

Residential - Vacant Land **RESIDENTIAL**

449 RIVER NOTCH DR
RICHMOND, VA 23238



4.86 ac
LOT SIZE

VALUATION

Last Sale **\$1,825,000 · Mar 6, 2026**

TAX & ASSESSMENT

Property Tax	\$10,239 (2026)
Assessed Value	\$1,931,800
Previous Assessed	\$427,700
Assessor Market Value	\$1,931,800

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	GOOCHLAND
Lot (acres)	4.86
Pool	No

CLIMATE RISK

1 FLOOD	17 WILDFIRE	81 HEAT	94 STORM	24 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 25, 2026	Resale	Warranty Deed	\$1,825,000		\$1.6M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Randolph Elementary School	Elementary	PK–5	9.8 mi
Goochland Middle School	Middle	6–8	14.9 mi
Goochland High School	High	9–12	14.9 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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