

Single Family Residence **RESIDENTIAL**

# 12760 RIVER RD

RICHMOND, VA 23238

**\$379,660** TopHap Estimate · \$282 / ft<sup>2</sup> · confidence 88 · as of Jun 23, 2026



**3**  
BEDS

**1.5**  
BATHS

**1,344 ft<sup>2</sup>**  
LIVING AREA

**1.03 ac**  
LOT SIZE

**1962**  
YEAR BUILT

**1**  
STORIES

**7**  
ROOMS

## VALUATION

**\$380K**

\$334K low

\$425K high

Est. Owner Equity

**\$379,660**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,012 (2026) |
| Assessed Value        | \$379,700      |
| Previous Assessed     | \$364,700      |
| Assessor Market Value | \$379,700      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Conventional            |
| County        | GOOCHLAND               |
| Lot (acres)   | 1.03                    |
| Roof          | Composition Shingle     |
| Heating       | Heat Pump               |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE | \$/FT <sup>2</sup> | LOAN |
|--------------|-----------|----------------------|-------|--------------------|------|
| Jun 16, 2023 | Financing | Intrafamily Transfer |       |                    |      |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Randolph Elementary School | Elementary | PK–5   | 9.8 mi   |
| Goochland Middle School    | Middle     | 6–8    | 14.8 mi  |
| Goochland High School      | High       | 9–12   | 14.8 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

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

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|