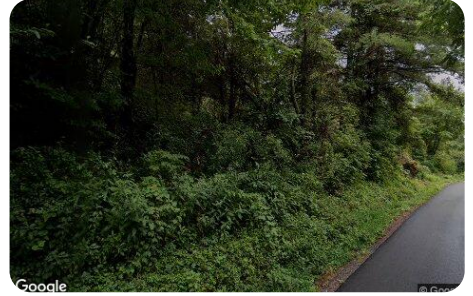
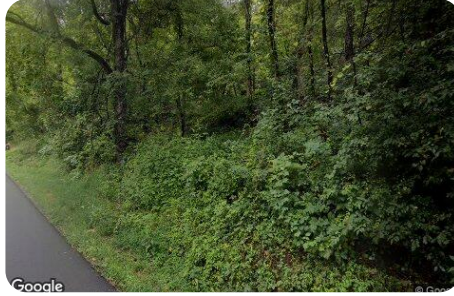


Single Family Residence **RESIDENTIAL**

204 ROARING RUN RD

EAGLE ROCK, VA 24085

\$115,226 TopHap Estimate · \$54 / ft² · confidence 36 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,130 ft²

LIVING AREA

3 ac

LOT SIZE

2004

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$115K

\$41K low

\$189K high

Est. Owner Equity

\$0

Loan-to-Value

190%

TAX & ASSESSMENT

Property Tax	\$2,760 (2025)
Assessed Value	\$394,300
Previous Assessed	\$394,300
Assessor Market Value	\$394,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	BOTETOURT
Lot (acres)	3.00
Construction	Wood (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Basement
Pool	No

Deck · 592 ft²

Patio · 592 ft²

CLIMATE RISK

86

FLOOD

22

WILDFIRE

81

HEAT

90

STORM

34

DROUGHT

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

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Eagle Rock Elementary School	Elementary	PK–5	4.9 mi
Central Academy Middle School	Middle	6–8	12.9 mi
James River High School	High	9–12	13.4 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 24085

165 CRIME INDEX	102 AIR POLLUTION	2,733 POPULATION	\$50K MEDIAN IN-COME	55°F AVG TEMP	59% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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