

Single Family Residence **RESIDENTIAL**

130 BEAR RUN

ROSELAND, VA 22967

\$416,219 TopHap Estimate · \$246 / ft² · confidence 62 · as of Jul 14, 2026

5

BEDS

3

BATHS

1,693 ft²

LIVING AREA

1.04 ac

LOT SIZE

1990

YEAR BUILT

1

STORIES

7

ROOMS

VALUATION

\$416K

\$259K low

\$574K high

Est. Owner Equity

\$416,219

TAX & ASSESSMENT

Property Tax	\$2,514 (2026)
Assessed Value	\$449,000
Previous Assessed	\$346,500
Assessor Market Value	\$449,000

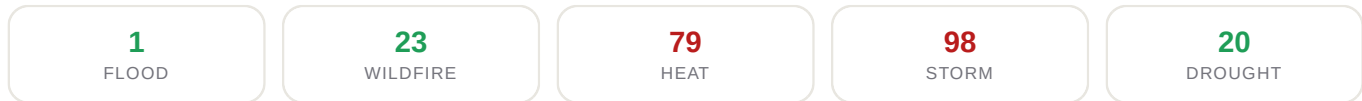
PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	NELSON
Lot (acres)	1.04
Construction	Frame (Unspecified)
Foundation	No Foundation
Roof	Composition Shingle
Heating	Central
Fireplace	Yes
Pool	No

Deck · 893 ft²

Porch · 54 ft²

CLIMATE RISK



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	13.7 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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