

Single Family Residence **RESIDENTIAL**

20646 RIVER RD

RAPIDAN, VA 22733

\$575,039 TopHap Estimate · \$221 / ft² · confidence 93 · as of Jul 14, 2026

3

BEDS

3

BATHS

2,602 ft²

LIVING AREA

4.99 ac

LOT SIZE

1999

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$575K

\$536K low

\$614K high

Last Sale

\$565,000 · Oct 6, 2025

Est. Owner Equity

\$325,039

Loan-to-Value

43%

TAX & ASSESSMENT

Property Tax

\$2,483 (2025)

Assessed Value

\$323,100

Previous Assessed

\$323,100

Assessor Market Value

\$323,100

PROPERTY FACTS

Property Type	Single Family Residence
County	Orange
Lot (acres)	5.00
Foundation	Block (Unspecified)
Roof	Composition Shingle
Heating	Heat Pump
Cooling	Yes
Fireplace	Yes

Deck · 144 ft²

Porch · 557 ft²

CLIMATE RISK

1 FLOOD	20 WILDFIRE	80 HEAT	89 STORM	17 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 6, 2025	Resale	Warranty Deed	\$565,000	\$217	\$250K
May 10, 2024	Resale	Bargain And Sale Deed	\$550,000	\$211	\$504K
May 7, 2020	Resale	Warranty Deed	\$390,000	\$150	\$380K
Aug 29, 2018	Resale	Warranty Deed	\$315,000	\$121	\$304K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Locust Grove Middle School	Middle	6–8	2.2 mi
Locust Grove Primary School	Elementary	PK–2	5.0 mi
Orange County High School	High	9–12	19.8 mi

District: Orange 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 22733

80 CRIME INDEX	89 AIR POLLUTION	2,620 POPULATION	\$85K MEDIAN IN-COME	56°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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