

Single Family Residence

RESIDENTIAL

12 POWDERHORN LN

ROSELAND, VA 22967

\$569,500 TopHap Estimate · \$299 / ft² · confidence 92 · as of Jul 14, 2026

3

BEDS

3

BATHS

1,905 ft²

LIVING AREA

0.44 ac

LOT SIZE

2006

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$570K

\$526K low

\$613K high

Last Sale

\$574,000 · Feb 25, 2022

Est. Owner Equity

\$269,500

Loan-to-Value

53%

TAX & ASSESSMENT

Property Tax

\$3,201 (2026)

Assessed Value

\$571,600

Previous Assessed

\$437,100

Assessor Market Value

\$571,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	NELSON
Lot (acres)	0.44
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Heat Pump
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 219 ft²

Porch · 356 ft²

CLIMATE RISK

1 FLOOD	21 WILDFIRE	79 HEAT	98 STORM	25 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 25, 2022	Resale	Deed	\$574,000	\$301	\$300K
Nov 24, 2015	Financing	Transfer On Death Deed			
Aug 23, 2006	Financing	Deed			
Jun 24, 2005	Financing	Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rockfish River Elementary School	Elementary	PK–5	5.6 mi
Nelson Middle School	Middle	6–8	14.4 mi
Nelson County High School	High	9–12	14.5 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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