

Single Family Residence **RESIDENTIAL**

106 BEAR RUN

ROSELAND, VA 22967

\$580,159 TopHap Estimate · \$308 / ft² · confidence 96 · as of Jul 14, 2026

3
BEDS

3
BATHS

1,882 ft²
LIVING AREA

0.34 ac
LOT SIZE

1989
YEAR BUILT

1
STORIES

3
ROOMS

VALUATION

\$580K

\$558K low

\$603K high

Last Sale

\$279,000 · Apr 29, 2019

Est. Owner Equity

\$356,959

Loan-to-Value

37%

TAX & ASSESSMENT

Property Tax

\$2,902 (2026)

Assessed Value

\$518,200

Previous Assessed

\$384,600

Assessor Market Value

\$518,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	NELSON
Lot (acres)	0.34
Construction	Frame (Unspecified)
Foundation	No Foundation
Roof	Wood Shingle
Heating	Central
Fireplace	Yes
Pool	No

Deck · 492 ft²

Porch · 96 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
Apr 26, 2019	Resale	Deed	\$279,000	\$148	\$223K

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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