

Single Family Residence **RESIDENTIAL**

70 PEDLARS END

ROSELAND, VA 22967

\$519,000 TopHap Estimate · \$355 / ft² · confidence 89 · as of Jul 14, 2026

3
BEDS

2.5
BATHS

1,464 ft²
LIVING AREA

0.74 ac
LOT SIZE

1992
YEAR BUILT

2
STORIES

5
ROOMS

VALUATION

\$519K

\$461K low

\$577K high

Last Sale

\$422,500 · May 13, 2021

Est. Owner Equity

\$181,000

Loan-to-Value

62%

TAX & ASSESSMENT

Property Tax

\$2,892 (2026)

Assessed Value

\$516,500

Previous Assessed

\$418,700

Assessor Market Value

\$516,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	NELSON
Lot (acres)	0.74
Construction	Frame (Unspecified)
Foundation	No Foundation
Roof	Asphalt
Heating	Central
Fireplace	Yes
Pool	No

Deck · 684 ft²

Porch · 96 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
May 5, 2021	Resale	Deed	\$422,500	\$289	\$338K
Dec 19, 2018	Resale	Deed	\$274,000	\$187	
Feb 3, 2011	Resale	Bargain And Sale Deed	\$270,000	\$184	\$242K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rockfish River Elementary School	Elementary	PK–5	5.5 mi
Nelson Middle School	Middle	6–8	12.6 mi
Nelson County High School	High	9–12	12.7 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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