

Single Family Residence

RESIDENTIAL

1600 RIVER ROCK REACH

CHESAPEAKE, VA 23321

\$877,513 TopHap Estimate · \$231 / ft² · confidence 97 · as of Jul 14, 2026



5

BEDS

3.5

BATHS

3,804 ft²

LIVING AREA

2.21 ac

LOT SIZE

2004

YEAR BUILT

2

STORIES

9

ROOMS

2

PARKING

VALUATION

\$878K

\$847K low

\$908K high

Last Sale

\$740,000 · Jul 20, 2021

Est. Owner Equity

\$263,340

Loan-to-Value

72%

TAX & ASSESSMENT

Property Tax	\$7,950 (2025)
Assessed Value	\$787,100
Previous Assessed	\$769,400
Assessor Market Value	\$787,100

PROPERTY FACTS

Property Type	Single Family Residence
County	CHESAPEAKE CITY
Lot (acres)	2.21
Construction	Brick
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	In-Ground Vinyl Pool

Deck Shed · 120 ft² Patio · 603 ft² Porch · 30 ft²

CLIMATE RISK

100
FLOOD

16
WILDFIRE

79
HEAT

78
STORM

10
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 9, 2021	Resale	Warranty Deed	\$740,000	\$195	\$614K
Jan 28, 2005	Resale	Warranty Deed	\$549,000	\$144	\$400K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Jolliff Middle School	Middle	6–8	0.7 mi
Edwin W. Chittum Elementary School	Elementary	PK–5	1.3 mi
Western Branch High School	High	9–12	3.6 mi

District: Chesapeake 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 23321

79 CRIME INDEX	83 AIR POLLUTION	37,912 POPULATION	\$105K MEDIAN IN-COME	59°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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