

Single Family Residence **RESIDENTIAL**

456 BLACKROCK DR

ROSELAND, VA 22967

\$450,524 TopHap Estimate · \$358 / ft² · confidence 89 · as of Jul 14, 2026

3

BEDS

2

BATHS

1,258 ft²

LIVING AREA

0.52 ac

LOT SIZE

1980

YEAR BUILT

1

STORIES

4

ROOMS

VALUATION

\$451K

\$403K low

\$498K high

Last Sale

\$430,000 · Dec 11, 2024

Est. Owner Equity

\$106,524

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax

\$2,262 (2026)

Assessed Value

\$403,900

Previous Assessed

\$276,800

Assessor Market Value

\$403,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	NELSON
Lot (acres)	0.52
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Central
Fireplace	Yes
Pool	No

Deck · 448 ft²

CLIMATE RISK

1 FLOOD	26 WILDFIRE	79 HEAT	98 STORM	20 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, 2024	Resale	Deed	\$430,000	\$342	\$344K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rockfish River Elementary School	Elementary	PK–5	5.9 mi
Nelson Middle School	Middle	6–8	12.4 mi
Nelson County High School	High	9–12	12.5 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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