

Single Family Residence **RESIDENTIAL**

105 FORTUNES RIDGE DR

ROSELAND, VA 22967

\$973,631 TopHap Estimate · \$300 / ft² · confidence 58 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

3,243 ft²

LIVING AREA

0.79 ac

LOT SIZE

1979

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$974K

\$566K low

\$1.4M high

Last Sale

\$435,000 · Aug 4, 2017

Est. Owner Equity

\$292,931

Loan-to-Value

71%

TAX & ASSESSMENT

Property Tax	\$6,248 (2026)
Assessed Value	\$1,115,800
Previous Assessed	\$1,001,000
Assessor Market Value	\$1,115,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	NELSON
Lot (acres)	0.79
Construction	Frame (Unspecified)
Foundation	No Foundation
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 1,221 ft²

Porch · 23 ft²

CLIMATE RISK

1

FLOOD

24

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
Jul 17, 2017	Resale	Bargain And Sale Deed	\$435,000	\$134	\$348K
Jan 6, 2009	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rockfish River Elementary School	Elementary	PK–5	7.1 mi
Nelson Middle School	Middle	6–8	12.2 mi

Nelson County High School	High	9–12	12.3 mi
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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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