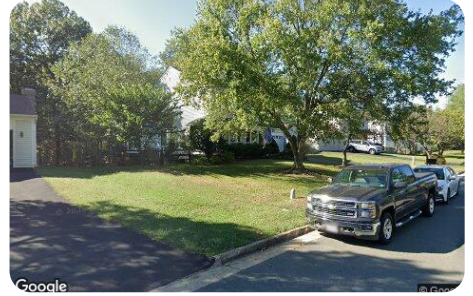
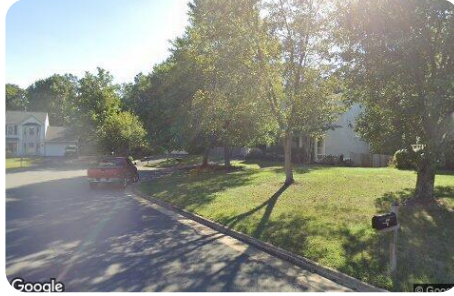
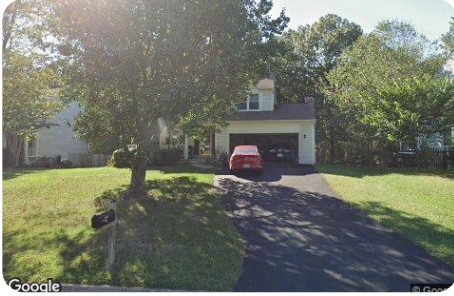


Single Family Residence **RESIDENTIAL**

8036 ROCKY RUN RD

GAINESVILLE, VA 20155

\$723,745 TopHap Estimate · \$347 / ft² · confidence 97 · as of Jul 14, 2026



4
BEDS

4
BATHS

2,084 ft²
LIVING AREA

0.31 ac
LOT SIZE

1987
YEAR BUILT

2
STORIES

7
ROOMS

2
PARKING

VALUATION

\$724K

\$699K low

\$749K high

Est. Owner Equity

\$508,145

Loan-to-Value

29%

TAX & ASSESSMENT

Property Tax	\$5,612 (2024)
Assessed Value	\$689,300
Previous Assessed	\$564,300
Assessor Market Value	\$689,300

PROPERTY FACTS

Property Type	Single Family Residence
County	Prince William
Lot (acres)	0.31
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 390 ft²

Patio · 390 ft²

Porch · 144 ft²

CLIMATE RISK

53 FLOOD	17 WILDFIRE	77 HEAT	80 STORM	29 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 1, 2000	Resale	Grant Deed	\$207,000	\$99	\$166K
Sep 25, 1997	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Gainesville Middle School	Middle	6–8	0.6 mi
Piney Branch Elementary School	Elementary	PK–5	0.7 mi
Gainesville High School	High	9–12	0.9 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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