

Single Family Residence **RESIDENTIAL**

12985 RIVER RD

RICHMOND, VA 23238

\$837,184 TopHap Estimate · \$210 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

4

BATHS

3,988 ft²

LIVING AREA

2.89 ac

LOT SIZE

1994

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$837K

\$767K low

\$907K high

Est. Owner Equity

\$26,784

Loan-to-Value

91%

TAX & ASSESSMENT

Property Tax	\$6,508 (2026)
Assessed Value	\$1,227,900
Previous Assessed	\$1,179,100
Assessor Market Value	\$1,227,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	GOOCHLAND
Lot (acres)	2.89
Roof	Composition Shingle
Heating	Heat Pump
Cooling	Yes
Pool	No

Patio · 480 ft²

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Randolph Elementary School	Elementary	PK–5	8.9 mi
Goochland Middle School	Middle	6–8	13.9 mi
Goochland High School	High	9–12	14.0 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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