

Single Family Residence **RESIDENTIAL**

36 S FOREST DR

ROSELAND, VA 22967

\$579,056 TopHap Estimate · \$334 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,733 ft²

LIVING AREA

0.48 ac

LOT SIZE

1984

YEAR BUILT

1

STORIES

3

ROOMS

VALUATION

\$579K

\$539K low

\$619K high

Last Sale

\$402,000 · Nov 30, 2021

Est. Owner Equity

\$257,456

Loan-to-Value

65%

TAX & ASSESSMENT

Property Tax	\$2,689 (2026)
Assessed Value	\$480,200
Previous Assessed	\$345,600
Assessor Market Value	\$480,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	NELSON
Lot (acres)	0.48
Construction	Frame (Unspecified)
Foundation	No Foundation
Roof	Composition Shingle
Heating	Central
Fireplace	Yes
Pool	No

Deck · 357 ft²

Porch · 116 ft²

CLIMATE RISK

1
FLOOD

25
WILDFIRE

79
HEAT

98
STORM

20
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 9, 2024	Financing	Gift Deed			
Nov 30, 2021	Resale	Deed	\$402,000	\$232	\$322K
Feb 15, 2006	Financing	Bargain And Sale Deed			\$380K
Jan 10, 2005	Financing	Bargain And Sale Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rockfish River Elementary School	Elementary	PK–5	6.6 mi
Nelson Middle School	Middle	6–8	13.3 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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