

Single Family Residence **RESIDENTIAL**

438 FORTUNES RIDGE DR

ROSELAND, VA 22967

\$1,019,582 TopHap Estimate · \$554 / ft² · confidence 97 · as of Jul 14, 2026

5
BEDS

3
BATHS

1,840 ft²
LIVING AREA

1.69 ac
LOT SIZE

1996
YEAR BUILT

1
STORIES

6
ROOMS

VALUATION

\$1M

\$991K low

\$1M high

Last Sale

\$816,000 · May 28, 2021

Est. Owner Equity

\$203,582

Loan-to-Value

81%

TAX & ASSESSMENT

Property Tax

\$5,057 (2026)

Assessed Value

\$903,100

Previous Assessed

\$776,600

Assessor Market Value

\$903,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	NELSON
Lot (acres)	1.69
Construction	Frame (Unspecified)
Foundation	No Foundation
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Spa/Hot Tub (Only)

Deck · 1,864 ft²

Porch · 72 ft²

CLIMATE RISK

1 FLOOD	26 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
May 28, 2021	Resale	Deed	\$816,000	\$443	\$816K
Jun 21, 2005	Financing	Bargain And Sale Deed			\$360K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rockfish River Elementary School	Elementary	PK–5	7.4 mi
Nelson Middle School	Middle	6–8	12.2 mi
Nelson County High School	High	9–12	12.2 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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