

Single Family Residence **RESIDENTIAL**

1206 BLUE RIDGE DR

ROSELAND, VA 22967

\$446,836 TopHap Estimate · \$297 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

4

BATHS

1,504 ft²

LIVING AREA

0.57 ac

LOT SIZE

1983

YEAR BUILT

2

STORIES

4

ROOMS

VALUATION

\$447K

\$428K low

\$466K high

Last Sale

\$369,000 · Apr 22, 2021

Est. Owner Equity

\$170,086

Loan-to-Value

57%

TAX & ASSESSMENT

Property Tax	\$2,103 (2026)
Assessed Value	\$375,500
Previous Assessed	\$312,500
Assessor Market Value	\$375,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	NELSON
Lot (acres)	0.57
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 927 ft²

Porch · 48 ft²

CLIMATE RISK

1

FLOOD

21

WILDFIRE

79

HEAT

98

STORM

20

DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 21, 2021	Resale	Deed	\$369,000	\$245	\$277K
Oct 25, 2017	Resale	Deed	\$197,000	\$131	\$172K
Jun 21, 2012	Financing	Intrafamily Transfer			
Sep 12, 2011	Financing	Intrafamily Transfer			
May 15, 2008	Financing	Deed			
Nov 26, 1987	Financing	Bargain And Sale Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rockfish River Elementary School	Elementary	PK–5	5.8 mi
Nelson Middle School	Middle	6–8	14.0 mi
Nelson County High School	High	9–12	14.1 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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