

Single Family Residence **RESIDENTIAL**

74 S FOREST DR

ROSELAND, VA 22967

\$228,059 TopHap Estimate · confidence 89 · as of Jul 14, 2026

0.43 ac
LOT SIZE

VALUATION

\$228K

\$203K low

\$253K high

Last Sale

\$33,900 · Mar 17, 2021

Est. Owner Equity

\$228,059

TAX & ASSESSMENT

Property Tax	\$196 (2026)
Assessed Value	\$35,000
Previous Assessed	\$35,000
Assessor Market Value	\$35,000

PROPERTY FACTS

Property Type	Single Family Residence
County	NELSON
Lot (acres)	0.43
Pool	No

CLIMATE RISK

1 FLOOD	25 WILDFIRE	79 HEAT	98 STORM	20 DROUGHT
------------	----------------	------------	-------------	---------------

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 12, 2021	Resale	Deed	\$33,900		
Nov 15, 2005	Financing	Bargain And Sale Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rockfish River Elementary School	Elementary	PK–5	6.7 mi
Nelson Middle School	Middle	6–8	13.2 mi
Nelson County High School	High	9–12	13.3 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
---------------------------	----------------------------	----------------------------	------------------------------------	-------------------------	------------------------

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

OWNERSHIP

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