

Single Family Residence **RESIDENTIAL**

21048 RIVER RD

RAPIDAN, VA 22733

\$344,293 TopHap Estimate · \$122 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,823 ft²

LIVING AREA

12.74 ac

LOT SIZE

1849

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$344K

\$311K low

\$377K high

Last Sale

\$95,000 · Mar 13, 2018

Est. Owner Equity

\$194,293

Loan-to-Value

39%

TAX & ASSESSMENT

Property Tax	\$1,355 (2025)
Assessed Value	\$178,900
Previous Assessed	\$178,900
Assessor Market Value	\$178,900

PROPERTY FACTS

Property Type	Single Family Residence
County	Orange
Lot (acres)	12.74
Foundation	Stone (Unspecified)
Roof	Metal
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Pool	No

Porch · 423 ft²

CLIMATE RISK

1 FLOOD	19 WILDFIRE	79 HEAT	84 STORM	17 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 10, 2024	Financing	Intrafamily Transfer			
Mar 9, 2018	Resale	Warranty Deed	\$95,000	\$34	\$92K
Mar 5, 2018	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Locust Grove Middle School	Middle	6–8	4.3 mi
Locust Grove Primary School	Elementary	PK–2	6.5 mi
Orange County High School	High	9–12	20.2 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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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