

Single Family Residence **RESIDENTIAL**

196 FORTUNES RIDGE DR

ROSELAND, VA 22967

\$587,663 TopHap Estimate · \$317 / ft² · confidence 91 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,856 ft²
LIVING AREA

0.66 ac
LOT SIZE

1980
YEAR BUILT

2
STORIES

4
ROOMS

VALUATION

\$588K

\$533K low

\$643K high

Last Sale

\$361,700 · Aug 11, 2016

Est. Owner Equity

\$587,663

TAX & ASSESSMENT

Property Tax	\$2,936 (2026)
Assessed Value	\$524,300
Previous Assessed	\$458,700
Assessor Market Value	\$524,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	NELSON
Lot (acres)	0.66
Construction	Frame (Unspecified)
Foundation	No Foundation
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 368 ft²

Porch · 288 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 1, 2022	Financing	Gift Deed			
Aug 9, 2016	Resale	Special Warranty Deed	\$361,700	\$195	
May 20, 2016	Non-arms-length	Trustees Deed	\$275,000	\$148	
Aug 14, 2006	Financing	Deed			\$420K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rockfish River Elementary School	Elementary	PK–5	7.2 mi
Nelson Middle School	Middle	6–8	12.2 mi
Nelson County High School	High	9–12	12.3 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
---------------------------	----------------------------	----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
-----------	----------------