

Single Family Residence **RESIDENTIAL**

# 8806 PROCTORS RUN DR

RICHMOND, VA 23237

**\$395,290** TopHap Estimate · \$141 / ft<sup>2</sup> · confidence 88 · as of Jul 14, 2026



**5**  
BEDS

**3**  
BATHS

**2,810 ft<sup>2</sup>**  
LIVING AREA

**0.21 ac**  
LOT SIZE

**2016**  
YEAR BUILT

**2**  
STORIES

**9**  
ROOMS

**2**  
PARKING

## VALUATION

**\$395K**

\$346K low

\$444K high

Last Sale

**\$310,000 · Jul 1, 2016**

Est. Owner Equity

**\$58,804**

Loan-to-Value

**80%**

## TAX & ASSESSMENT

|                       |             |
|-----------------------|-------------|
| Property Tax          | \$25 (2026) |
| Assessed Value        | \$471,800   |
| Previous Assessed     | \$457,100   |
| Assessor Market Value | \$471,800   |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Traditional/Old         |
| County        | CHESTERFIELD            |
| Lot (acres)   | 0.21                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Composition Shingle     |
| Heating       | Heat Pump               |
| Cooling       | Yes                     |
| Pool          | No                      |

Deck · 120 ft²

Patio · 120 ft²

Porch · 120 ft²

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE     | \$/FT² | LOAN   |
|--------------|--------|------------|-----------|--------|--------|
| Jun 24, 2016 | Resale | Grant Deed | \$310,000 | \$110  | \$310K |
| Dec 28, 2015 | Resale | Grant Deed | \$140,000 | \$50   |        |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Salem Church Middle School | Middle     | 6–8    | 1.9 mi   |
| Beulah Elementary School   | Elementary | PK–5   | 1.9 mi   |
| Lloyd C. Bird High School  | High       | 9–12   | 2.1 mi   |

District: Chesterfield 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 23237

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>109</b><br>CRIME INDEX | <b>95</b><br>AIR POLLUTION | <b>29,174</b><br>POPULATION | <b>\$79K</b><br>MEDIAN IN-COME | <b>58°F</b><br>AVG TEMP | <b>63%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|