

Single Family Residence **RESIDENTIAL**

# 4530 MAGNOLIA RIDGE DR

ROCKINGHAM, VA 22801

**\$641,683** TopHap Estimate · \$206 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**  
BEDS

**3.5**  
BATHS

**3,116 ft<sup>2</sup>**  
LIVING AREA

**0.42 ac**  
LOT SIZE

**2007**  
YEAR BUILT

**2**  
STORIES

**7**  
ROOMS

**2**  
PARKING

## VALUATION

**\$642K**

\$609K low

\$674K high

Est. Owner Equity

**\$306,683**

Loan-to-Value

**51%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,624 (2026) |
| Assessed Value        | \$549,100      |
| Previous Assessed     | \$470,300      |
| Assessor Market Value | \$549,100      |

## 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 <sup>2</sup> | LOAN  |
|-------------|-----------|-----------------------|-------|--------------------|-------|
| Nov 1, 2006 | Financing | Bargain And Sale Deed |       |                    | \$75K |

## 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

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <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> |
|-----------|-----------------------|