

Single Family Residential **RESIDENTIAL**

## 23 ASH LN

ROSELAND, VA 22967

**\$1,037,526** TopHap Estimate · \$154 / ft<sup>2</sup> · confidence 88 · as of Jun 23, 2026



**4**

BEDS

**4.5**

BATHS

**6,720 ft<sup>2</sup>**

LIVING AREA

**0.41 ac**

LOT SIZE

**1988**

YEAR BUILT

**3**

STORIES

**8**

ROOMS

**1**

PARKING

### VALUATION

**\$1M**

\$913K low

\$1.2M high

Est. Owner Equity

**\$651,526**

Loan-to-Value

**37%**

## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$5,235 (2026)</b> |
| Assessed Value        | <b>\$1,006,700</b>    |
| Previous Assessed     | <b>\$1,006,700</b>    |
| Assessor Market Value | <b>\$1,006,700</b>    |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | <b>Single Family Residential</b> |
| County        | <b>AUGUSTA</b>                   |
| Lot (acres)   | <b>0.41</b>                      |
| Roof          | <b>Composition Shingle</b>       |
| Heating       | <b>Baseboard</b>                 |
| Cooling       | <b>Yes</b>                       |
| Fireplace     | <b>Yes</b>                       |
| Pool          | <b>No</b>                        |

Deck · 639 ft²

## TRANSACTION HISTORY

| DATE                | TYPE      | DEED                 | PRICE | \$/FT² | LOAN |
|---------------------|-----------|----------------------|-------|--------|------|
| <b>Aug 22, 2025</b> | Financing | Intrafamily Transfer |       |        |      |

## ASSIGNED SCHOOLS

| SCHOOL                                 | LEVEL      | GRADES | DISTANCE |
|----------------------------------------|------------|--------|----------|
| <b>Stuarts Draft Middle School</b>     | Middle     | 6–8    | 8.3 mi   |
| <b>Stuarts Draft Elementary School</b> | Elementary | PK–5   | 8.4 mi   |
| <b>Stuarts Draft High School</b>       | High       | 9–12   | 8.5 mi   |

District: Augusta 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 22967

|                           |                            |                            |                                |                         |                        |
|---------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|
| <b>114</b><br>CRIME INDEX | <b>89</b><br>AIR POLLUTION | <b>2,039</b><br>POPULATION | <b>\$78K</b><br>MEDIAN IN-COME | <b>55°F</b><br>AVG TEMP | <b>63%</b><br>SUNSHINE |
|---------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|