

Single Family Residence **RESIDENTIAL**

61 BEAR RUN

ROSELAND, VA 22967

\$727,961 TopHap Estimate · \$297 / ft² · confidence 93 · as of Jul 14, 2026

3
BEDS

2.5
BATHS

2,448 ft²
LIVING AREA

0.42 ac
LOT SIZE

2006
YEAR BUILT

1
STORIES

5
ROOMS

VALUATION

\$728K

\$678K low

\$778K high

Last Sale

\$453,500 · May 16, 2012

Est. Owner Equity

\$727,961

TAX & ASSESSMENT

Property Tax	\$3,623 (2026)
Assessed Value	\$647,000
Previous Assessed	\$541,700
Assessor Market Value	\$647,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	NELSON
Lot (acres)	0.42
Construction	Frame (Unspecified)
Foundation	No Foundation
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 352 ft²

Porch · 176 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
Sep 28, 2022	Resale	Deed	\$610,000	\$249	
May 8, 2012	Resale	Deed	\$453,500	\$185	\$254K
Jan 12, 2006	Financing	Deed			\$444K
Jan 12, 2006	Financing	Deed			\$444K
Jan 7, 2005	Financing	Bargain And Sale Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rockfish River Elementary School	Elementary	PK–5	5.9 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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