

Single Family Residence **RESIDENTIAL**

# 7401 INDIAN RIVER RUN

HENRICO, VA 23231

**\$507,450** TopHap Estimate · \$243 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**

BEDS

**3.5**

BATHS

**2,086 ft<sup>2</sup>**

LIVING AREA

**2023**

YEAR BUILT

**1**

STORIES

**7**

ROOMS

**2**

PARKING

## VALUATION

**\$507K**

\$484K low

\$531K high

Last Sale

**\$515,700 · Jul 2, 2026**

Est. Owner Equity

**\$25,373**

Loan-to-Value

**95%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,280 (2026) |
| Assessed Value        | \$511,700      |
| Previous Assessed     | \$497,300      |
| Assessor Market Value | \$511,700      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| County        | HENRICO                          |
| Roof          | Composition Shingle              |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Yes                              |
| Pool          | No                               |

Porch · 332 ft²

## CLIMATE RISK

**1**  
FLOOD

**15**  
WILDFIRE

**82**  
HEAT

**76**  
STORM

**30**  
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                   | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|------------------------|-----------|--------|--------|
| Jun 26, 2026 | Resale    | Bargain And Sale Deed  | \$515,700 | \$247  | \$482K |
| Oct 6, 2025  | Financing | Transfer On Death Deed |           |        |        |
| Nov 1, 2024  | Resale    | Warranty Deed          | \$558,356 | \$268  |        |
| Apr 24, 2024 | Resale    | Special Warranty Deed  | \$630,000 | \$302  |        |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Varina High School        | High       | 9–12   | 1.0 mi   |
| Rolfe Middle School       | Middle     | 6–8    | 1.4 mi   |
| Mehfoud Elementary School | Elementary | PK–2   | 3.0 mi   |

District: Henrico 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 23231

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>115</b><br>CRIME INDEX | <b>95</b><br>AIR POLLUTION | <b>37,353</b><br>POPULATION | <b>\$80K</b><br>MEDIAN IN-COME | <b>59°F</b><br>AVG TEMP | <b>63%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|