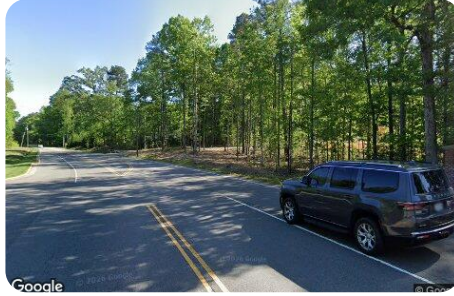


Residential (General/Single) **RESIDENTIAL**

12929 RIVER RD

RICHMOND, VA 23238

\$814,589 TopHap Estimate · confidence 95 · as of Jul 14, 2026



2.67 ac
LOT SIZE

1986
YEAR BUILT

1
STORIES

VALUATION

\$815K

\$773K low

\$856K high

Last Sale

\$800,000 · May 15, 2024

Est. Owner Equity

\$814,589

TAX & ASSESSMENT

Property Tax	\$1,580 (2026)
Assessed Value	\$298,200
Assessor Market Value	\$298,200

PROPERTY FACTS

Property Type	Residential (General/Single)
Style	Cape Cod
County	GOOCHLAND
Lot (acres)	2.67
Roof	Wood Shingle
Heating	Heat Pump
Pool	No

CLIMATE RISK

41
FLOOD

16
WILDFIRE

81
HEAT

94
STORM

24
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 9, 2024	Resale	Warranty Deed	\$800,000		
Aug 24, 2015	Financing	Special Warranty Deed			
Apr 3, 2009	Financing	Gift Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Randolph Elementary School	Elementary	PK–5	9.1 mi
Goochland Middle School	Middle	6–8	14.1 mi
Goochland High School	High	9–12	14.1 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
-------------------	---------------------	----------------------	--------------------------	------------------	-----------------

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

OWNERSHIP

Occupancy	Absentee owner
-----------	----------------