

Single Family Residence

RESIDENTIAL

91 TIMBER RIDGE LN

ROSELAND, VA 22967

\$662,958 TopHap Estimate · \$293 / ft² · confidence 91 · as of Jul 14, 2026

3

BEDS

2.5

BATHS

2,263 ft²

LIVING AREA

0.53 ac

LOT SIZE

2006

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$663K

\$605K low

\$721K high

Last Sale

\$47,500 · Jul 9, 2025

Est. Owner Equity

\$662,958

TAX & ASSESSMENT

Property Tax	\$3,746 (2026)
Assessed Value	\$669,000
Previous Assessed	\$558,300
Assessor Market Value	\$669,000

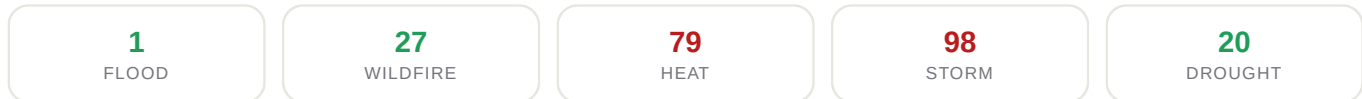
PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	NELSON
Lot (acres)	0.53
Construction	Frame (Unspecified)
Foundation	No Foundation
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 464 ft²

Porch · 98 ft²

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 19, 2025	Non-arms-length	Deed	\$47,500	\$21	
Jun 25, 2025	Financing	Deed			
Sep 13, 2005	Financing	Bargain And Sale Deed			\$380K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rockfish River Elementary School	Elementary	PK–5	5.3 mi
Nelson Middle School	Middle	6–8	12.5 mi
Nelson County High School	High	9–12	12.6 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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