

Single Family Residence

RESIDENTIAL

1604 RIVER ROCK REACH

CHESAPEAKE, VA 23321

\$790,536 TopHap Estimate · \$233 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,395 ft²

LIVING AREA

2.62 ac

LOT SIZE

2004

YEAR BUILT

2

STORIES

10

ROOMS

2

PARKING

VALUATION

\$791K

\$750K low

\$831K high

Last Sale

\$516,000 · Jun 5, 2017

Est. Owner Equity

\$379,536

Loan-to-Value

54%

TAX & ASSESSMENT

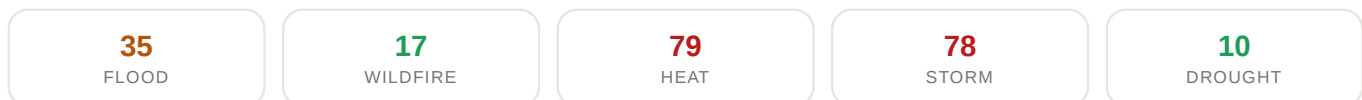
Property Tax	\$6,897 (2025)
Assessed Value	\$682,900
Previous Assessed	\$667,700
Assessor Market Value	\$682,900

PROPERTY FACTS

Property Type	Single Family Residence
County	CHESAPEAKE CITY
Lot (acres)	2.62
Construction	Brick
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

Deck Patio · 521 ft² Porch · 233 ft²

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 20, 2017	Resale	Warranty Deed	\$516,000	\$152	\$424K
Sep 24, 2014	Resale	Warranty Deed	\$500,000	\$147	\$400K
Jan 10, 2013	Resale	Warranty Deed	\$475,000	\$140	\$417K

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
-------------------	---------------------	----------------------	--------------------------	------------------	-----------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------