

Single Family Residence **RESIDENTIAL**

131 BEAR RUN

ROSELAND, VA 22967

\$831,211 TopHap Estimate · \$198 / ft² · confidence 56 · as of Jul 14, 2026

4
BEDS

3.5
BATHS

4,207 ft²
LIVING AREA

0.59 ac
LOT SIZE

2007
YEAR BUILT

2
STORIES

6
ROOMS

2
PARKING

VALUATION

\$831K

\$464K low

\$1.2M high

Est. Owner Equity **\$26,711**

Loan-to-Value **102%**

TAX & ASSESSMENT

Property Tax	\$6,563 (2026)
Assessed Value	\$1,172,000
Previous Assessed	\$967,800
Assessor Market Value	\$1,172,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	NELSON
Lot (acres)	0.59
Construction	Frame (Unspecified)
Foundation	No Foundation
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 836 ft²

Porch · 120 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.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rockfish River Elementary School	Elementary	PK–5	6.0 mi
Nelson Middle School	Middle	6–8	13.6 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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