

Single Family Residence

RESIDENTIAL

8039 ROCKY RUN RD

GAINESVILLE, VA 20155

\$725,849 TopHap Estimate · \$346 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,099 ft²

LIVING AREA

0.26 ac

LOT SIZE

1987

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$726K

\$695K low

\$756K high

Last Sale

\$450,000 · Mar 28, 2005

Est. Owner Equity

\$491,849

Loan-to-Value

32%

TAX & ASSESSMENT

Property Tax	\$6,101 (2024)
Assessed Value	\$646,100
Previous Assessed	\$613,500
Assessor Market Value	\$646,100

PROPERTY FACTS

Property Type	Single Family Residence
County	Prince William
Lot (acres)	0.26
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 224 ft²

Porch · 144 ft²

CLIMATE RISK

1

FLOOD

17

WILDFIRE

77

HEAT

80

STORM

29

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 25, 2005	Resale	Grant Deed	\$450,000	\$214	\$360K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Gainesville Middle School	Middle	6–8	0.6 mi
Piney Branch Elementary School	Elementary	PK–5	0.6 mi
Gainesville High School	High	9–12	0.9 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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