

Residential - Vacant Land

RESIDENTIAL

12409 BLUFFTON RIDGE CT

RICHMOND, VA 23238

0.4 ac

LOT SIZE

TAX & ASSESSMENT

Property Tax	\$1,500 (2026)
Assessed Value	\$283,000
Previous Assessed	\$270,000
Assessor Market Value	\$283,000

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	GOOCHLAND
Lot (acres)	0.40
Pool	No

CLIMATE RISK

1

FLOOD

20

WILDFIRE

81

HEAT

94

STORM

24

DROUGHT

Scores 0–100; higher = greater projected risk.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Randolph Elementary School	Elementary	PK–5	10.0 mi
Goochland Middle School	Middle	6–8	15.3 mi
Goochland High School	High	9–12	15.3 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	Absentee owner
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