

Mobile Home

RESIDENTIAL

85 MEADOW RIVER DR

ROCKY MOUNT, VA 24151

3

BEDS

2

BATHS

1,848 ft²

LIVING AREA

5.03 ac

LOT SIZE

1990

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

TAX & ASSESSMENT

Property Tax	\$822 (2025)
Assessed Value	\$191,200
Assessor Market Value	\$191,200

PROPERTY FACTS

Property Type	Mobile Home
Style	Mobile/Manufactured
County	FRANKLIN
Lot (acres)	5.03
Roof	Composition Shingle
Heating	Heat Pump
Cooling	Yes
Garage	No Garage
Pool	No



Deck · 200 ft² Shed · 48 ft² Porch · 464 ft²

CLIMATE RISK

100
FLOOD

27
WILDFIRE

25
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 24, 2022	Resale	Deed	\$120,000	\$65	\$95K
Oct 27, 2004	Non-arms-length	Grant Deed	\$70,800	\$38	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sontag Elementary School	Elementary	PK–5	4.7 mi
Franklin County High School	High	9–12	5.5 mi
Benjamin Franklin Middle School	Middle	6–8	6.1 mi

District: Franklin 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 24151

112
CRIME INDEX

100
AIR POLLUTION

18,763
POPULATION

\$64K
MEDIAN IN-
COME

56°F
AVG TEMP

59%
SUNSHINE

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

OWNERSHIP

Occupancy

Owner occupied