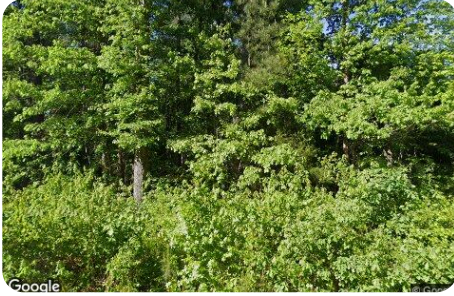


Single Family Residence **RESIDENTIAL**

12756 RIVER RD

RICHMOND, VA 23238

\$1,055,541 TopHap Estimate · \$1,508 / ft² · confidence 42 · as of Jul 14, 2026



3
BEDS

1
BATHS

700 ft²
LIVING AREA

2.95 ac
LOT SIZE

1960
YEAR BUILT

1
STORIES

5
ROOMS

1
PARKING

VALUATION

\$1.1M

\$444K low

\$1.7M high

Est. Owner Equity

\$1,055,541

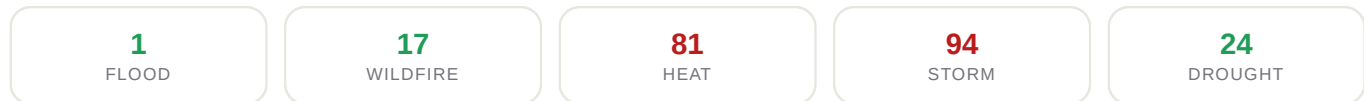
TAX & ASSESSMENT

Property Tax	\$1,948 (2026)
Assessed Value	\$367,600
Previous Assessed	\$351,600
Assessor Market Value	\$367,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	GOOCHLAND
Lot (acres)	2.95
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Cooling	Central
Garage	Carport (Unspecified)
Pool	No

CLIMATE RISK



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

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	14.9 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	Absentee owner
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