

Single Family Residence **RESIDENTIAL**

20 PEDLARS END

ROSELAND, VA 22967

\$716,566 TopHap Estimate · \$455 / ft² · confidence 93 · as of Jul 14, 2026

4

BEDS

3

BATHS

1,574 ft²

LIVING AREA

0.57 ac

LOT SIZE

2005

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$717K

\$667K low

\$766K high

Last Sale

\$390,000 · Aug 7, 2020

Est. Owner Equity

\$235,566

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax

\$3,583 (2026)

Assessed Value

\$639,900

Previous Assessed

\$502,100

Assessor Market Value

\$639,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	NELSON
Lot (acres)	0.57
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Heat Pump
Cooling	Central
Fireplace	Yes
Pool	Spa/Hot Tub (Only)

Deck · 812 ft²

CLIMATE RISK

1 FLOOD	27 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
Aug 7, 2020	Resale	Deed	\$390,000	\$248	\$351K
May 12, 2010	Resale	Bargain And Sale Deed	\$399,999	\$254	\$320K
Jul 25, 2008	Financing	Gift Deed			\$339K
May 11, 2006	Financing	Bargain And Sale Deed			\$340K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rockfish River Elementary School	Elementary	PK–5	5.5 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
---------------------------	----------------------------	----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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