

Single Family Residence **RESIDENTIAL**

35 BEAR RUN

ROSELAND, VA 22967

\$430,611 TopHap Estimate · \$308 / ft² · confidence 62 · as of Jul 14, 2026

3
BEDS

2
BATHS

1,396 ft²
LIVING AREA

0.52 ac
LOT SIZE

1983
YEAR BUILT

1
STORIES

3
ROOMS

1
PARKING

VALUATION

\$431K

\$268K low

\$593K high

Est. Owner Equity

\$330,611

Loan-to-Value

24%

TAX & ASSESSMENT

Property Tax	\$2,744 (2026)
Assessed Value	\$490,000
Previous Assessed	\$372,200
Assessor Market Value	\$490,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	NELSON
Lot (acres)	0.52
Construction	Frame (Unspecified)
Foundation	No Foundation
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached
Pool	No

Deck · 372 ft²

Porch · 48 ft²

CLIMATE RISK

1 FLOOD	24 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
Nov 7, 2025	Financing	Gift Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rockfish River Elementary School	Elementary	PK–5	5.8 mi
Nelson Middle School	Middle	6–8	13.7 mi
Nelson County High School	High	9–12	13.7 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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