

Rural Residence

RESIDENTIAL

21326 RIVER RD

RAPIDAN, VA 22733

\$879,909 TopHap Estimate · \$224 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

3

BATHS

3,923 ft²

LIVING AREA

39.3 ac

LOT SIZE

1985

YEAR BUILT

2

STORIES

9

ROOMS

VALUATION

\$880K

\$819K low

\$941K high

Est. Owner Equity

\$774,909

Loan-to-Value

11%

TAX & ASSESSMENT

Property Tax	\$5,546 (2025)
Assessed Value	\$715,900
Previous Assessed	\$715,900
Assessor Market Value	\$715,900

PROPERTY FACTS

Property Type	Rural Residence
County	Orange
Lot (acres)	39.30
Foundation	Brick (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Pool	No

Gazebo Stable Shed Patio · 384 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
Sep 6, 2023	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Locust Grove Middle School	Middle	6–8	4.4 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.

| 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	Owner occupied
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