

Single Family Residence **RESIDENTIAL**

82 PINNACLE DR

ROSELAND, VA 22967

\$679,213 TopHap Estimate · \$493 / ft² · confidence 87 · as of Jul 14, 2026

3

BEDS

3

BATHS

1,378 ft²

LIVING AREA

0.11 ac

LOT SIZE

1979

YEAR BUILT

1

STORIES

4

ROOMS

VALUATION

\$679K

\$589K low

\$769K high

Last Sale

\$653,500 · Mar 13, 2025

Est. Owner Equity

\$189,088

Loan-to-Value

73%

TAX & ASSESSMENT

Property Tax

\$3,479 (2026)

Assessed Value

\$621,300

Previous Assessed

\$415,700

Assessor Market Value

\$621,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	NELSON
Lot (acres)	0.11
Construction	Frame (Unspecified)
Foundation	No Foundation
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 356 ft²

CLIMATE RISK

1 FLOOD	25 WILDFIRE	79 HEAT	98 STORM	20 DROUGHT
------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 28, 2025	Resale	Deed	\$653,500	\$474	\$490K
Jul 18, 2019	Resale	Deed	\$415,000	\$301	\$374K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rockfish River Elementary School	Elementary	PK–5	6.0 mi
Nelson Middle School	Middle	6–8	12.6 mi
Nelson County High School	High	9–12	12.7 mi

District: Nelson 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 22967

114 CRIME INDEX	89 AIR POLLUTION	2,039 POPULATION	\$78K MEDIAN IN-COME	55°F AVG TEMP	63% SUNSHINE
---------------------------	----------------------------	----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------