

Henrico, VA 23233



Melissa Freedman

Realtor

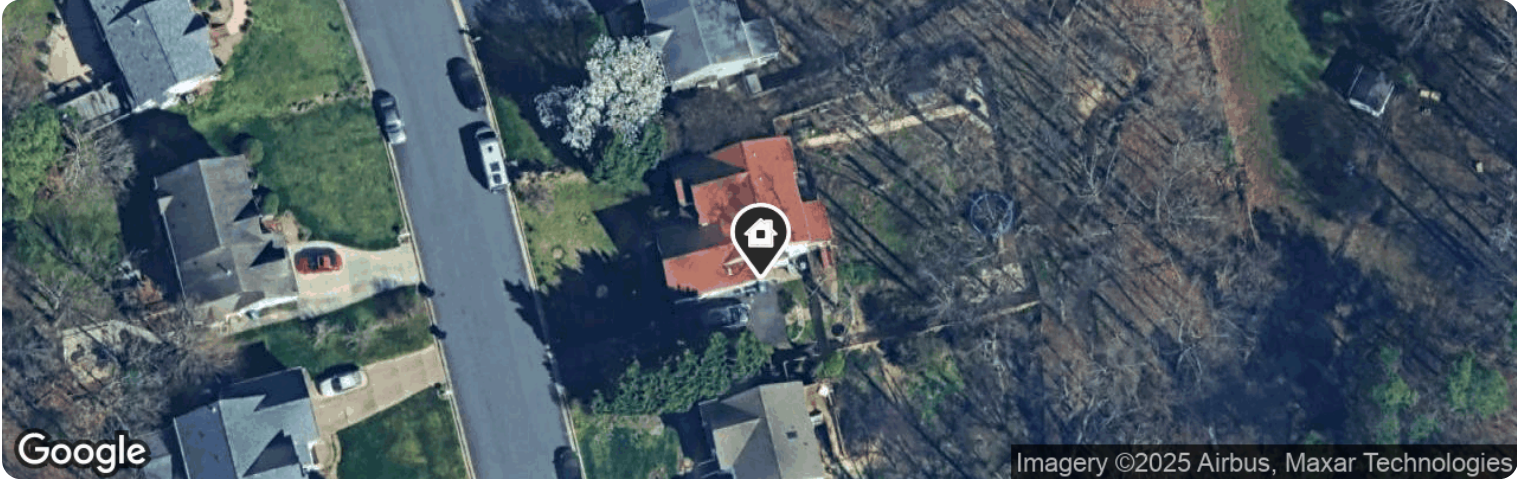
Virginia Real Estate License #0225268197

📞 Work 703-304-0943

📅 (888) 316-1821

✉️ Melissa@yourfivestagent.com

🌐 <https://defineyourlifestyle.homes>



Off Market / Public Record • Sold Date: 6/19/2019, Public Record

Closed Price
\$420,000
 Off Market Date 6/19/2019

CMA Value
\$606,697
 CMA Range
\$495.8K **\$703.1K**
 Last Edited 10/10/2025 Price per Sq Ft \$217

RVM®
\$688,760
 RVM® Updated 10/12/2025

RVM® Estimated Range RVM® Confidence
 \$626.8K \$750.7K ★★★★★

RVM® Month Change RVM® Year Change
 ↑ \$1,750 ↑ 2.36%

This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. Some portions of this report may have been provided by an RPR user; RPR is not responsible for any content provided by its users. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.



Property Information

Property Facts

Name	Public Facts	Agent Refinements
Property Type	Single Family	–
Property Subtype	Single Family Residential	–
Bedrooms	5	–
Total Baths	4	–
Full Baths	3	–
Partial Baths	1	–
Living Area (sq ft)	2,801	–
Building Area (sq ft)	2,801	–
Lot Size	–	–
Garage	Yes	–
Garage (spaces)	2	–
Year Built	1998	–
Total Rooms	9	–
Style	Colonial	–
Roofing	Composition Shingle	–
Heating	Forced Air Unit	–
Cooling	Yes	–
Foundation	Crawl/Raised	–
Exterior Walls	Siding (Alum/Vinyl)	–
Number of Units	0	–
Number of Stories	2	–

Interior Features

PUBLIC

1st Floor Finished	1065 sq ft	2nd Floor Finished	1030 sq ft
Garage	455 sq ft	Gross Area	3760 sq ft

Interior Features

PUBLIC

Half Story (3/4 Story) Finished	420 sq ft	Porch Covered	35 sq ft
Upper Story Finished	472 sq ft		

Exterior Features

PUBLIC

Effective Year Built	2011	Wood Deck	112
----------------------	------	-----------	-----

Legal Description

Parcel Number	738-751-7710	Tax ID	BL2115307
County	Henrico County	Zoning	R-4C
Census Tract	510872001.221006	Carrier Route	C013
Abbreviated Description	LOT:20,68 DIST:TUCKAHOE 0066220000A 0020; RIDGEFIELD GREEN SC A BL A LT 20 68 A2 37	Current Use	Single Family Residential

Owner Facts

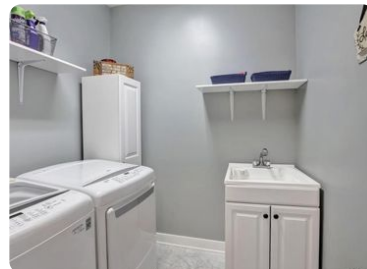
Owner Name (Public)	CHRISTOPHER M. KNUDSON	Owner Name 2 (Public)	ELIZABETH F. KNUDSON
Time Owned	5-10 Yrs	Mailing Address	2212 Ridgefield Green Way Henrico VA 23233-5824
Owner Occupied	Yes		

Location Details

Flood Zone	X (unshaded)
------------	--------------

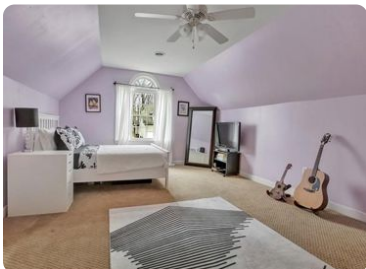
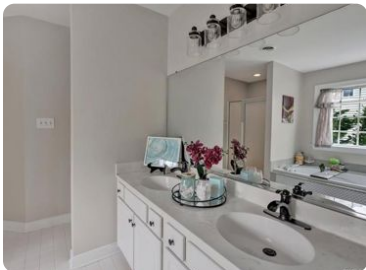
Photos

Historical Photos



Photos

Historical Photos



Photos

Historical Photos



Market Trends

Market Trends for Henrico, VA 23233

Single Family + Condo/Townhouse/Apt.

September 2025

Market Type



Key Details

Months of Inventory	Sold to List Price %	Median Days in RPR	Median Sold Price
1.51	99.6%	22	\$485,000
↓ 11.7% MoM	↓ 0.84% MoM	↑ 22.22% MoM	↑ 11.49% MoM

September 2025 Median Estimated Property Value

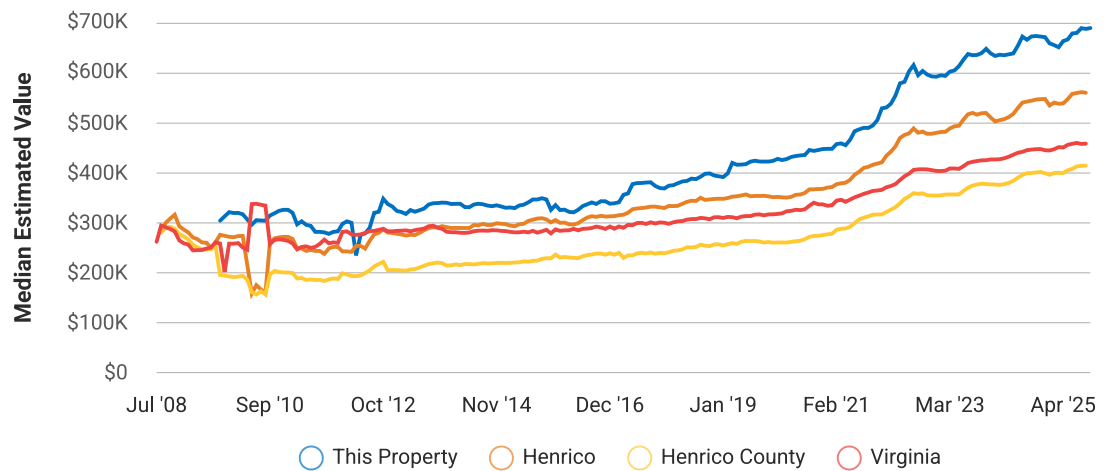
Single Family + Condo/Townhouse/Apt.

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly

Median Estimated Value \$559,530	Last Month Change -0.2%	12 Month Change +2.9%
---	--	--



September 2025 Active Listings

Henrico, VA 23233

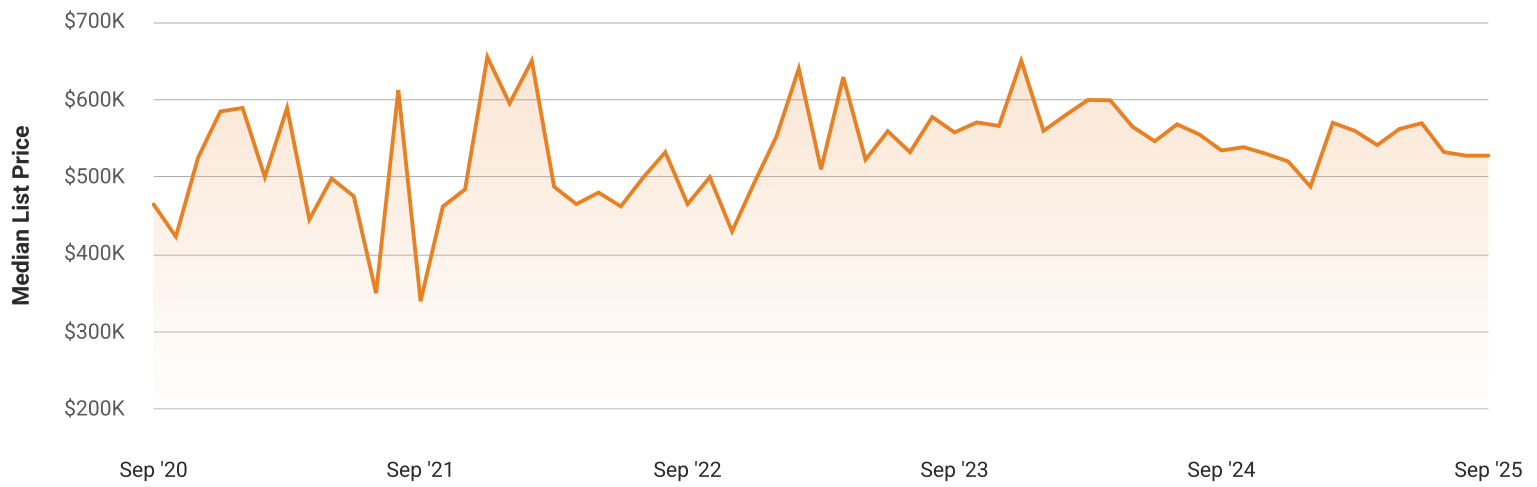
Single Family + Condo/Townhouse/Apt.

This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory levels, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly

Median List Price - \$527,500
● 0% Month over Month



September 2025 Sold Listings

Henrico, VA 23233

Single Family + Condo/Townhouse/Apt.

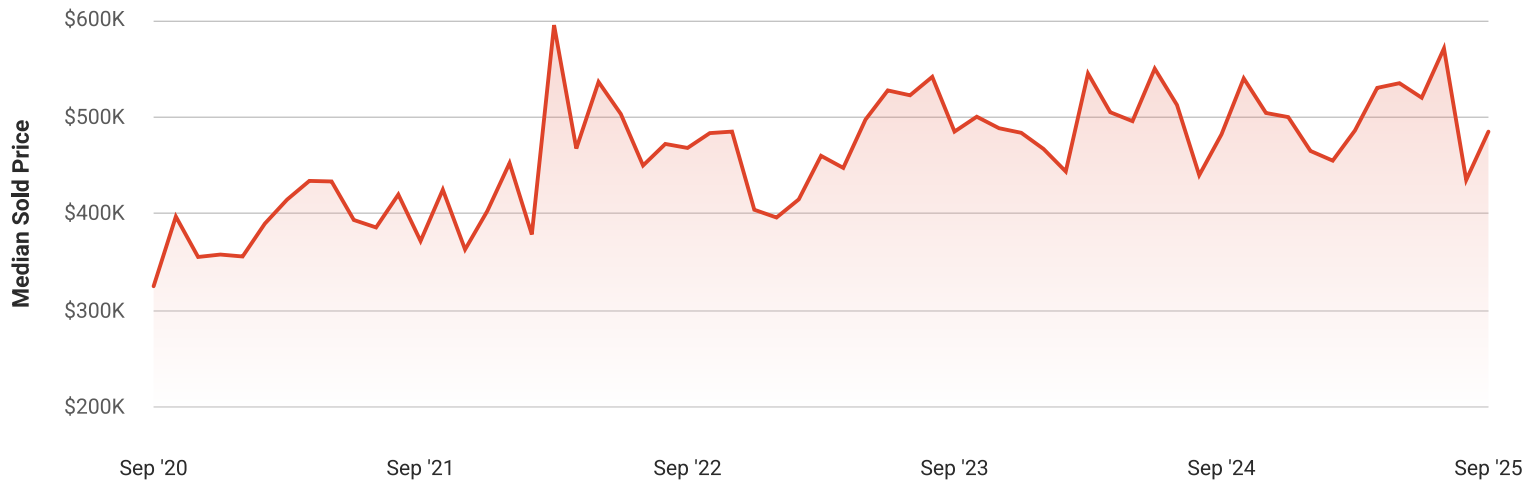
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between the list price and sold price, which reveals whether buyers are paying over or under the asking price.

Source: Listing sources

Update Frequency: Monthly

Median Sold Price - \$485,000

↑ 11.5% Month over Month



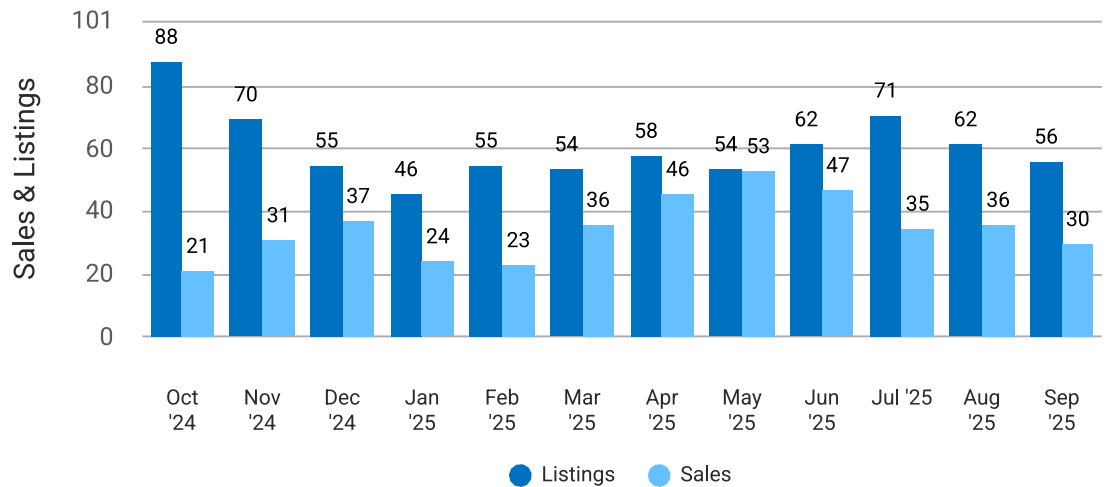
Total Sales and Active Listings in Henrico, VA 23233

Single Family + Condo/Townhouse/Apt.

This graph compares the number of sales with the number of active listings in the local market.

Source: MLS data where licensed

Update Frequency: Monthly



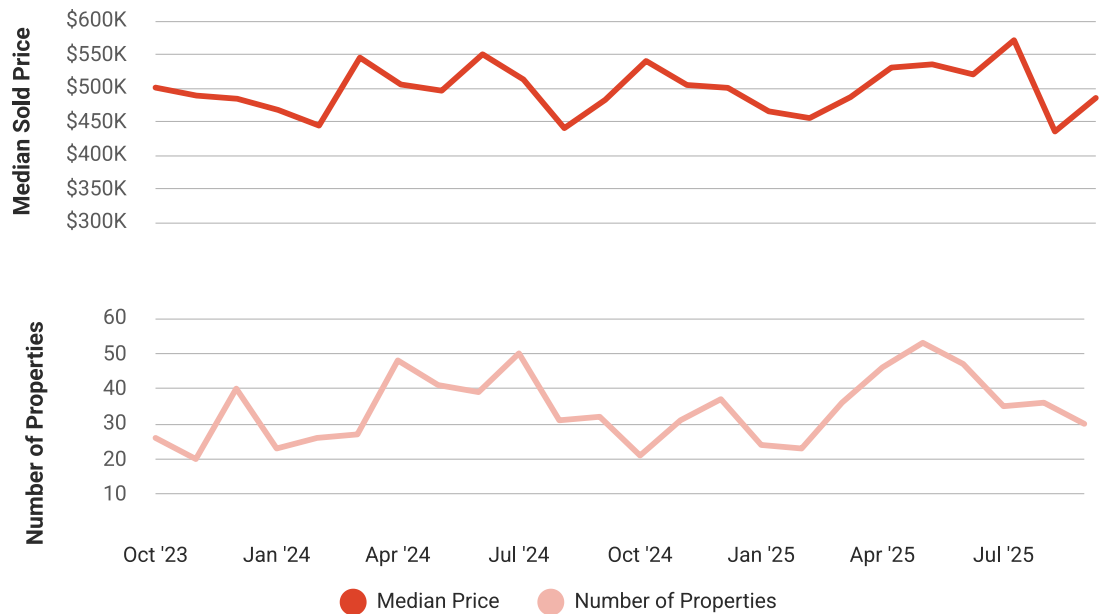
Median Sold Price vs Sold Listings in Henrico, VA 23233

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median sold price and number of sold listings for the given location.

Source: Listing Data

Update Frequency: Monthly



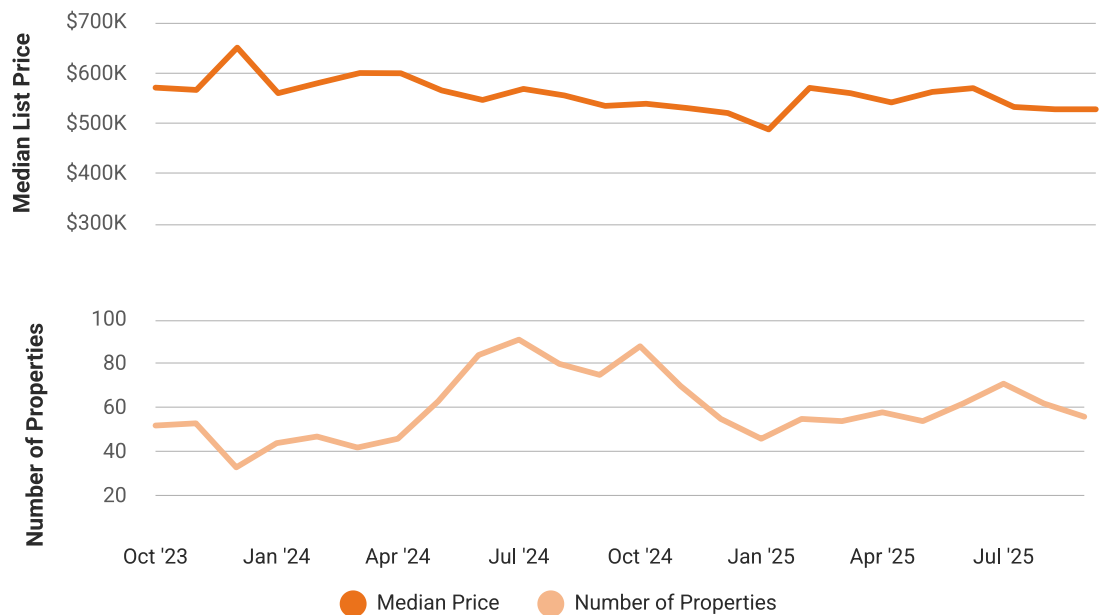
Median List Price vs Active Listings in Henrico, VA 23233

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median list price and number of active properties for the given location.

Source: Listing Data

Update Frequency: Monthly



Market Activity

Market Activity Filters

Sort Order: Recently updated

Maximum Properties Per Change Type: 8

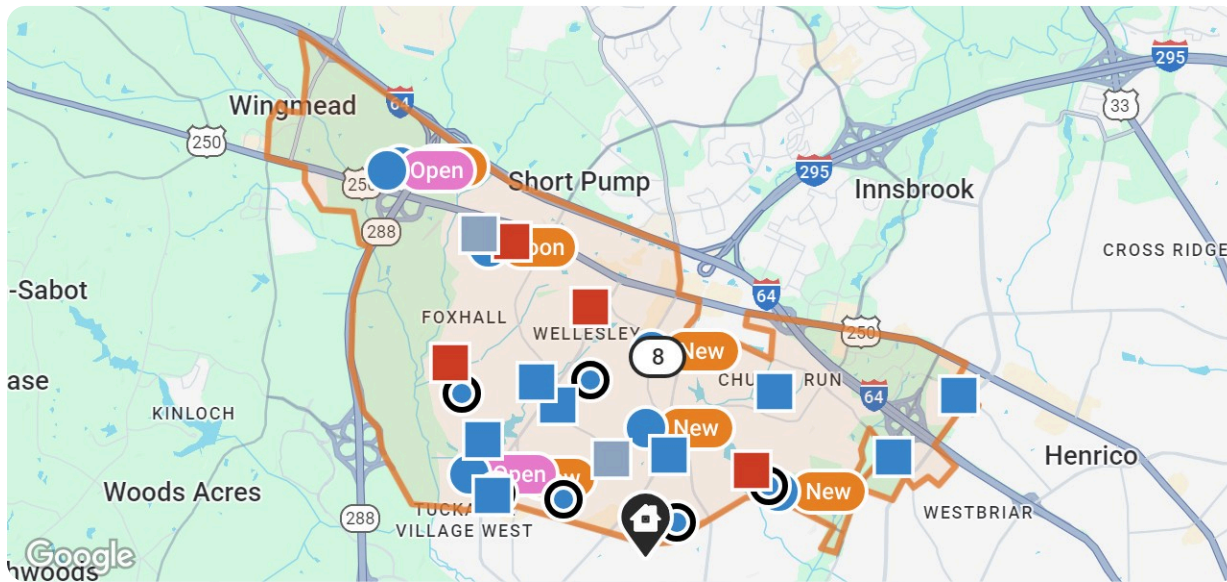
Change Types: New Listings, Pending, Closed, Distressed, Expired

Property Types: Single Family, Condo/Townhouse/Apt

Property Features: Sale Price: Any, Lease Price: Any, Beds: Any, Baths: Any, Living Area: Any, Lot Size (acre): Any, Year Built: Any

Summary

For Sale Activity in the Last 3 Months



Legend

- Subject Property
- For Sale
- For Sale Pending
- Recently Closed
- Distressed
- Closed, Hold, Withdrawn, Expired, or Canceled

	Agent Selected Comps	New	Pending	Closed	Distressed	Expired
Number of Properties	5	8	8	8	3	8
Lowest Listing Price / Est.Value	\$580,000	\$329,000	\$400,000	\$300,000	\$394,450	\$400,000
Median Listing Price / Est.Value	\$705,000	\$447,500	\$578,450	\$695,857	\$441,260	\$569,450
Highest Listing Price / Est.Value	\$730,000	\$929,000	\$995,000	\$1,119,000	\$766,990	\$645,000
Median Living Area (sqft)	3,265	2,096	2,476	2,826	1,800	2,340
Median Price / sqft	\$219	\$240	\$246	\$262	\$270	\$252
Average Days in RPR	50	21	32	36	-	117
Median Days in RPR	5	14	41	11	-	105
Median Age	41	28	20	6	30	1
Source	Listings	Listings	Listings	Public Records & Listings	Public Records & Listings	Listings





CMA

Comp Property Summary



Legend

-  Subject Property
-  Closed











Comp Property Adjustments



Address	2212 Ridgefield Green Way Henrico, VA 23233	11105 Sithean Way Henrico, VA 23233	10306 Windbluff Dr Henrico, VA 23238	2004 Millington Dr Henrico, VA 23238
Status	Subject Property	1 Closed	2 Closed	3 Closed
MLS ID	–	2519772	2520487	2517267
Proximity	–	0.88 Mi.	0.95 Mi.	0.35 Mi.
Value	–	\$665,000	\$705,000	\$730,000
Date	–	9/8/2025 Closed Date	8/22/2025 Closed Date	8/22/2025 Closed Date
Days in RPR	–	23	3	5
Price per Sq Ft	–	\$225	\$211	\$251
Comp Rating	Adjustments affect subject property			
Adjusted Result				
Adjusted \$/sqft				
Bedrooms	5	4	5	4
Total Baths	4	3	4	3
Partial Baths	1	1	1	1
Total Rooms	9	10	10	9
Living Area	2,801	2,954	3,345	2,908
Building Area	2,801	2,954	3,345	2,908
Lot Size	–	0.35 acres	0.32 acres	0.46 acres
Year Built	1998	1984	1978	1995
Property Type	Single Family	Single Family	Single Family	Single Family
Property Subtype	Single Family Residential	Single Family Residence	Single Family Residence	Single Family Residence

Highlighted fields were changed by agent to reflect knowledge of this property.

Comp Property Adjustments

				
Address	2212 Ridgefield Green Way Henrico, VA 23233	11105 Sithean Way Henrico, VA 23233	10306 Windbluff Dr Henrico, VA 23238	2004 Millington Dr Henrico, VA 23238
Status	 Subject Property	1  Closed	2  Closed	3  Closed
Listing Broker	–	<i>Courtesy of Long & Foster REALTORS</i>	<i>Courtesy of Joyner Fine Properties</i>	<i>Courtesy of The Steele Group</i>
Description	–	Four bedroom, 2-1/2 bath dutch colonial in popular pine run subdivision on wooded and landscaped lot with in-ground irrigation. The first level features hardwood floors in the formal living and dining rooms, family room and kitchen. The step-down florida room off the kitchen's eat-in area has...	Located on a quiet street just steps from godwin high school, this meticulously maintained home combines timeless charm with thoughtful modern updates. Updated in 2024, the kitchen features new quartz countertops, striking marble & gold hexagon backsplash, deep basin...	Welcome to 2004 millington drive, a beautifully maintained 4-bedroom, 2.5 bath home in sought-after royal oaks! freshly painted throughout, the main level boasts a flowing layout with an open foyer with high ceilings, bright open kitchen and large eat-in area overlooking the family...

 Highlighted fields were changed by agent to reflect knowledge of this property.

Comp Property Adjustments



Address	2212 Ridgefield Green Way Henrico, VA 23233	1908 Windingridge Dr Henrico, VA 23238	2122 Willowick Ln Henrico, VA 23238
Status	Subject Property	4 Closed	5 Closed
MLS ID	-	2428999	2524004
Proximity	-	0.77 Mi.	0.66 Mi.
Value	-	\$580,000	\$713,550
Date	-	7/16/2025 Closed Date	10/1/2025 Closed Date
Days in RPR	-	212	5
Price per Sq Ft	-	\$177	\$219
Comp Rating	Adjustments affect subject property		
Adjusted Result			
Adjusted \$/sqft			
Bedrooms	5	5	4
Total Baths	4	3	3
Partial Baths	1	-	1
Total Rooms	9	9	8
Living Area	2,801	3,268	3,265
Building Area	2,801	3,268	3,265
Lot Size	-	0.26 acres	0.3 acres
Year Built	1998	1982	1988
Property Type	Single Family	Single Family	Single Family
Property Subtype	Single Family Residential	Single Family Residence	Single Family Residence

Highlighted fields were changed by agent to reflect knowledge of this property.

Comp Property Adjustments



Address	2212 Ridgefield Green Way Henrico, VA 23233	1908 Windingridge Dr Henrico, VA 23238	2122 Willowick Ln Henrico, VA 23238
Status	📍 Subject Property	4 🟦 Closed	5 🟦 Closed
Listing Broker	-	<i>Courtesy of KW Capital Properties</i>	<i>Courtesy of Hometown Realty Services Inc</i>
Description	-	Welcome to 1908 windingridge drive. This expansive 5 br, 3 bth residence offers 3,268 sqft of finished living space (per county records) w/ the potential to expand to over 3,500 sqft. The unfinished 3d level already has a plumbing rough-in for a possible 4th full bath & 3 additional rooms, offering...	Welcome to 2122 willowick Ln! this is a rare find in raintree north that sits on a cul de sac lot, and has been beautifully updated! on the exterior you will find updated hardiplank siding, newer vinyl windows, newer roof, paved driveway, 2 car detached garage with a walk up attic, fenced in rear yard, rear paver patio,...

🟦 Highlighted fields were changed by agent to reflect knowledge of this property.

Pricing Strategy

CMA Value

\$606,697

CMA Range

\$495.8K

\$703.1K



Last Edited 10/10/2025 Price per Sq Ft \$217

Pricing Strategy

This chart compares the high, low and median price of homes in various listing statuses in the subject property's ZIP code to help determine the asking price for the subject property. The prices of the Selected Comps are closed prices where available.

	Selected Comps	For Sale or For Lease Listings	Pending Sales	Distressed	Expired Listings	Closed
Lowest Price	\$580,000	\$450,000	\$400,000	\$434,530	\$268,610	\$375,000
Median Price	\$705,000	\$687,500	\$540,000	\$660,870	\$415,470	\$511,250
Highest Price	\$730,000	\$1,825,000	\$794,995	\$1,124,820	\$625,190	\$805,000
Median Price per sq.ft.	\$219	\$244	\$249	\$272	\$231	\$235
Median Days in RPR	30	10	18	–	92	57

Sold Price Comparison

This section compares prices for 5 properties in the subject property's ZIP code with a similar number of beds and baths, sold within the past 90 days.

	Sold Price	Price Per Sq. Ft.
Lowest Price	\$835,000	\$216
Median Price	\$890,000	\$262
Highest Price	\$1,350,000	\$301

CMA Summary

This section compares the prices of 5 agent-selected properties near the subject property.

Average of Comps	\$606,697
Adjustments	–
Result of CMA Analysis	\$606,697 (or \$217 per sq ft)

Refined Value Summary

This section uses property characteristics, home improvements made, and market conditions.

Original Estimated Value	\$688,760
Changes Based on Home Facts	–
Home Improvement Adjustments	–
Needed Improvement Adjustments	–
Market Condition Adjustments	–
Estimate + Adjustments	\$688,760 (or \$246 per sq ft)

About RPR

- RPR® is the nation's largest property database, exclusively for REALTORS®. It empowers REALTORS® to help buyers and sellers make informed decisions, backed by a real estate database covering more than 160 million residential and commercial properties in the United States.
- RPR is a wholly owned subsidiary of the National Association of REALTORS® and a member benefit to REALTORS®.
- RPR's data sources range from MLSs and county-level tax and assessment offices, to the U.S. Census and FEMA, to specialty data set providers such as Esri (consumer data), Niche (school information) and Precisely (geographic boundaries).

Learn More

For more information about RPR, please visit RPR's public website: <https://blog.narrpr.com>



RPR®