

Rural Residence

RESIDENTIAL

22252 RIVER RD

RAPIDAN, VA 22733

\$574,966 TopHap Estimate · \$298 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,932 ft²

LIVING AREA

162 ac

LOT SIZE

1800

YEAR BUILT

2

STORIES

5

ROOMS

VALUATION

\$575K

\$523K low

\$627K high

Est. Owner Equity

\$574,966

TAX & ASSESSMENT

Property Tax	\$8,472 (2025)
Assessed Value	\$1,088,500
Previous Assessed	\$1,088,500
Assessor Market Value	\$1,088,500

PROPERTY FACTS

Property Type	Rural Residence
County	Orange
Lot (acres)	162.00
Foundation	Concrete
Roof	Metal
Heating	Forced Air
Cooling	Yes
Pool	No

Shed · 1,344 ft²

Porch · 396 ft²

CLIMATE RISK

1
FLOOD

19
WILDFIRE

79
HEAT

84
STORM

17
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 25, 2010	Financing	Mortgage			\$1.1M
Dec 22, 2009	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Locust Grove Middle School	Middle	6–8	4.4 mi
Locust Grove Primary School	Elementary	PK–2	6.6 mi
Orange County High School	High	9–12	20.4 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	Absentee owner
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