

Single Family Residence **RESIDENTIAL**

96 FORTUNES RIDGE DR

ROSELAND, VA 22967

\$672,116 TopHap Estimate · \$242 / ft² · confidence 91 · as of Jul 14, 2026

4
BEDS

3.5
BATHS

2,778 ft²
LIVING AREA

0.68 ac
LOT SIZE

1979
YEAR BUILT

2
STORIES

9
ROOMS

VALUATION

\$672K

\$609K low

\$735K high

Est. Owner Equity

\$672,116

TAX & ASSESSMENT

Property Tax	\$3,636 (2026)
Assessed Value	\$649,200
Previous Assessed	\$576,700
Assessor Market Value	\$649,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	NELSON
Lot (acres)	0.68
Construction	Frame (Unspecified)
Foundation	No Foundation
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Spa/Hot Tub (Only)

Deck · 694 ft²

Porch · 76 ft²

CLIMATE RISK

1 FLOOD	24 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	7.1 mi
Nelson Middle School	Middle	6–8	12.3 mi
Nelson County High School	High	9–12	12.3 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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