

Single Family Residence **RESIDENTIAL**

136 BEAR RUN

ROSELAND, VA 22967

\$1,022,035 TopHap Estimate · \$283 / ft² · confidence 93 · as of Jul 14, 2026

5

BEDS

4

BATHS

3,608 ft²

LIVING AREA

0.52 ac

LOT SIZE

1983

YEAR BUILT

2

STORIES

10

ROOMS

2

PARKING

VALUATION

\$1M

\$955K low

\$1.1M high

Est. Owner Equity

\$326,035

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax

\$5,605 (2026)

Assessed Value

\$1,000,900

Previous Assessed

\$652,400

Assessor Market Value

\$1,000,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	NELSON
Lot (acres)	0.52
Construction	Frame (Unspecified)
Foundation	No Foundation
Roof	Composition Shingle
Heating	Baseboard
Fireplace	Yes
Garage	Garage, Basement
Pool	Spa/Hot Tub (Only)

Deck · 949 ft²

Porch · 720 ft²

CLIMATE RISK

1 FLOOD	23 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
Jan 3, 2023	Resale	Deed	\$870,000	\$241	\$696K
Jul 8, 2022	Financing	Gift Deed			
Mar 13, 2019	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rockfish River Elementary School	Elementary	PK–5	6.0 mi
Nelson Middle School	Middle	6–8	13.7 mi
Nelson County High School	High	9–12	13.8 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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