

Single Family Residence

RESIDENTIAL

44 BEAR RUN

ROSELAND, VA 22967

\$741,502 TopHap Estimate · \$318 / ft² · confidence 89 · as of Jul 14, 2026

4

BEDS

3.5

BATHS

2,332 ft²

LIVING AREA

0.8 ac

LOT SIZE

2006

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$742K

\$658K low

\$825K high

Last Sale

\$490,000 · Dec 27, 2010

Est. Owner Equity

\$422,102

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax

\$3,845 (2026)

Assessed Value

\$686,600

Previous Assessed

\$550,500

Assessor Market Value

\$686,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	NELSON
Lot (acres)	0.80
Construction	Frame (Unspecified)
Foundation	No Foundation
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 192 ft²

Porch · 368 ft²

CLIMATE RISK

1 FLOOD	23 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 20, 2010	Resale	Bargain And Sale Deed	\$490,000	\$210	\$392K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rockfish River Elementary School	Elementary	PK–5	5.9 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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