

Single Family Residence **RESIDENTIAL**

449 RIVER RUN DR

HARTFIELD, VA 23071

\$362,991 TopHap Estimate · \$252 / ft² · confidence 87 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,440 ft²

LIVING AREA

6.55 ac

LOT SIZE

1998

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$363K

\$317K low

\$409K high

Last Sale

\$340,000 · May 18, 2021

Est. Owner Equity

\$90,991

Loan-to-Value

76%

TAX & ASSESSMENT

Property Tax	\$1,593 (2025)
Assessed Value	\$261,200
Assessor Market Value	\$261,200

PROPERTY FACTS

Property Type	Single Family Residence
County	MIDDLESEX
Lot (acres)	6.55
Roof	Composition Shingle
Heating	Heat Pump
Cooling	Yes
Fireplace	Yes
Pool	No

Deck · 168 ft²

Patio · 576 ft²

Porch · 150 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 7, 2021	Resale	Warranty Deed	\$340,000	\$236	\$272K
Oct 13, 2016	Resale	Warranty Deed	\$216,900	\$151	\$174K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
St. Clare Walker Middle School	Middle	6–8	4.5 mi
Middlesex Elementary School	Elementary	PK–5	4.5 mi
Middlesex High School	High	9–12	9.7 mi

District: Middlesex 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 23071

101 CRIME INDEX	86 AIR POLLUTION	1,223 POPULATION	\$76K MEDIAN IN-COME	58°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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