

Single Family Residence

RESIDENTIAL

78 SPLIT ROCK TRL

ROSELAND, VA 22967

\$886,471 TopHap Estimate · \$325 / ft² · confidence 95 · as of Jul 14, 2026

3

BEDS

3.5

BATHS

2,727 ft²

LIVING AREA

0.37 ac

LOT SIZE

2006

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$886K

\$846K low

\$927K high

Last Sale

\$858,000 · Dec 8, 2023

Est. Owner Equity

\$286,471

Loan-to-Value

67%

TAX & ASSESSMENT

Property Tax

\$4,310 (2026)

Assessed Value

\$769,700

Previous Assessed

\$636,000

Assessor Market Value

\$769,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	NELSON
Lot (acres)	0.37
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Heat Pump
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 468 ft²

Porch · 626 ft²

CLIMATE RISK

1 FLOOD	22 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
Dec 6, 2023	Resale	Deed	\$858,000	\$315	\$600K
Feb 28, 2022	Resale	Deed	\$790,000	\$290	
Aug 17, 2010	Resale	Bargain And Sale Deed	\$496,000	\$182	\$397K
Nov 27, 2007	Resale	Bargain And Sale Deed	\$555,000	\$204	\$550K
Sep 16, 2005	Financing	Gift Deed			
Apr 12, 2005	Financing	Bargain And Sale Deed			\$69K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rockfish River Elementary School	Elementary	PK–5	5.6 mi
Nelson Middle School	Middle	6–8	14.2 mi
Nelson County High School	High	9–12	14.3 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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