

Single Family Residence **RESIDENTIAL**

779 BLUE RIDGE DR

ROSELAND, VA 22967

\$743,424 TopHap Estimate · \$277 / ft² · confidence 93 · as of Jul 14, 2026

4
BEDS

4.5
BATHS

2,686 ft²
LIVING AREA

1 ac
LOT SIZE

1993
YEAR BUILT

2
STORIES

5
ROOMS

VALUATION

\$743K

\$688K low

\$799K high

Last Sale

\$310,000 · Jul 16, 2020

Est. Owner Equity

\$495,424

Loan-to-Value

32%

TAX & ASSESSMENT

Property Tax

\$3,912 (2026)

Assessed Value

\$698,500

Previous Assessed

\$580,300

Assessor Market Value

\$698,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	NELSON
Lot (acres)	1.00
Construction	Frame (Unspecified)
Foundation	No Foundation
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 972 ft²

Porch · 290 ft²

CLIMATE RISK

1 FLOOD	24 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
Jul 9, 2020	Resale	Deed	\$310,000	\$115	\$248K
Feb 18, 2005	Financing	Gift Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rockfish River Elementary School	Elementary	PK–5	5.6 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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