

Single Family Residence **RESIDENTIAL**

247 LLAMA LN

ROSELAND, VA 22967

\$761,329 TopHap Estimate · \$175 / ft² · confidence 77 · as of Jul 14, 2026

6

BEDS

5.5

BATHS

4,354 ft²

LIVING AREA

22.04 ac

LOT SIZE

1984

YEAR BUILT

2

STORIES

8

ROOMS

1

PARKING

VALUATION

\$761K

\$584K low

\$939K high

Last Sale

\$715,000 · Oct 7, 2025

Est. Owner Equity

\$261,329

Loan-to-Value

67%

TAX & ASSESSMENT

Property Tax

\$4,003 (2026)

Assessed Value

\$441,600

Previous Assessed

\$441,600

Assessor Market Value

\$714,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	AMHERST
Lot (acres)	22.04
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 376 ft²

CLIMATE RISK

1 FLOOD	30 WILDFIRE	77 HEAT	94 STORM	20 DROUGHT
------------	----------------	------------	-------------	---------------

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 23, 2025	Resale	Bargain And Sale Deed	\$715,000	\$164	\$500K
Jun 8, 2023	Financing	Intrafamily Transfer			
Feb 28, 2018	Resale	Warranty Deed	\$349,000	\$80	\$314K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Temperance Elementary School	Elementary	PK–5	3.8 mi
Amherst County High School	High	9–12	12.4 mi
Amherst Middle School	Middle	6–8	12.7 mi

District: Amherst 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
---------------------------	----------------------------	----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------