

Single Family Residence **RESIDENTIAL**

9161 JAMES RIVERWATCH DR

RICHMOND, VA 23235

\$1,456,165 TopHap Estimate · \$393 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,707 ft²

LIVING AREA

0.9 ac

LOT SIZE

2016

YEAR BUILT

2

STORIES

14

ROOMS

2

PARKING

VALUATION

\$1.5M

\$1.4M low

\$1.6M high

Last Sale

\$1,200,000 · Oct 12, 2022

Est. Owner Equity

\$809,165

Loan-to-Value

44%

TAX & ASSESSMENT

Property Tax	\$15,864 (2025)
Assessed Value	\$1,457,000
Previous Assessed	\$1,322,000
Assessor Market Value	\$1,457,000

PROPERTY FACTS

Property Type	Single Family Residence
County	Richmond City
Lot (acres)	0.90
Construction	Wood (Unspecified)
Foundation	Raised (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes

Porch · 111 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 28, 2023	Financing	Transfer On Death Deed			
Oct 5, 2022	Resale	Warranty Deed	\$1,200,000	\$324	\$647K
Aug 17, 2015	Non-arms-length	Grant Deed	\$250,000	\$67	
Nov 21, 2008	Resale	Grant Deed	\$325,000	\$88	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
J.B. Fisher Elementary School	Elementary	PK–5	1.2 mi
Huguenot High School	High	9–12	2.0 mi
Lucille M. Brown Middle School	Middle	6–8	3.6 mi

District: Richmond City 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 23235

88 CRIME INDEX	98 AIR POLLUTION	35,853 POPULATION	\$92K MEDIAN IN-COME	57°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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