

Single Family Residence **RESIDENTIAL**

72 N FOREST DR

ROSELAND, VA 22967

\$512,577 TopHap Estimate · \$360 / ft² · confidence 93 · as of Jul 14, 2026

3
BEDS

2.5
BATHS

1,422 ft²
LIVING AREA

0.49 ac
LOT SIZE

1988
YEAR BUILT

2
STORIES

5
ROOMS

VALUATION

\$513K

\$477K low

\$548K high

Est. Owner Equity

\$512,577

TAX & ASSESSMENT

Property Tax	\$2,642 (2026)
Assessed Value	\$471,700
Previous Assessed	\$354,100
Assessor Market Value	\$471,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	NELSON
Lot (acres)	0.49
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Central
Fireplace	Yes
Pool	No

Deck · 281 ft²

Porch · 94 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.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rockfish River Elementary School	Elementary	PK–5	6.5 mi
Nelson Middle School	Middle	6–8	13.2 mi
Nelson County High School	High	9–12	13.3 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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