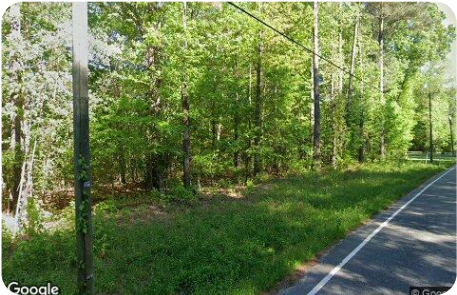


Residential - Vacant Land

RESIDENTIAL

13066 RIVER RD
RICHMOND, VA 23238



2.99 ac
LOT SIZE

VALUATION

Last Sale \$115,000 · Jul 1, 2005

TAX & ASSESSMENT

Property Tax	\$1,209 (2025)
Assessed Value	\$228,200
Previous Assessed	\$213,300
Assessor Market Value	\$228,200

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	Goochland
Lot (acres)	2.99
Heating	None
Pool	No

CLIMATE RISK

1 FLOOD	17 WILDFIRE	81 HEAT	94 STORM	24 DROUGHT
------------	----------------	------------	-------------	---------------

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 28, 2005	Resale	Deed	\$115,000		
Mar 15, 2005	Financing	Gift Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Randolph Elementary School	Elementary	PK–5	8.6 mi
Goochland Middle School	Middle	6–8	13.6 mi
Goochland High School	High	9–12	13.7 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.