

Single Family Residence **RESIDENTIAL**

12754 RIVER RD

RICHMOND, VA 23238

\$985,760 TopHap Estimate · \$522 / ft² · confidence 51 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,890 ft²

LIVING AREA

2.03 ac

LOT SIZE

2000

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$986K

\$506K low

\$1.5M high

Est. Owner Equity

\$985,760

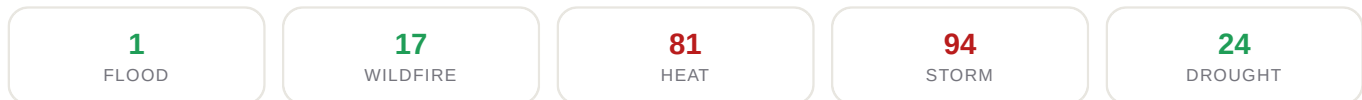
TAX & ASSESSMENT

Property Tax	\$2,928 (2026)
Assessed Value	\$552,500
Previous Assessed	\$531,100
Assessor Market Value	\$552,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	GOOCHLAND
Lot (acres)	2.03
Roof	Composition Shingle
Heating	Heat Pump
Cooling	Yes
Pool	No

CLIMATE RISK



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

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Randolph Elementary School	Elementary	PK–5	9.8 mi
Goochland Middle School	Middle	6–8	14.8 mi
Goochland High School	High	9–12	14.9 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	Owner occupied
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