

Single Family Residence **RESIDENTIAL**

75 N FOREST DR

ROSELAND, VA 22967

\$799,900 TopHap Estimate · \$370 / ft² · confidence 97 · as of Jul 14, 2026

3
BEDS

2
BATHS

2,160 ft²
LIVING AREA

0.4 ac
LOT SIZE

2012
YEAR BUILT

1
STORIES

8
ROOMS

VALUATION

\$800K

\$773K low

\$827K high

Last Sale

\$50,000 · Apr 27, 2012

Est. Owner Equity

\$554,900

Loan-to-Value

32%

TAX & ASSESSMENT

Property Tax

\$4,141 (2026)

Assessed Value

\$739,400

Previous Assessed

\$534,800

Assessor Market Value

\$739,400

PROPERTY FACTS

Property Type	Single Family Residence
County	NELSON
Lot (acres)	0.40
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Pool	Spa/Hot Tub (Only)

Deck · 927 ft²

Porch · 192 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 11, 2012	Resale	Deed	\$50,000	\$23	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rockfish River Elementary School	Elementary	PK–5	6.5 mi
Nelson Middle School	Middle	6–8	13.3 mi
Nelson County High School	High	9–12	13.4 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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