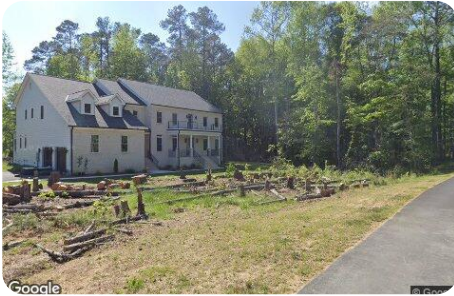


Single Family Residence **RESIDENTIAL**

445 RIVER NOTCH DR

RICHMOND, VA 23238

\$1,514,646 TopHap Estimate · confidence 87 · as of Jul 14, 2026



2.39 ac
LOT SIZE

2025
YEAR BUILT

2
STORIES

VALUATION

\$1.5M

\$1.3M low

\$1.7M high

Last Sale	\$1,500,000 · Jan 2, 2026
Est. Owner Equity	\$314,646
Loan-to-Value	80%

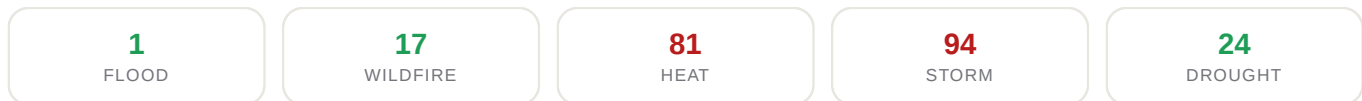
TAX & ASSESSMENT

Property Tax	\$9,659 (2026)
Assessed Value	\$1,822,500
Previous Assessed	\$1,739,400
Assessor Market Value	\$1,822,500

PROPERTY FACTS

Property Type	Single Family Residence
County	GOOCHLAND
Lot (acres)	2.39
Roof	Composition Shingle
Heating	Heat Pump
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 19, 2025	Resale	Warranty Deed	\$1,500,000		\$1.2M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Randolph Elementary School	Elementary	PK–5	9.9 mi
Goochland Middle School	Middle	6–8	14.9 mi
Goochland High School	High	9–12	15.0 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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