

Single Family Residence **RESIDENTIAL**

40 TIMBER RIDGE LN

ROSELAND, VA 22967

\$1,369,162 TopHap Estimate · \$368 / ft² · confidence 85 · as of Jul 14, 2026

5

BEDS

4

BATHS

3,716 ft²

LIVING AREA

0.64 ac

LOT SIZE

1984

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$1.4M

\$1.2M low

\$1.6M high

Last Sale

\$915,000 · May 16, 2008

Est. Owner Equity

\$641,162

Loan-to-Value

52%

TAX & ASSESSMENT

Property Tax

\$7,088 (2026)

Assessed Value

\$1,265,700

Previous Assessed

\$1,089,600

Assessor Market Value

\$1,265,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	NELSON
Lot (acres)	0.64
Construction	Frame (Unspecified)
Foundation	No Foundation
Roof	Wood Shingle
Heating	Heat Pump
Cooling	Central
Fireplace	Yes
Pool	Spa/Hot Tub (Only)

Deck · 1,340 ft²

Porch · 88 ft²

CLIMATE RISK

1 FLOOD	27 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
Apr 21, 2008	Resale	Deed	\$915,000	\$246	\$732K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rockfish River Elementary School	Elementary	PK–5	5.4 mi
Nelson Middle School	Middle	6–8	12.5 mi
Nelson County High School	High	9–12	12.6 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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