assessor Market Value | <b>\$2,149,700</b>     |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Custom Design           |
| County        | GOOCHLAND               |
| Lot (acres)   | 3.22                    |
| Roof          | Composition Shingle     |
| Heating       | Heat Pump               |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Pool          | Yes                     |

Patio · 1,744 ft²

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 18<br>WILDFIRE | 81<br>HEAT | 94<br>STORM | 98<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE | \$/FT² | LOAN |
|--------------|-----------|----------------------|-------|--------|------|
| Feb 26, 2009 | Financing | Intrafamily Transfer |       |        |      |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Randolph Elementary School | Elementary | PK–5   | 11.1 mi  |
| Goochland Middle School    | Middle     | 6–8    | 16.4 mi  |
| Goochland High School      | High       | 9–12   | 16.4 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

|                                      |                                        |                                         |                                             |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|
| <div>82</div> <div>CRIME INDEX</div> | <div>92</div> <div>AIR POLLUTION</div> | <div>27,495</div> <div>POPULATION</div> | <div>\$110K</div> <div>MEDIAN IN-COME</div> | <div>56°F</div> <div>AVG TEMP</div> | <div>63%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|

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

|
 OWNERSHIP

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