

Single Family Residence **RESIDENTIAL**

115 BEAR RUN

ROSELAND, VA 22967

\$507,897 TopHap Estimate · \$227 / ft² · confidence 42 · as of Jul 14, 2026

3
BEDS

2
BATHS

2,236 ft²
LIVING AREA

0.9 ac
LOT SIZE

2014
YEAR BUILT

1
STORIES

5
ROOMS

2
PARKING

VALUATION

\$508K

\$214K low

\$801K high

Last Sale

\$73,000 · Jul 30, 2013

Est. Owner Equity

\$507,897

TAX & ASSESSMENT

Property Tax	\$5,285 (2026)
Assessed Value	\$943,700
Previous Assessed	\$767,100
Assessor Market Value	\$943,700

PROPERTY FACTS

Property Type	Single Family Residence
County	NELSON
Lot (acres)	0.90
Construction	Frame (Unspecified)
Foundation	No Foundation
Roof	Asphalt
Heating	Heat Pump
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached
Pool	No

Deck · 540 ft²

Porch · 204 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 14, 2023	Financing	Deed			
Jul 24, 2013	Resale	Bargain And Sale Deed	\$73,000	\$33	
Aug 7, 2009	Financing	Intrafamily Transfer			

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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