

Single Family Residence **RESIDENTIAL**

# 4650 MAGNOLIA RIDGE DR

ROCKINGHAM, VA 22801

**\$579,274** TopHap Estimate · \$234 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026

**4**  
BEDS

**2.5**  
BATHS

**2,479 ft<sup>2</sup>**  
LIVING AREA

**0.77 ac**  
LOT SIZE

**2011**  
YEAR BUILT

**1**  
STORIES

**6**  
ROOMS

## VALUATION

**\$579K**

\$551K low

\$608K high

Last Sale

\$532,000 · Sep 23, 2021

Est. Owner Equity

\$579,274

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,996 (2026) |
| Assessed Value        | \$453,900      |
| Previous Assessed     | \$408,600      |
| Assessor Market Value | \$453,900      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | ROCKINGHAM              |
| Lot (acres)   | 0.77                    |
| Roof          | Composition Shingle     |
| Heating       | Heat Pump               |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED                  | PRICE     | \$/FT <sup>2</sup> | LOAN |
|--------------|--------|-----------------------|-----------|--------------------|------|
| Sep 2, 2021  | Resale | Deed                  | \$532,000 | \$215              |      |
| Jul 18, 2018 | Resale | Deed                  | \$430,000 | \$173              |      |
| Jun 6, 2011  | Resale | Bargain And Sale Deed | \$65,000  | \$26               |      |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Peak View Elementary School | Elementary | PK–5   | 1.5 mi   |
| Montevideo Middle School    | Middle     | 6–8    | 3.0 mi   |
| Spotswood High School       | High       | 9–12   | 3.4 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>Owner occupied</b> |
|-----------|-----------------------|