

Single Family Residence **RESIDENTIAL**

9150 JAMES RIVERWATCH DR

RICHMOND, VA 23235

\$1,585,915 TopHap Estimate · \$280 / ft² · confidence 88 · as of Jul 14, 2026



4

BEDS

3

BATHS

5,663 ft²

LIVING AREA

0.85 ac

LOT SIZE

2009

YEAR BUILT

2

STORIES

11

ROOMS

2

PARKING

VALUATION

\$1.6M

\$1.4M low

\$1.8M high

Last Sale

\$1,315,000 · Apr 22, 2021

Est. Owner Equity

\$1,585,915

TAX & ASSESSMENT

Property Tax	\$19,356 (2025)
Assessed Value	\$1,736,000
Previous Assessed	\$1,613,000
Assessor Market Value	\$1,736,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	Richmond City
Lot (acres)	0.85
Construction	Wood (Unspecified)
Foundation	Raised (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes

Porch · 528 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 16, 2021	Resale	Warranty Deed	\$1,315,000	\$232	
Nov 23, 2016	Financing	Trustees Deed			\$408K
Nov 9, 2015	Quitclaim	Quit Claim Transfer			
Apr 30, 2012	Resale	Warranty Deed	\$1,275,000	\$225	\$417K
Jul 29, 2008	Resale	Grant Deed	\$410,000	\$72	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
J.B. Fisher Elementary School	Elementary	PK–5	1.2 mi
Huguenot High School	High	9–12	2.0 mi
Lucille M. Brown Middle School	Middle	6–8	3.6 mi

District: Richmond City 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 23235

88 CRIME INDEX	98 AIR POLLUTION	35,853 POPULATION	\$92K MEDIAN IN-COME	57°F AVG TEMP	63% SUNSHINE
--------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------