

Single Family Residence

RESIDENTIAL

1605 RIVER ROCK REACH

CHESAPEAKE, VA 23321

\$894,837 TopHap Estimate · \$226 / ft² · confidence 94 · as of Jul 14, 2026



5

BEDS

3.5

BATHS

3,953 ft²

LIVING AREA

0.93 ac

LOT SIZE

2004

YEAR BUILT

2

STORIES

10

ROOMS

2

PARKING

VALUATION

\$895K

\$837K low

\$953K high

Last Sale

\$865,000 · Aug 22, 2025

Est. Owner Equity

\$375,837

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$7,327 (2025)
Assessed Value	\$725,400
Previous Assessed	\$708,000
Assessor Market Value	\$725,400

PROPERTY FACTS

Property Type	Single Family Residence
County	CHESAPEAKE CITY
Lot (acres)	0.93
Construction	Brick
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

Deck Patio · 704 ft² Porch · 24 ft²

CLIMATE RISK

75
FLOOD

16
WILDFIRE

79
HEAT

78
STORM

10
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 20, 2025	Resale	Bargain And Sale Deed	\$865,000	\$219	\$519K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Jolliff Middle School	Middle	6–8	0.6 mi
Edwin W. Chittum Elementary School	Elementary	PK–5	1.2 mi
Western Branch High School	High	9–12	3.6 mi

District: Chesapeake City 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 23321

79 CRIME INDEX	83 AIR POLLUTION	37,912 POPULATION	\$105K MEDIAN IN-COME	59°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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