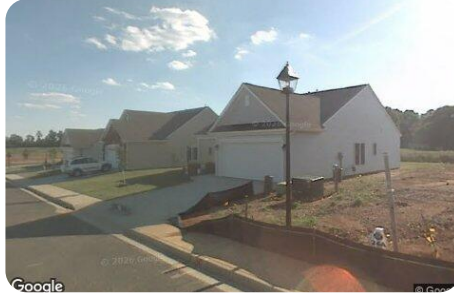


Single Family Residence **RESIDENTIAL**

7415 INDIAN RIVER RUN

HENRICO, VA 23231

\$374,752 TopHap Estimate · \$199 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,886 ft²

LIVING AREA

2024

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$375K

\$354K low

\$396K high

Last Sale

\$480,283 · Jan 9, 2025

Est. Owner Equity

\$0

Loan-to-Value

169%

TAX & ASSESSMENT

Property Tax	\$3,845 (2026)
Assessed Value	\$463,300
Previous Assessed	\$73,000
Assessor Market Value	\$463,300

PROPERTY FACTS

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

Porch · 88 ft²

CLIMATE RISK

1
FLOOD

16
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
Jan 8, 2025	Resale	Warranty Deed	\$480,283	\$255	\$145K
Dec 30, 2024	Resale	Special Warranty Deed	\$105,000	\$56	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Varina High School	High	9–12	1.0 mi
Rolfe Middle School	Middle	6–8	1.5 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

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

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

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------