

Single Family Residence

RESIDENTIAL

245 RAVENS ROOST LN

ROSELAND, VA 22967

\$522,191 TopHap Estimate · \$230 / ft² · confidence 91 · as of Jun 23, 2026



4

BEDS

2.5

BATHS

2,269 ft²

LIVING AREA

0.32 ac

LOT SIZE

1989

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$522K

\$475K low

\$569K high

Last Sale

\$295,000 · Jan 31, 2012

Est. Owner Equity

\$50,191

Loan-to-Value

90%

TAX & ASSESSMENT

Property Tax	\$2,927 (2026)
Assessed Value	\$522,600
Previous Assessed	\$349,600
Assessor Market Value	\$522,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	NELSON
Lot (acres)	0.32
Construction	Frame (Unspecified)
Foundation	No Foundation
Roof	Composition Shingle
Heating	Central
Fireplace	Yes
Pool	No

Deck · 439 ft²

CLIMATE RISK

1
FLOOD

21
WILDFIRE

79
HEAT

98
STORM

25
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 30, 2021	Financing	Gift Deed			
Dec 15, 2011	Non-arms-length	Re-Recorded Document	\$295,000	\$130	\$236K
Dec 15, 2011	Resale	Bargain And Sale Deed	\$295,000	\$130	\$236K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Stuarts Draft Middle School	Middle	6–8	8.3 mi
Stuarts Draft Elementary School	Elementary	PK–5	8.4 mi

Stuarts Draft High School	High	9–12	8.5 mi
----------------------------------	------	------	--------

District: Augusta 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
---------------------------	----------------------------	----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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