

Single Family Residence **RESIDENTIAL**

6 FORTUNES RIDGE DR

ROSELAND, VA 22967

\$712,015 TopHap Estimate · \$308 / ft² · confidence 96 · as of Jul 14, 2026



2

BEDS

3

BATHS

2,308 ft²

LIVING AREA

0.53 ac

LOT SIZE

1980

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$712K

\$683K low

\$741K high

Last Sale

\$675,000 · Sep 30, 2022

Est. Owner Equity

\$712,015

TAX & ASSESSMENT

Property Tax	\$3,334 (2026)
Assessed Value	\$595,400
Previous Assessed	\$488,200
Assessor Market Value	\$595,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	NELSON
Lot (acres)	0.53
Construction	Frame (Unspecified)
Foundation	No Foundation
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 516 ft²

Porch · 366 ft²

CLIMATE RISK

1

FLOOD

24

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
Sep 29, 2022	Resale	Deed	\$675,000	\$292	
Oct 29, 2020	Financing	Deed			
Jan 28, 2019	Quitclaim	Quit Claim Transfer			
Sep 4, 2018	Financing	Intrafamily Transfer			
Dec 29, 2006	Financing	Deed			\$440K
Jun 2, 2005	Financing	Bargain And Sale Deed			\$340K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rockfish River Elementary School	Elementary	PK–5	7.0 mi
Nelson Middle School	Middle	6–8	12.3 mi
Nelson County High School	High	9–12	12.4 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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