

Single Family Residence **RESIDENTIAL**

4550 MAGNOLIA RIDGE DR

ROCKINGHAM, VA 22801

\$620,416 TopHap Estimate · \$214 / ft² · confidence 96 · as of Jul 14, 2026



4
BEDS

3.5
BATHS

2,895 ft²
LIVING AREA

0.42 ac
LOT SIZE

2007
YEAR BUILT

2
STORIES

8
ROOMS

2
PARKING

VALUATION

\$620K

\$593K low

\$648K high

Last Sale

\$455,000 · Nov 13, 2007

Est. Owner Equity

\$277,716

Loan-to-Value

54%

TAX & ASSESSMENT

Property Tax	\$3,493 (2026)
Assessed Value	\$529,300
Previous Assessed	\$459,400
Assessor Market Value	\$529,300

PROPERTY FACTS

Property Type	Single Family Residence
County	ROCKINGHAM
Lot (acres)	0.42
Roof	Composition Shingle
Heating	Heat Pump
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 1, 2007	Resale	Bargain And Sale Deed	\$455,000	\$157	\$300K
Jun 9, 2006	Financing	Deed			\$335K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Peak View Elementary School	Elementary	PK–5	1.6 mi
Montevideo Middle School	Middle	6–8	3.1 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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