

Single Family Residence **RESIDENTIAL**

85 N ROCK TREE LN

ROSELAND, VA 22967

\$877,270 TopHap Estimate · \$527 / ft² · confidence 91 · as of Jul 14, 2026

5
BEDS

4.5
BATHS

1,664 ft²
LIVING AREA

0.49 ac
LOT SIZE

2007
YEAR BUILT

1
STORIES

7
ROOMS

VALUATION

\$877K

\$802K low

\$952K high

Last Sale

\$835,000 · Nov 6, 2024

Est. Owner Equity

\$877,270

TAX & ASSESSMENT

Property Tax	\$4,515 (2026)
Assessed Value	\$806,300
Previous Assessed	\$622,700
Assessor Market Value	\$806,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	NELSON
Lot (acres)	0.49
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 600 ft²

Porch · 288 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
Oct 31, 2024	Resale	Deed	\$835,000	\$502	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rockfish River Elementary School	Elementary	PK–5	5.6 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
-----------	-----------------------