

Single Family Residence **RESIDENTIAL**

# 806 RATCLIFFE AVE

RICHMOND, VA 23222

**\$79,192** TopHap Estimate · \$84 / ft<sup>2</sup> · confidence 69 · as of Jul 14, 2026



**2**

BEDS

**1**

BATHS

**938 ft<sup>2</sup>**

LIVING AREA

**0.16 ac**

LOT SIZE

**1942**

YEAR BUILT

**1**

STORIES

**5**

ROOMS

## VALUATION

**\$79K**

\$55K low

\$103K high

Last Sale

**\$1,466,400 · Dec 20, 2021**

Est. Owner Equity

**\$79,192**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,126 (2026) |
| Assessed Value        | \$134,000      |
| Previous Assessed     | \$107,800      |
| Assessor Market Value | \$134,000      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Cape Cod                |
| County        | HENRICO                 |
| Lot (acres)   | 0.16                    |
| Roof          | Composition Shingle     |
| Heating       | Baseboard               |
| Cooling       | None                    |
| Pool          | No                      |

Porch · 120 ft²

## CLIMATE RISK

**1**  
FLOOD

**14**  
WILDFIRE

**81**  
HEAT

**81**  
STORM

**98**  
DROUGHT

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

## TRANSACTION HISTORY

| DATE                | TYPE      | DEED                | PRICE       | \$/FT² | LOAN   |
|---------------------|-----------|---------------------|-------------|--------|--------|
| <b>Dec 16, 2021</b> | Resale    | Warranty Deed       | \$1,466,400 | \$1563 | \$1.6M |
| <b>Feb 26, 2007</b> | Quitclaim | Quit Claim Transfer |             |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                            | LEVEL      | GRADES | DISTANCE |
|-----------------------------------|------------|--------|----------|
| <b>Glen Lea Elementary School</b> | Elementary | PK–5   | 0.9 mi   |
| <b>Henrico High School</b>        | High       | 9–12   | 1.5 mi   |
| <b>Wilder Middle School</b>       | Middle     | 6–8    | 2.5 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 23222

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>120</b><br>CRIME INDEX | <b>89</b><br>AIR POLLUTION | <b>23,968</b><br>POPULATION | <b>\$60K</b><br>MEDIAN IN-COME | <b>57°F</b><br>AVG TEMP | <b>63%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|