

Rural Residence

RESIDENTIAL

19450 RIVER RD

RAPIDAN, VA 22733

\$437,888

TopHap Estimate · \$207 / ft² · confidence 86 · as of Jul 14, 2026



2

BEDS

4

BATHS

2,118 ft²

LIVING AREA

32.12 ac

LOT SIZE

1850

YEAR BUILT

2

STORIES

4

ROOMS

VALUATION

\$438K

\$376K low

\$500K high

Last Sale

\$277,000 · May 7, 2013

Est. Owner Equity

\$0

Loan-to-Value

118%

TAX & ASSESSMENT

Property Tax	\$4,371 (2025)
Assessed Value	\$582,600
Previous Assessed	\$582,600
Assessor Market Value	\$582,600

PROPERTY FACTS

Property Type	Rural Residence
County	Orange
Lot (acres)	32.12
Roof	Metal
Heating	Heat Pump
Cooling	Yes
Fireplace	Yes
Pool	No

Deck · 84 ft²

Patio · 168 ft²

Porch · 460 ft²

CLIMATE RISK

28
FLOOD

24
WILDFIRE

83
HEAT

88
STORM

17
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 22, 2016	Recorded document	Grant Deed			
May 6, 2013	Resale	Grant Deed	\$277,000	\$131	\$222K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Unionville Elementary School	Elementary	PK–2	4.7 mi
Orange County High School	High	9–12	6.0 mi
Prospect Heights Middle School	Middle	6–8	7.1 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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