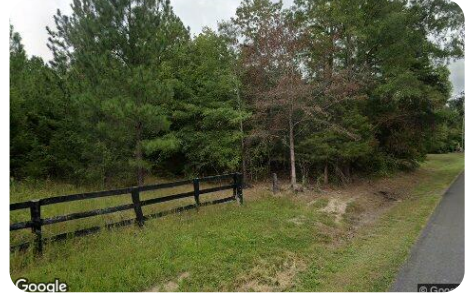


Single Family Residence **RESIDENTIAL**

30089 RICHARDS FERRY RD

RICHARDSVILLE, VA 22736

\$868,420 TopHap Estimate · \$360 / ft² · confidence 92 · as of Jul 14, 2026



2,412 ft²
LIVING AREA

5.08 ac
LOT SIZE

2024
YEAR BUILT

7
ROOMS

VALUATION

\$868K

\$798K low

\$938K high

Last Sale

\$726,100 · Dec 16, 2024

Est. Owner Equity

\$381,445

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$2,245 (2025)
Assessed Value	\$669,300
Previous Assessed	\$134,600
Assessor Market Value	\$669,300

PROPERTY FACTS

Property Type	Single Family Residence
County	CULPEPER
Lot (acres)	5.08
Roof	Composition Shingle
Heating	Heat Pump
Cooling	Yes
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

18
WILDFIRE

79
HEAT

84
STORM

17
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 14, 2024	Resale	Special Warranty Deed	\$726,100	\$301	\$476K
Dec 19, 2023	Resale	Warranty Deed	\$275,000	\$114	\$225K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Eastern View High School	High	9–12	13.6 mi
Floyd T. Binns Middle School	Middle	6–8	16.2 mi
Pearl Sample Elementary School	Elementary	PK–5	16.6 mi

District: Culpeper 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 22736

132 CRIME INDEX	85 AIR POLLUTION	828 POPULATION	\$89K MEDIAN IN- COME	55°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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