

Single Family Residence **RESIDENTIAL**

74 RUTILE LN

ROSELAND, VA 22967

\$56,543 TopHap Estimate · confidence 58 · as of Jun 23, 2026



5.17 ac
LOT SIZE

VALUATION

\$57K

\$33K low

\$80K high

Est. Owner Equity

\$0

Loan-to-Value

350%

TAX & ASSESSMENT

Property Tax	\$278 (2026)
Assessed Value	\$41,400
Previous Assessed	\$44,000
Assessor Market Value	\$41,400

PROPERTY FACTS

Property Type	Single Family Residence
County	NELSON
Lot (acres)	5.17
Pool	No

CLIMATE RISK

1 FLOOD	32 WILDFIRE	81 HEAT	93 STORM	20 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 30, 2020	Financing	Deed			\$198K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Tye River Elementary School	Elementary	PK–5	4.0 mi
Nelson County High School	High	9–12	4.2 mi
Nelson Middle School	Middle	6–8	4.3 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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