

Single Family Residence **RESIDENTIAL**

# 1450 LEDGES

ROSELAND, VA 22967

**\$305,128** TopHap Estimate · \$347 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026

**1**  
BEDS

**1**  
BATHS

**880 ft<sup>2</sup>**  
LIVING AREA

**2,614 ft<sup>2</sup>**  
LOT SIZE

**1980**  
YEAR BUILT

**1**  
STORIES

**3**  
ROOMS

## VALUATION

**\$305K**

\$288K low

\$323K high

Last Sale

**\$300,000 · Jul 17, 2023**

Est. Owner Equity

**\$305,128**

## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$1,395 (2026)</b> |
| Assessed Value        | <b>\$249,100</b>      |
| Previous Assessed     | <b>\$176,500</b>      |
| Assessor Market Value | <b>\$249,100</b>      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | NELSON                  |
| Lot (acres)   | 0.06                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Wood Shingle            |
| Heating       | Heat Pump               |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

Deck · 96 ft²

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 24<br>WILDFIRE | 79<br>HEAT | 98<br>STORM | 20<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                  | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|-----------------------|-----------|--------|--------|
| Jul 15, 2023 | Resale    | Deed                  | \$300,000 | \$341  |        |
| May 22, 2023 | Financing | Deed                  |           |        |        |
| Dec 9, 2005  | Financing | Bargain And Sale Deed |           |        | \$184K |
| Dec 9, 2005  | Financing | Bargain And Sale Deed |           |        | \$184K |
| Jul 22, 2005 | Financing | Bargain And Sale Deed |           |        | \$152K |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Rockfish River Elementary School | Elementary | PK–5   | 6.1 mi   |
| Nelson Middle School             | Middle     | 6–8    | 13.3 mi  |
| Nelson County High School        | High       | 9–12   | 13.4 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

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

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|