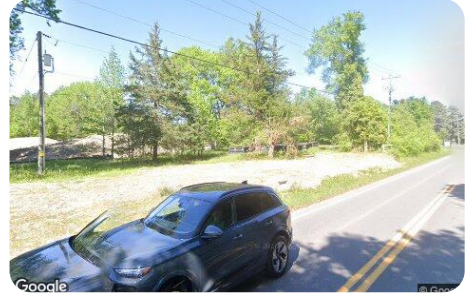


Single Family Residence **RESIDENTIAL**

12310 RIVER RD

RICHMOND, VA 23238

\$400,989 TopHap Estimate · \$138 / ft² · confidence 81 · as of Jun 23, 2026



3

BEDS

2.5

BATHS

2,897 ft²

LIVING AREA

2.58 ac

LOT SIZE

1922

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$401K

\$325K low

\$477K high

Last Sale

\$1,775,000 · Aug 31, 2023

Est. Owner Equity

\$400,989

TAX & ASSESSMENT

Property Tax	\$2,060 (2026)
Assessed Value	\$388,700
Previous Assessed	\$380,100
Assessor Market Value	\$388,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	GOOCHLAND
Lot (acres)	2.58
Heating	Heat Pump
Cooling	Yes
Fireplace	Yes
Pool	No

Stable

Deck · 405 ft²

CLIMATE RISK

1

FLOOD

18

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
Mar 26, 2026	Financing	Deed			
Aug 29, 2023	Resale	Warranty Deed	\$1,775,000	\$613	
Aug 14, 2020	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Randolph Elementary School	Elementary	PK–5	11.2 mi
Goochland Middle School	Middle	6–8	16.4 mi
Goochland High School	High	9–12	16.5 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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