

Single Family Residence **RESIDENTIAL**

# 453 RIVERGATE DR

RICHMOND, VA 23238

**\$3,306,521** TopHap Estimate · \$398 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**6**

BEDS

**6**

BATHS

**8,316 ft<sup>2</sup>**

LIVING AREA

**6.01 ac**

LOT SIZE

**1999**

YEAR BUILT

**2**

STORIES

**14**

ROOMS

**2**

PARKING

## VALUATION

**\$3.3M**

\$3.1M low

\$3.5M high

Est. Owner Equity

**\$3,306,521**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$24,216 (2026) |
| Assessed Value        | \$4,569,000     |
| Previous Assessed     | \$4,350,100     |
| Assessor Market Value | \$4,569,000     |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Custom Design           |
| County        | GOOCHLAND               |
| Lot (acres)   | 6.01                    |
| Roof          | Slate                   |
| Heating       | Heat Pump               |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Garage        | Mixed                   |
| Pool          | Spa/Hot Tub (Only)      |

Tennis court Wet bar Patio · 11,685 ft² Porch · 275 ft²

## CLIMATE RISK

19  
FLOOD

17  
WILDFIRE

81  
HEAT

94  
STORM

98  
DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED | PRICE | \$/FT² | LOAN |
|--------------|-----------|------|-------|--------|------|
| Apr 29, 2022 | Financing | Deed |       |        |      |
| Apr 29, 2022 | Financing | Deed |       |        |      |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Randolph Elementary School | Elementary | PK–5   | 11.1 mi  |
| Goochland Middle School    | Middle     | 6–8    | 16.3 mi  |
| Goochland High School      | High       | 9–12   | 16.3 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> |
|-----------|-----------------------|