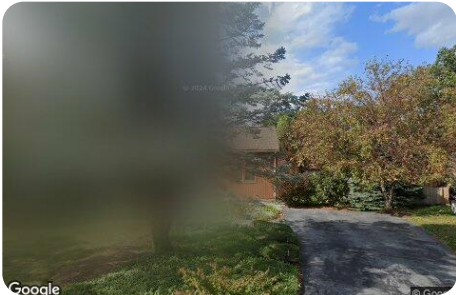


Duplex (2 Units, Any Combination) **RESIDENTIAL**

**2057 ROSEDALE CT**  
ROCKINGHAM, VA 22801



**2**

BEDS

**3**

BATHS

**1,109 ft<sup>2</sup>**

LIVING AREA

**0.13 ac**

LOT SIZE

**1985**

YEAR BUILT

**1**

STORIES

**5**

ROOMS

**VALUATION**

Last Sale

**\$275,000 · Oct 17, 2023**

**TAX & ASSESSMENT**

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$1,877 (2026)</b> |
| Assessed Value        | <b>\$284,400</b>      |
| Previous Assessed     | <b>\$250,700</b>      |
| Assessor Market Value | <b>\$284,400</b>      |

## PROPERTY FACTS

|               |                                   |
|---------------|-----------------------------------|
| Property Type | Duplex (2 Units, Any Combination) |
| Style         | Duplex Single                     |
| County        | ROCKINGHAM                        |
| Lot (acres)   | 0.13                              |
| Roof          | Composition Shingle               |
| Heating       | Heat Pump                         |
| Cooling       | Yes                               |
| Pool          | No                                |

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED | PRICE     | \$/FT² | LOAN   |
|--------------|--------|------|-----------|--------|--------|
| Oct 11, 2023 | Resale | Deed | \$275,000 | \$248  | \$220K |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Montevideo Middle School  | Middle     | 6–8    | 5.7 mi   |
| Cub Run Elementary School | Elementary | PK–5   | 5.8 mi   |
| Spotswood High School     | High       | 9–12   | 5.9 mi   |

District: Rockingham 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 22801**

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>103</b><br>CRIME INDEX | <b>90</b><br>AIR POLLUTION | <b>42,820</b><br>POPULATION | <b>\$64K</b><br>MEDIAN IN-COME | <b>53°F</b><br>AVG TEMP | <b>63%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

**OWNERSHIP**

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|