

Single Family Residential

RESIDENTIAL

45 RAVENS ROOST LN

ROSELAND, VA 22967

\$685,000 TopHap Estimate · \$167 / ft² · confidence 94 · as of Jul 14, 2026

3

BEDS

3.5

BATHS

4,098 ft²

LIVING AREA

0.4 ac

LOT SIZE

1992

YEAR BUILT

3

STORIES

8

ROOMS

VALUATION

\$685K

\$647K low

\$723K high

Last Sale

\$610,000 · Sep 21, 2023

Est. Owner Equity

\$136,000

Loan-to-Value

76%

TAX & ASSESSMENT

Property Tax

\$3,343 (2026)

Assessed Value

\$642,900

Previous Assessed

\$642,900

Assessor Market Value

\$642,900

PROPERTY FACTS

Property Type	Single Family Residential
County	AUGUSTA
Lot (acres)	0.40
Roof	Composition Shingle
Heating	Heat Pump
Cooling	Yes
Fireplace	Yes
Garage	No Garage
Pool	No

Deck · 436 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 20, 2023	Resale	Deed	\$610,000	\$149	\$549K
Sep 17, 2020	Resale	Deed	\$339,000	\$83	\$305K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rockfish River Elementary School	Elementary	PK–5	6.2 mi
Nelson Middle School	Middle	6–8	14.0 mi
Nelson County High School	High	9–12	14.1 mi

District: Nelson 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

114 CRIME INDEX	89 AIR POLLUTION	2,039 POPULATION	\$78K MEDIAN IN- COME	55°F AVG TEMP	63% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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