

Single Family Residence **RESIDENTIAL**

116 BEAR RUN

ROSELAND, VA 22967

\$481,202 TopHap Estimate · \$249 / ft² · confidence 87 · as of Jul 14, 2026

3
BEDS

2.5
BATHS

1,933 ft²
LIVING AREA

0.4 ac
LOT SIZE

1994
YEAR BUILT

1
STORIES

3
ROOMS

VALUATION

\$481K

\$419K low

\$543K high

Last Sale

\$470,000 · Sep 17, 2025

Est. Owner Equity

\$128,702

Loan-to-Value

74%

TAX & ASSESSMENT

Property Tax

\$2,737 (2026)

Assessed Value

\$488,800

Previous Assessed

\$371,900

Assessor Market Value

\$488,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	NELSON
Lot (acres)	0.40
Construction	Frame (Unspecified)
Foundation	No Foundation
Roof	Asphalt
Heating	Central
Fireplace	Yes
Pool	No

Deck · 511 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
Sep 13, 2025	Resale	Deed	\$470,000	\$243	\$353K
Mar 31, 2015	Financing	Gift Deed			

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	13.8 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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