

Single Family Residence **RESIDENTIAL**

12788 RIVER RD

RICHMOND, VA 23238

\$1,015,988 TopHap Estimate · \$1,058 / ft² · confidence 42 · as of Jul 14, 2026



2
BEDS

1
BATHS

960 ft²
LIVING AREA

0.89 ac
LOT SIZE

1970
YEAR BUILT

1
STORIES

5
ROOMS

VALUATION

\$1M

\$427K low

\$1.6M high

Est. Owner Equity

\$1,015,988

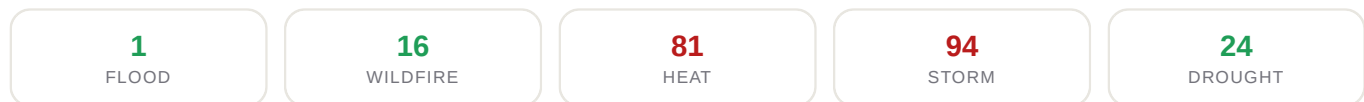
TAX & ASSESSMENT

Property Tax	\$1,498 (2026)
Assessed Value	\$282,600
Previous Assessed	\$270,900
Assessor Market Value	\$282,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	GOOCHLAND
Lot (acres)	0.89
Roof	Composition Shingle
Heating	Baseboard
Cooling	Central
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	9.7 mi
Goochland Middle School	Middle	6–8	14.7 mi
Goochland High School	High	9–12	14.8 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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