

Single Family Residence **RESIDENTIAL**

123 N FOREST DR

ROSELAND, VA 22967

\$523,692 TopHap Estimate · \$449 / ft² · confidence 96 · as of Jul 14, 2026

3
BEDS

2.5
BATHS

1,166 ft²
LIVING AREA

0.45 ac
LOT SIZE

1983
YEAR BUILT

1
STORIES

6
ROOMS

2
PARKING

VALUATION

\$524K

\$501K low

\$547K high

Last Sale

\$355,000 · Dec 2, 2016

Est. Owner Equity

\$48,492

Loan-to-Value

97%

TAX & ASSESSMENT

Property Tax

\$3,175 (2026)

Assessed Value

\$566,900

Previous Assessed

\$408,900

Assessor Market Value

\$566,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	NELSON
Lot (acres)	0.45
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Heat Pump
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached
Pool	No

Deck · 552 ft²

Porch · 32 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
Jan 11, 2012	Resale	Bargain And Sale Deed	\$330,000	\$283	\$264K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rockfish River Elementary School	Elementary	PK–5	6.4 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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