

Single Family Residence **RESIDENTIAL**

75 BEAR RUN

ROSELAND, VA 22967

\$621,437 TopHap Estimate · \$296 / ft² · confidence 86 · as of Jul 14, 2026

3
BEDS

2.5
BATHS

2,102 ft²
LIVING AREA

0.4 ac
LOT SIZE

1998
YEAR BUILT

1
STORIES

5
ROOMS

VALUATION

\$621K

\$532K low

\$711K high

Last Sale

\$599,500 · Mar 31, 2025

Est. Owner Equity

\$621,437

TAX & ASSESSMENT

Property Tax	\$3,375 (2026)
Assessed Value	\$602,700
Previous Assessed	\$468,800
Assessor Market Value	\$602,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	NELSON
Lot (acres)	0.40
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Pool	No

Deck · 496 ft²

Porch · 128 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
Mar 28, 2025	Resale	Deed	\$599,500	\$285	

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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