

Single Family Residence **RESIDENTIAL**

12766 RIVER RD

RICHMOND, VA 23238

\$1,561,179 TopHap Estimate · \$315 / ft² · confidence 69 · as of Jul 14, 2026



4
BEDS

4.5
BATHS

4,953 ft²
LIVING AREA

9.03 ac
LOT SIZE

2006
YEAR BUILT

2
STORIES

10
ROOMS

4
PARKING

VALUATION

\$1.6M

\$1.1M low

\$2M high

Last Sale

\$875,000 · Sep 7, 2006

Est. Owner Equity

\$857,479

Loan-to-Value

46%

TAX & ASSESSMENT

Property Tax	\$9,080 (2026)
Assessed Value	\$1,713,300
Previous Assessed	\$1,647,000
Assessor Market Value	\$1,713,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	GOOCHLAND
Lot (acres)	9.03
Roof	Composition Shingle
Heating	Heat Pump
Cooling	Yes
Fireplace	Yes
Pool	No

Deck · 614 ft²

CLIMATE RISK

10
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	\$/FT²	LOAN
Aug 4, 2006	Resale	Deed	\$875,000	\$177	\$700K

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	14.8 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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