

Single Family Residence **RESIDENTIAL**

12744 RIVER RD

RICHMOND, VA 23238

\$1,225,396 TopHap Estimate · \$220 / ft² · confidence 92 · as of Jul 14, 2026



5
BEDS

5.5
BATHS

5,572 ft²
LIVING AREA

3.73 ac
LOT SIZE

1978
YEAR BUILT

2
STORIES

10
ROOMS

4
PARKING

VALUATION

\$1.2M

\$1.1M low

\$1.3M high

Last Sale

\$925,000 · Dec 14, 2018

Est. Owner Equity

\$509,396

Loan-to-Value

51%

TAX & ASSESSMENT

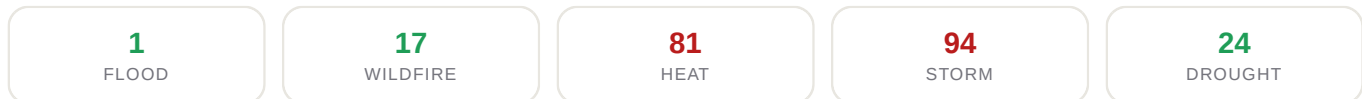
Property Tax	\$7,520 (2026)
Assessed Value	\$1,418,900
Previous Assessed	\$1,370,800
Assessor Market Value	\$1,418,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	GOOCHLAND
Lot (acres)	3.73
Roof	Composition Shingle
Heating	Heat Pump
Cooling	Yes
Fireplace	Yes
Pool	No

Stable Patio · 1,464 ft² Greenhouse

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 5, 2018	Resale	Warranty Deed	\$925,000	\$166	\$740K
Sep 28, 2015	Financing	Deed			
Apr 9, 2012	Resale	Warranty Deed	\$505,000	\$91	\$404K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Randolph Elementary School	Elementary	PK–5	9.9 mi
Goochland Middle School	Middle	6–8	14.9 mi
Goochland High School	High	9–12	15.0 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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