

Single Family Residence

RESIDENTIAL

91 BEAR RUN

ROSELAND, VA 22967

\$726,709 TopHap Estimate · \$284 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,557 ft²

LIVING AREA

0.49 ac

LOT SIZE

1998

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$727K

\$683K low

\$770K high

Last Sale

\$610,000 · Oct 4, 2022

Est. Owner Equity

\$99,567

Loan-to-Value

87%

TAX & ASSESSMENT

Property Tax	\$3,727 (2026)
Assessed Value	\$665,600
Previous Assessed	\$517,100
Assessor Market Value	\$665,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	NELSON
Lot (acres)	0.49
Construction	Frame (Unspecified)
Foundation	No Foundation
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 436 ft²

Porch · 168 ft²

CLIMATE RISK

1

FLOOD

24

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
Nov 30, 2021	Resale	Deed	\$600,000	\$235	\$400K
Sep 19, 2008	Resale	Bargain And Sale Deed	\$515,000	\$201	

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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