

Single Family Residence

RESIDENTIAL

280 FORTUNES RIDGE DR

ROSELAND, VA 22967

\$753,023 TopHap Estimate · \$359 / ft² · confidence 92 · as of Jul 14, 2026

3

BEDS

3.5

BATHS

2,100 ft²

LIVING AREA

0.55 ac

LOT SIZE

2009

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$753K

\$689K low

\$817K high

Last Sale

\$775,233 · Feb 18, 2022

Est. Owner Equity

\$753,023

TAX & ASSESSMENT

Property Tax

\$3,773 (2026)

Assessed Value

\$673,800

Previous Assessed

\$544,200

Assessor Market Value

\$673,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	NELSON
Lot (acres)	0.55
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Heat Pump
Cooling	Central
Garage	Garage, Basement
Pool	No

Deck · 748 ft²

Porch · 96 ft²

CLIMATE RISK

1 FLOOD	25 WILDFIRE	79 HEAT	98 STORM	20 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 17, 2022	Resale	Deed	\$775,233	\$369	
Jan 25, 2022	Resale	Deed	\$775,000	\$369	\$76K
Jan 9, 2019	Non-arms-length	Trustees Deed	\$430,000	\$205	\$200K
Jan 16, 2009	Financing	Gift Deed			\$417K
Oct 21, 2008	Resale	Deed	\$214,000	\$102	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rockfish River Elementary School	Elementary	PK–5	7.2 mi
Nelson Middle School	Middle	6–8	12.2 mi
Nelson County High School	High	9–12	12.3 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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