Richmond Regional Heirs' Property Study



Locality Fact Sheet: Henrico

Analysis by HDAdvisors in support of the Richmond Heirs Property Network, 2026.

This sheet summarizes the heirs' property indicators found across Henrico's parcels, read from public records. The result is a regional screen identifying parcels with an elevated risk of being an heirs' property, not a legal determination of title. The numbers below show how many parcels were flagged, how they compare to the rest of the local parcel stock, and where in Henrico they cluster.

FLAGGED PARCELS
2,387
of 122,757 parcels

SHARE OF PARCEL STOCK
1.94%
study area 2.12%

CONFIDENCE TIERS
291 / 2,096
high confidence / likely

CLUSTER TRACTS
0 hot / 14 cold
of 85 census tracts

Flagged Parcels vs. All Parcel Stock

Henrico

	FLAGGED	ALL STOCK
Median assessed value	**$282,300**	**$345,500**
Median build year	**1969**	**1985**
USPS vacancy, known status	**4.93%**	**0.42%**

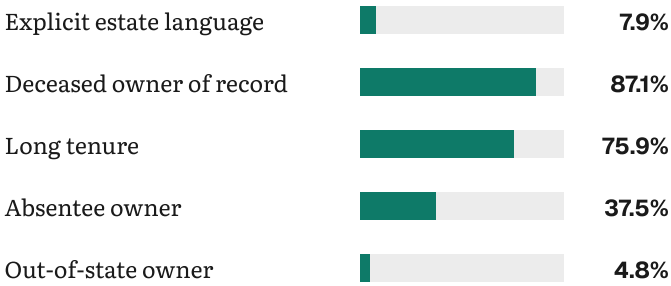
Study Area for Comparison

8,091 flagged of 381,852 parcels

	FLAGGED	ALL STOCK
Median assessed value	**$245,700**	**$329,000**
Median build year	**1965**	**1981**
USPS vacancy, known status	**9.55%**	**1.03%**

Ownership Signals

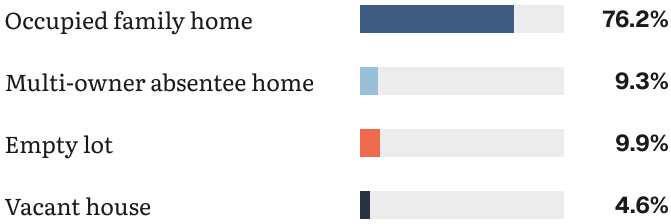
Share of flagged parcels carrying each signal



Selected signals are shown. Parcels can carry more than one signal, so percentages do not sum to 100%.

Property Type Mix

Share of flagged parcels by type



Vacancy is the share of parcels with a known USPS vacancy status. Parcels with no status on record are excluded from the denominator.

Property types are groupings of statistically similar parcels. No single trait defines membership.

Hot- and cold-cluster tracts have flagged-parcel rates statistically above or below the regional pattern. Tracts with fewer than 5 heirs-flagged parcels or fewer than 100 total parcels are not assigned a rate class. 5 of 85 tracts here are below that threshold.

High confidence indicates stronger, converging heirs' property evidence. Likely indicates meaningful but less conclusive evidence. Both are classifications, not legal determinations of heirs' property status.

Data Sources: ReGrid parcel records, Q1 2026; U.S. Census Bureau, "2024 ACS 5-Year Estimates Detailed Tables," 2024, https://api.census.gov/data/2024/acs/acs5, accessed June 9 2026.