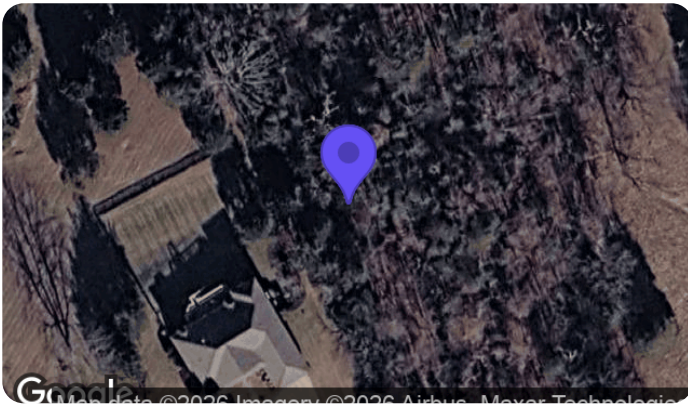


Single Family Residence **RESIDENTIAL**

# 740 RIDGE TRL

FINCASTLE, VA 24090

**\$937,541** TopHap Estimate · \$350 / ft² · confidence 94 · as of Jul 14, 2026



**3**  
BEDS

**3**  
BATHS

**2,681 ft²**  
LIVING AREA

**6.74 ac**  
LOT SIZE

**2003**  
YEAR BUILT

**1**  
STORIES

**8**  
ROOMS

**2**  
PARKING

## VALUATION

**\$938K**

\$881K low

\$994K high

Last Sale

**\$850,000 · May 20, 2026**

Est. Owner Equity

**\$72,541**

Loan-to-Value

**102%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,875 (2025) |
| Assessed Value        | \$696,400      |
| Previous Assessed     | \$696,400      |
| Assessor Market Value | \$696,400      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Ranch                   |
| County        | BOTETOURL               |
| Lot (acres)   | 6.74                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Asphalt                 |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Deck · 629 ft²

Patio · 629 ft²

Porch · 604 ft²

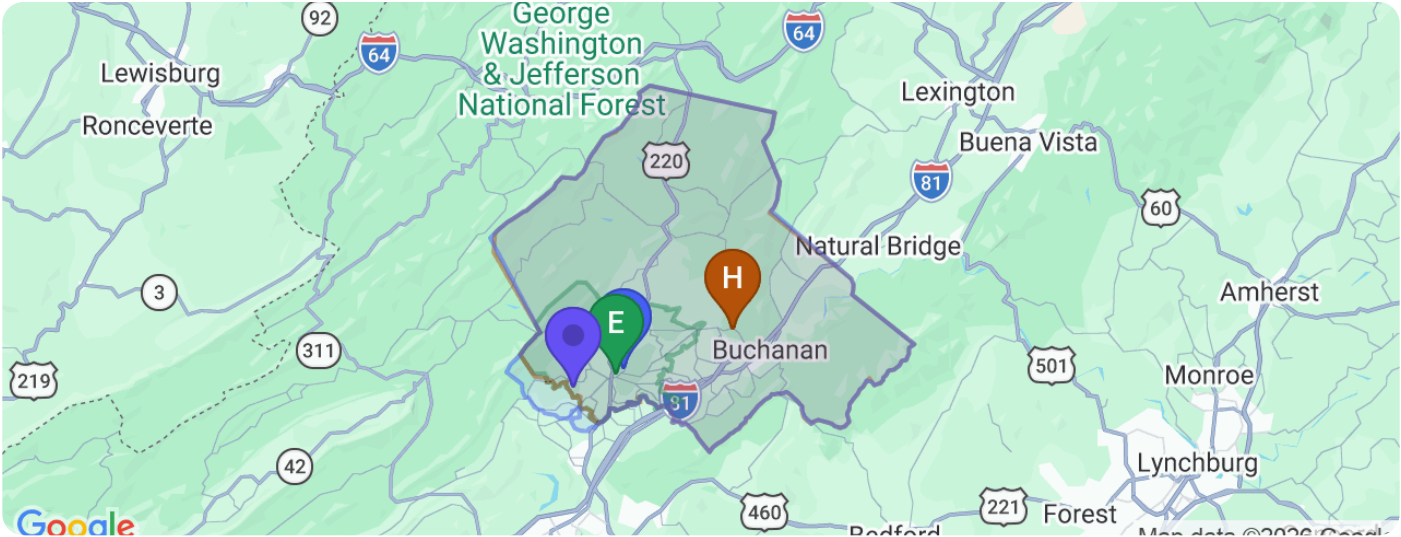
## TRANSACTION HISTORY

| DATE        | TYPE   | DEED | PRICE     | \$/FT² | LOAN   |
|-------------|--------|------|-----------|--------|--------|
| Apr 8, 2026 | Resale | Deed | \$850,000 | \$317  | \$865K |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Breckinridge Elementary School | Elementary | PK–5   | 3.1 mi   |
| Central Academy Middle School  | Middle     | 6–8    | 3.7 mi   |
| James River High School        | High       | 9–12   | 11.7 mi  |

District: Botetourt 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 24090

|                    |                     |                     |                         |                  |                 |
|--------------------|---------------------|---------------------|-------------------------|------------------|-----------------|
| 101<br>CRIME INDEX | 99<br>AIR POLLUTION | 5,000<br>POPULATION | \$82K<br>MEDIAN IN-COME | 55°F<br>AVG TEMP | 59%<br>SUNSHINE |
|--------------------|---------------------|---------------------|-------------------------|------------------|-----------------|

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

OWNERSHIP

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