

Single Family Residence

RESIDENTIAL

404 FORTUNES RIDGE DR

ROSELAND, VA 22967

\$623,608 TopHap Estimate · \$319 / ft² · confidence 87 · as of Jul 14, 2026

3

BEDS

2

BATHS

1,957 ft²

LIVING AREA

0.7 ac

LOT SIZE

1983

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$624K

\$545K low

\$703K high

Last Sale

\$600,000 · Mar 28, 2025

Est. Owner Equity

\$623,608

TAX & ASSESSMENT

Property Tax

\$3,420 (2026)

Assessed Value

\$610,700

Previous Assessed

\$564,900

Assessor Market Value

\$610,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	NELSON
Lot (acres)	0.70
Construction	Frame (Unspecified)
Foundation	No Foundation
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 430 ft²

Porch · 91 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
Mar 25, 2025	Resale	Deed	\$600,000	\$307	
May 20, 2022	Resale	Deed	\$615,000	\$314	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rockfish River Elementary School	Elementary	PK–5	7.3 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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