

Single Family Residence **RESIDENTIAL**

809 RATCLIFFE AVE

RICHMOND, VA 23222

\$146,465 TopHap Estimate · \$97 / ft² · confidence 73 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,504 ft²

LIVING AREA

0.33 ac

LOT SIZE

1977

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$146K

\$107K low

\$186K high

Last Sale

\$109,950 · Jun 24, 2004

Est. Owner Equity

\$37,465

Loan-to-Value

78%

TAX & ASSESSMENT

Property Tax	\$1,851 (2026)
Assessed Value	\$218,100
Previous Assessed	\$177,300
Assessor Market Value	\$218,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	HENRICO
Lot (acres)	0.33
Foundation	No Foundation
Roof	Composition Shingle
Heating	Baseboard
Cooling	None
Pool	No

Shed · 80 ft²

CLIMATE RISK

1
FLOOD

17
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
Jun 24, 2004	Non-arms-length	Grant Deed	\$109,950	\$73	\$112K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Glen Lea Elementary School	Elementary	PK–5	0.9 mi
Henrico High School	High	9–12	1.6 mi
Wilder Middle School	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

120 CRIME INDEX	89 AIR POLLUTION	23,968 POPULATION	\$60K MEDIAN IN-COME	57°F AVG TEMP	63% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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