

Single Family Residence

RESIDENTIAL

1589 VISTAS

ROSELAND, VA 22967

\$482,997 TopHap Estimate · \$392 / ft² · confidence 95 · as of Jul 14, 2026

2

BEDS

2

BATHS

1,233 ft²

LIVING AREA

2,614 ft²

LOT SIZE

1986

YEAR BUILT

1

STORIES

4

ROOMS

VALUATION

\$483K

\$457K low

\$509K high

Last Sale

\$286,000 · Jan 12, 2021

Est. Owner Equity

\$254,197

Loan-to-Value

55%

TAX & ASSESSMENT

Property Tax

\$2,458 (2026)

Assessed Value

\$438,900

Previous Assessed

\$278,700

Assessor Market Value

\$438,900

PROPERTY FACTS

Property Type	Single Family Residence
County	NELSON
Lot (acres)	0.06
Construction	Frame (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 96 ft²

CLIMATE RISK

1 FLOOD	25 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
Jan 8, 2021	Resale	Deed	\$286,000	\$232	\$229K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rockfish River Elementary School	Elementary	PK–5	6.0 mi
Nelson Middle School	Middle	6–8	13.5 mi
Nelson County High School	High	9–12	13.6 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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