

Single Family Residence

RESIDENTIAL

8026 ROCKY RUN RD

GAINESVILLE, VA 20155

\$634,350 TopHap Estimate · \$466 / ft² · confidence 98 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,361 ft²

LIVING AREA

0.24 ac

LOT SIZE

1987

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$634K

\$621K low

\$648K high

Last Sale

\$600,000 · Jan 14, 2022

Est. Owner Equity

\$39,350

Loan-to-Value

90%

TAX & ASSESSMENT

Property Tax	\$5,407 (2024)
Assessed Value	\$578,200
Previous Assessed	\$543,700
Assessor Market Value	\$578,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Prince William
Lot (acres)	0.24
Heating	Forced Air
Cooling	Yes
Garage	Garage, Basement
Pool	No

Deck · 192 ft²

Patio · 312 ft²

Porch · 28 ft²

CLIMATE RISK

1
FLOOD

21
WILDFIRE

77
HEAT

80
STORM

29
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 14, 2022	Resale	Deed	\$600,000	\$441	\$595K
Jun 15, 2018	Resale	Grant Deed	\$439,900	\$323	\$427K
Mar 26, 2010	Resale	Grant Deed	\$280,000	\$206	\$286K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Gainesville Middle School	Middle	6–8	0.5 mi
Piney Branch Elementary School	Elementary	PK–5	0.7 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	Absentee owner
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