

Single Family Residence **RESIDENTIAL**

93 N FOREST DR

ROSELAND, VA 22967

\$635,263 TopHap Estimate · \$303 / ft² · confidence 92 · as of Jul 14, 2026

2
BEDS

2
BATHS

2,099 ft²
LIVING AREA

0.87 ac
LOT SIZE

2005
YEAR BUILT

2
STORIES

7
ROOMS

VALUATION

\$635K

\$583K low

\$687K high

Est. Owner Equity

\$267,263

Loan-to-Value

67%

TAX & ASSESSMENT

Property Tax	\$3,630 (2026)
Assessed Value	\$648,200
Previous Assessed	\$484,800
Assessor Market Value	\$648,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	NELSON
Lot (acres)	0.87
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Pool	No

Deck · 261 ft²

Porch · 120 ft²

CLIMATE RISK

1 FLOOD	24 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
Sep 1, 2017	Financing	Transfer On Death Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rockfish River Elementary School	Elementary	PK–5	6.5 mi
Nelson Middle School	Middle	6–8	13.3 mi
Nelson County High School	High	9–12	13.3 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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