

Single Family Residence **RESIDENTIAL**

4471 MAGNOLIA RIDGE DR

ROCKINGHAM, VA 22801

\$655,746 TopHap Estimate · \$305 / ft² · confidence 91 · as of Jul 14, 2026



5

BEDS

3.5

BATHS

2,149 ft²

LIVING AREA

0.41 ac

LOT SIZE

2009

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$656K

\$594K low

\$717K high

Est. Owner Equity

\$348,746

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$3,645 (2026)
Assessed Value	\$552,300
Previous Assessed	\$520,700
Assessor Market Value	\$552,300

PROPERTY FACTS

Property Type	Single Family Residence
County	ROCKINGHAM
Lot (acres)	0.41
Roof	Composition Shingle
Heating	Heat Pump
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 7, 2008	Financing	Deed			\$275K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Peak View Elementary School	Elementary	PK–5	1.7 mi
Montevideo Middle School	Middle	6–8	3.1 mi
Spotswood High School	High	9–12	3.6 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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