

Single Family Residence **RESIDENTIAL**

13009 RIVER RD

RICHMOND, VA 23238

\$1,848,624 TopHap Estimate · \$320 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

6

BATHS

5,773 ft²

LIVING AREA

9.74 ac

LOT SIZE

1999

YEAR BUILT

2

STORIES

10

ROOMS

4

PARKING

VALUATION

\$1.8M

\$1.7M low

\$2M high

Est. Owner Equity

\$1,848,624

TAX & ASSESSMENT

Property Tax	\$14,055 (2026)
Assessed Value	\$2,651,900
Previous Assessed	\$2,565,100
Assessor Market Value	\$2,651,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	GOOCHLAND
Lot (acres)	9.74
Roof	Composition Shingle
Heating	Heat Pump
Cooling	Yes
Fireplace	Yes
Pool	Yes

Porch · 518 ft²

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Randolph Elementary School	Elementary	PK–5	8.8 mi
Goochland Middle School	Middle	6–8	13.8 mi
Goochland High School	High	9–12	13.8 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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