

Single Family Residence **RESIDENTIAL**

4350 MAGNOLIA RIDGE DR

ROCKINGHAM, VA 22801

\$610,992 TopHap Estimate · \$234 / ft² · confidence 90 · as of Jul 14, 2026



3
BEDS

3
BATHS

2,608 ft²
LIVING AREA

0.39 ac
LOT SIZE

2014
YEAR BUILT

2
STORIES

7
ROOMS

2
PARKING

VALUATION

\$611K

\$551K low

\$671K high

Last Sale

\$42,500 · Jun 18, 2013

Est. Owner Equity

\$360,992

Loan-to-Value

41%

TAX & ASSESSMENT

Property Tax	\$3,413 (2026)
Assessed Value	\$517,100
Previous Assessed	\$457,400
Assessor Market Value	\$517,100

PROPERTY FACTS

Property Type	Single Family Residence
County	ROCKINGHAM
Lot (acres)	0.39
Construction	Brick
Roof	Composition Shingle
Heating	Heat Pump
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 11, 2013	Resale	Deed	\$42,500	\$16	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Peak View Elementary School	Elementary	PK–5	1.8 mi
Montevideo Middle School	Middle	6–8	3.3 mi
Spotswood High School	High	9–12	3.7 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

103 CRIME INDEX	90 AIR POLLUTION	42,820 POPULATION	\$64K MEDIAN IN-COME	53°F AVG TEMP	63% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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