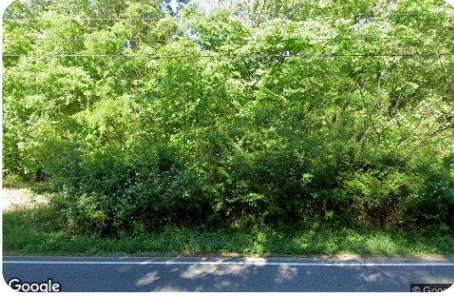


Single Family Residence **RESIDENTIAL**

12890 RIVER RD

RICHMOND, VA 23238

\$258,210 TopHap Estimate · \$202 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,276 ft²

LIVING AREA

5.77 ac

LOT SIZE

1950

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$258K

\$230K low

\$287K high

Est. Owner Equity

\$258,210

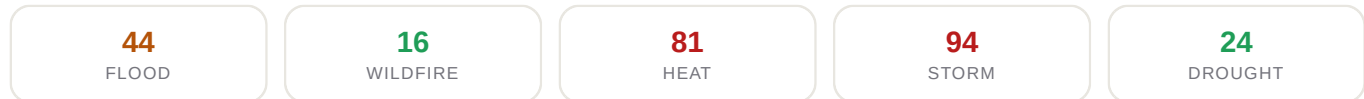
TAX & ASSESSMENT

Property Tax	\$2,056 (2026)
Assessed Value	\$387,900
Previous Assessed	\$374,500
Assessor Market Value	\$387,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cottage
County	GOOCHLAND
Lot (acres)	5.77
Roof	Composition Shingle
Heating	None
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Randolph Elementary School	Elementary	PK–5	9.3 mi
Goochland Middle School	Middle	6–8	14.3 mi
Goochland High School	High	9–12	14.3 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

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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