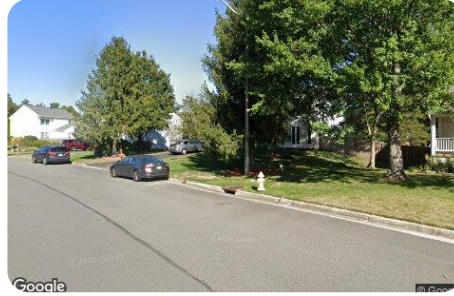


Single Family Residence **RESIDENTIAL**

8013 ROCKY RUN RD

GAINESVILLE, VA 20155

\$673,313 TopHap Estimate · \$495 / ft² · confidence 96 · 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

\$673K

\$645K low

\$702K high

Last Sale

\$565,000 · Jul 19, 2022

Est. Owner Equity

\$108,313

Loan-to-Value

82%

TAX & ASSESSMENT

Property Tax	\$2,740 (2024)
Assessed Value	\$585,500
Previous Assessed	\$551,100
Assessor Market Value	\$585,500

PROPERTY FACTS

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

Deck · 168 ft²

Patio · 360 ft²

Porch · 28 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 10, 2022	Financing	Gift Deed			
Jul 18, 2022	Resale	Warranty Deed	\$565,000	\$415	\$565K
Nov 18, 2010	Quitclaim	Quit Claim Transfer			\$241K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Gainesville Middle School	Middle	6–8	0.4 mi
Piney Branch Elementary School	Elementary	PK–5	0.6 mi
Gainesville High School	High	9–12	0.7 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
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------