

Single Family Residence **RESIDENTIAL**

43 PEDLARS END

ROSELAND, VA 22967

\$630,524 TopHap Estimate · \$324 / ft² · confidence 88 · as of Jul 14, 2026

3
BEDS

3.5
BATHS

1,947 ft²
LIVING AREA

0.54 ac
LOT SIZE

1998
YEAR BUILT

1
STORIES

6
ROOMS

VALUATION

\$631K

\$555K low

\$706K high

Est. Owner Equity

\$630,524

TAX & ASSESSMENT

Property Tax	\$3,843 (2026)
Assessed Value	\$686,200
Previous Assessed	\$600,900
Assessor Market Value	\$686,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	NELSON
Lot (acres)	0.54
Construction	Frame (Unspecified)
Foundation	No Foundation
Roof	Asphalt
Heating	Heat Pump
Cooling	Central
Fireplace	Yes
Pool	No

Porch · 393 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
Aug 24, 2022	Financing	Deed			
Apr 13, 2005	Financing	Bargain And Sale Deed			\$494K

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

OWNERSHIP

Occupancy	Absentee owner
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