

Single Family Residence **RESIDENTIAL**

1587 VISTAS

ROSELAND, VA 22967

\$255,786 TopHap Estimate · \$301 / ft² · confidence 93 · as of Jul 14, 2026

1
BEDS

2
BATHS

851 ft²
LIVING AREA

2,614 ft²
LOT SIZE

1985
YEAR BUILT

1
STORIES

3
ROOMS

VALUATION

\$256K

\$239K low

\$272K high

Last Sale

\$229,000 · Dec 29, 2023

Est. Owner Equity

\$61,136

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax

\$1,300 (2026)

Assessed Value

\$232,200

Previous Assessed

\$164,000

Assessor Market Value

\$232,200

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 · 160 ft²

CLIMATE RISK

1 FLOOD	25 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
Dec 29, 2023	Resale	Deed	\$229,000	\$269	\$195K
Oct 19, 2009	Resale	Bargain And Sale Deed	\$170,000	\$200	
Sep 15, 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

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

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

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------