

Single Family Residence **RESIDENTIAL**

# 1601 EAGLES ROOST CT

RICHMOND, VA 23223

**\$269,270** TopHap Estimate · \$101 / ft<sup>2</sup> · confidence 82 · as of Jul 14, 2026



**4**

BEDS

**2.5**

BATHS

**2,668 ft<sup>2</sup>**

LIVING AREA

**0.22 ac**

LOT SIZE

**2006**

YEAR BUILT

**2**

STORIES

**11**

ROOMS

## VALUATION

**\$269K**

\$220K low

\$319K high

Last Sale

**\$308,550 · Sep 8, 2006**

Est. Owner Equity

**\$0**

Loan-to-Value

**109%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,959 (2026) |
| Assessed Value        | \$354,800      |
| Previous Assessed     | \$330,600      |
| Assessor Market Value | \$354,800      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Colonial                         |
| County        | HENRICO                          |
| Lot (acres)   | 0.22                             |
| Foundation    | No Foundation                    |
| Roof          | Composition Shingle              |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Yes                              |
| Pool          | No                               |

Shed · 96 ft²

Patio · 192 ft²

## CLIMATE RISK

1

FLOOD

14

WILDFIRE

81

HEAT

75

STORM

30

DROUGHT

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

## TRANSACTION HISTORY

| DATE        | TYPE   | DEED          | PRICE     | \$/FT² | LOAN   |
|-------------|--------|---------------|-----------|--------|--------|
| Sep 1, 2006 | Resale | Warranty Deed | \$308,550 | \$116  | \$315K |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Harvie Elementary School     | Elementary | PK–5   | 0.5 mi   |
| Fairfield Middle School      | Middle     | 6–8    | 2.1 mi   |
| Highland Springs High School | High       | 9–12   | 3.5 mi   |

District: Henrico 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 23223

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>129</b><br>CRIME INDEX | <b>95</b><br>AIR POLLUTION | <b>52,337</b><br>POPULATION | <b>\$63K</b><br>MEDIAN IN-COME | <b>58°F</b><br>AVG TEMP | <b>63%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|