

Single Family Residence

RESIDENTIAL

78 FORTUNES RIDGE DR

ROSELAND, VA 22967

\$681,615 TopHap Estimate · \$593 / ft² · confidence 94 · as of Jul 14, 2026

3

BEDS

2

BATHS

1,149 ft²

LIVING AREA

0.64 ac

LOT SIZE

1980

YEAR BUILT

1

STORIES

4

ROOMS

VALUATION

\$682K

\$644K low

\$719K high

Last Sale

\$395,000 · May 6, 2016

Est. Owner Equity

\$393,615

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax

\$3,487 (2026)

Assessed Value

\$622,600

Previous Assessed

\$507,100

Assessor Market Value

\$622,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	NELSON
Lot (acres)	0.64
Construction	Frame (Unspecified)
Foundation	No Foundation
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Spa/Hot Tub (Only)

Deck · 2,008 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.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 25, 2016	Resale	Bargain And Sale Deed	\$395,000	\$344	\$288K
Sep 3, 2009	Resale	Bargain And Sale Deed	\$150,000	\$131	\$255K

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	12.4 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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