

Single Family Residence **RESIDENTIAL**

8031 ROCKY RUN RD

GAINESVILLE, VA 20155

\$704,155 TopHap Estimate · \$366 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

4

BATHS

1,926 ft²

LIVING AREA

0.24 ac

LOT SIZE

1987

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$704K

\$685K low

\$724K high

Est. Owner Equity

\$254,155

Loan-to-Value

62%

TAX & ASSESSMENT

Property Tax	\$6,175 (2024)
Assessed Value	\$659,300
Previous Assessed	\$659,300
Assessor Market Value	\$659,300

PROPERTY FACTS

Property Type	Single Family Residence
County	Prince William
Lot (acres)	0.24
Heating	Forced Air
Cooling	Yes
Garage	Garage, Attached

Deck · 280 ft²

Patio · 280 ft²

Porch · 48 ft²

CLIMATE RISK

1

FLOOD

17

WILDFIRE

77

HEAT

80

STORM

29

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 9, 2021	Financing	Intrafamily Transfer			\$350K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Gainesville Middle School	Middle	6–8	0.6 mi
Piney Branch Elementary School	Elementary	PK–5	0.6 mi
Gainesville High School	High	9–12	0.8 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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