

Single Family Residence **RESIDENTIAL**

# 1580 VISTAS

ROSELAND, VA 22967

**\$460,014** TopHap Estimate · \$369 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026

**2**  
BEDS

**2**  
BATHS

**1,248 ft<sup>2</sup>**  
LIVING AREA

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

**1986**  
YEAR BUILT

**1**  
STORIES

**4**  
ROOMS

## VALUATION

**\$460K**

\$429K low

\$491K high

Est. Owner Equity

**\$336,014**

Loan-to-Value

**28%**

## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$2,479 (2026)</b> |
| Assessed Value        | <b>\$442,700</b>      |
| Previous Assessed     | <b>\$353,600</b>      |
| Assessor Market Value | <b>\$442,700</b>      |

## PROPERTY FACTS

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

Deck · 96 ft²

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 25<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 6, 2005 | Financing | Bargain And Sale Deed |       |        |      |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Rockfish River Elementary School | Elementary | PK–5   | 6.0 mi   |
| Nelson Middle School             | Middle     | 6–8    | 13.5 mi  |
| Nelson County High School        | High       | 9–12   | 13.6 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> |
|-----------|-----------------------|