

Single Family Residence **RESIDENTIAL**

1582 VISTAS

ROSELAND, VA 22967

\$604,912 TopHap Estimate · \$338 / ft² · confidence 92 · as of Jul 14, 2026

3

BEDS

3

BATHS

1,788 ft²

LIVING AREA

2,614 ft²

LOT SIZE

1986

YEAR BUILT

1

STORIES

4

ROOMS

VALUATION

\$605K

\$556K low

\$653K high

Last Sale

\$595,000 · Dec 10, 2025

Est. Owner Equity

\$247,912

Loan-to-Value

59%

TAX & ASSESSMENT

Property Tax

\$3,164 (2026)

Assessed Value

\$565,000

Previous Assessed

\$355,500

Assessor Market Value

\$565,000

PROPERTY FACTS

Property Type	Single Family Residence
County	NELSON
Lot (acres)	0.06
Construction	Frame (Unspecified)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 96 ft²

CLIMATE RISK

1 FLOOD	25 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
Dec 8, 2025	Resale	Deed	\$595,000	\$333	\$357K
Feb 25, 2022	Resale	Deed	\$480,000	\$268	\$360K
Jun 22, 2021	Financing	Deed			\$120K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rockfish River Elementary School	Elementary	PK–5	6.0 mi
Nelson Middle School	Middle	6–8	13.5 mi
Nelson County High School	High	9–12	13.6 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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