

Rural Residence

RESIDENTIAL

2859 ROCK SPRING LN

ROCKINGHAM, VA 22802

\$565,510 TopHap Estimate · \$302 / ft² · confidence 93 · as of Jul 14, 2026

4

BEDS

2.5

BATHS

1,872 ft²

LIVING AREA

13.06 ac

LOT SIZE

1999

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$566K

\$528K low

\$603K high

Last Sale

\$400,000 · Dec 8, 2025

Est. Owner Equity

\$255,210

Loan-to-Value

56%

TAX & ASSESSMENT

Property Tax

\$2,723 (2026)

Assessed Value

\$412,570

Previous Assessed

\$329,800

Assessor Market Value

\$412,570

PROPERTY FACTS

Property Type	Rural Residence
County	ROCKINGHAM
Lot (acres)	13.06
Roof	Composition Shingle
Heating	Baseboard
Cooling	None
Fireplace	Yes
Pool	No

CLIMATE RISK

92 FLOOD	36 WILDFIRE	75 HEAT	63 STORM	30 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 4, 2025	Non-arms-length	Deed	\$400,000	\$214	\$310K
Jul 2, 2020	Resale	Deed	\$108,000	\$58	\$299K
Jun 14, 2006	Financing	Gift Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mountain View Elementary School	Elementary	PK–5	3.1 mi
Wilbur S. Pence Middle School	Middle	6–8	6.0 mi
Turner Ashby High School	High	9–12	7.8 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 22802

118 CRIME INDEX	85 AIR POLLUTION	27,755 POPULATION	\$60K 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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