

Single Family Residence

**RESIDENTIAL**

# 88 BEAR RUN

ROSELAND, VA 22967

**\$902,319** TopHap Estimate · \$417 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026

**3**

BEDS

**3.5**

BATHS

**2,162 ft<sup>2</sup>**

LIVING AREA

**0.45 ac**

LOT SIZE

**2004**

YEAR BUILT

**2**

STORIES

**5**

ROOMS

**2**

PARKING

## VALUATION

**\$902K**

\$833K low

\$971K high

Last Sale

**\$570,000 · Sep 14, 2020**

Est. Owner Equity

**\$902,319**

## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$4,866 (2026)</b> |
| Assessed Value        | <b>\$868,900</b>      |
| Previous Assessed     | <b>\$656,900</b>      |
| Assessor Market Value | <b>\$868,900</b>      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Conventional                     |
| County        | NELSON                           |
| Lot (acres)   | 0.45                             |
| Construction  | Frame (Unspecified)              |
| Roof          | Asphalt                          |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Central                          |
| Fireplace     | Yes                              |
| Garage        | Garage, Attached                 |
| Pool          | No                               |

Deck · 400 ft²

Porch · 184 ft²

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 23<br>WILDFIRE | 79<br>HEAT | 98<br>STORM | 20<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED | PRICE     | \$/FT² | LOAN |
|--------------|-----------|------|-----------|--------|------|
| Dec 30, 2024 | Financing | Deed |           |        |      |
| Sep 11, 2020 | Resale    | Deed | \$570,000 | \$264  |      |

## 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

|                                       |                                        |                                        |                                            |                                     |                                    |
|---------------------------------------|----------------------------------------|----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>114</div> <div>CRIME INDEX</div> | <div>89</div> <div>AIR POLLUTION</div> | <div>2,039</div> <div>POPULATION</div> | <div>\$78K</div> <div>MEDIAN IN-COME</div> | <div>55°F</div> <div>AVG TEMP</div> | <div>63%</div> <div>SUNSHINE</div> |
|---------------------------------------|----------------------------------------|----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

Index values: 100 = US average; lower is better.

| OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|