

Single Family Residence **RESIDENTIAL**

47 SERVICEBERRY LN

ROSELAND, VA 22967

\$798,332 TopHap Estimate · \$491 / ft² · confidence 92 · as of Jul 14, 2026

3
BEDS

3
BATHS

1,626 ft²
LIVING AREA

0.7 ac
LOT SIZE

2007
YEAR BUILT

1
STORIES

5
ROOMS

VALUATION

\$798K

\$734K low

\$863K high

Last Sale

\$65,000 · Sep 18, 2015

Est. Owner Equity

\$448,332

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax

\$4,231 (2026)

Assessed Value

\$755,500

Previous Assessed

\$581,500

Assessor Market Value

\$755,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	NELSON
Lot (acres)	0.70
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 313 ft²

Porch · 282 ft²

CLIMATE RISK

1 FLOOD	22 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
Sep 10, 2015	Resale	Bargain And Sale Deed	\$65,000	\$40	\$452K
Mar 25, 2011	Resale	Bargain And Sale Deed	\$590,000	\$363	\$415K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rockfish River Elementary School	Elementary	PK–5	5.8 mi
Nelson Middle School	Middle	6–8	13.8 mi
Nelson County High School	High	9–12	13.9 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
-----------	-----------------------