

Single Family Residence **RESIDENTIAL**

4591 MAGNOLIA RIDGE DR

ROCKINGHAM, VA 22801

\$796,392 TopHap Estimate · \$259 / ft² · confidence 91 · as of Jul 14, 2026



3
BEDS

3.5
BATHS

3,076 ft²
LIVING AREA

0.35 ac
LOT SIZE

2007
YEAR BUILT

1
STORIES

8
ROOMS

1
PARKING

VALUATION

\$796K

\$727K low

\$866K high

Last Sale

\$527,400 · Feb 7, 2008

Est. Owner Equity

\$207,392

Loan-to-Value

73%

TAX & ASSESSMENT

Property Tax	\$5,188 (2026)
Assessed Value	\$786,100
Previous Assessed	\$691,400
Assessor Market Value	\$786,100

PROPERTY FACTS

Property Type	Single Family Residence
County	ROCKINGHAM
Lot (acres)	0.35
Roof	Composition Shingle
Heating	Heat Pump
Cooling	Yes
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 23, 2008	Resale	Bargain And Sale Deed	\$527,400	\$171	\$330K
Jun 19, 2006	Financing	Bargain And Sale Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Peak View Elementary School	Elementary	PK–5	1.6 mi
Montevideo Middle School	Middle	6–8	3.0 mi
Spotswood High School	High	9–12	3.5 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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