

Single Family Residence **RESIDENTIAL**

8017 ROCKY RUN RD

GAINESVILLE, VA 20155

\$748,667 TopHap Estimate · \$342 / ft² · confidence 96 · as of Jul 14, 2026



4
BEDS

4
BATHS

2,186 ft²
LIVING AREA

0.24 ac
LOT SIZE

1987
YEAR BUILT

2
STORIES

8
ROOMS

1
PARKING

VALUATION

\$749K

\$717K low

\$780K high

Est. Owner Equity

\$378,667

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$6,261 (2024)
Assessed Value	\$667,700
Previous Assessed	\$629,600
Assessor Market Value	\$667,700

PROPERTY FACTS

Property Type	Single Family Residence
County	Prince William
Lot (acres)	0.24
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 324 ft²

Porch · 48 ft²

CLIMATE RISK

1
FLOOD

22
WILDFIRE

77
HEAT

80
STORM

29
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 22, 2011	Quitclaim	Quit Claim Transfer			\$237K
Aug 27, 2007	Resale	Grant Deed	\$396,500	\$181	\$247K
Mar 11, 2007	Resale	Grant Deed	\$440,000	\$201	
Oct 22, 2003	Non-arms-length	Grant Deed	\$320,500	\$147	\$256K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Gainesville Middle School	Middle	6–8	0.4 mi
Piney Branch Elementary School	Elementary	PK–5	0.6 mi
Gainesville High School	High	9–12	0.7 mi

District: Prince William 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 20155

77 CRIME INDEX	77 AIR POLLUTION	38,437 POPULATION	\$150K MEDIAN IN-COME	55°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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