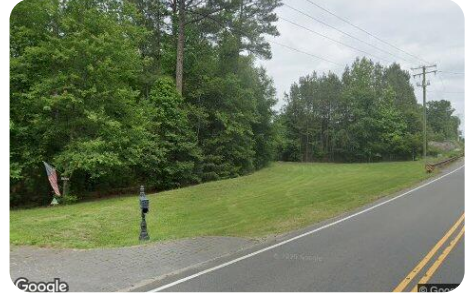


Single Family Residence **RESIDENTIAL**

12840 RIVER RD

RICHMOND, VA 23238

\$1,131,100 TopHap Estimate · \$350 / ft² · confidence 86 · as of Jun 23, 2026



2
BEDS

2.5
BATHS

3,236 ft²
LIVING AREA

4.16 ac
LOT SIZE

2005
YEAR BUILT

1
STORIES

9
ROOMS

4
PARKING

VALUATION

\$1.1M

\$973K low

\$1.3M high

Est. Owner Equity

\$956,749

Loan-to-Value

15%

TAX & ASSESSMENT

Property Tax	\$5,294 (2026)
Assessed Value	\$998,900
Previous Assessed	\$966,100
Assessor Market Value	\$998,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	GOOCHLAND
Lot (acres)	4.16
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Heat Pump
Cooling	Yes
Pool	No

CLIMATE RISK

47 FLOOD	16 WILDFIRE	81 HEAT	94 STORM	24 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 22, 2018	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Randolph Elementary School	Elementary	PK–5	9.5 mi
Goochland Middle School	Middle	6–8	14.4 mi
Goochland High School	High	9–12	14.5 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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