

Single Family Residence **RESIDENTIAL**

96 PINNACLE DR

ROSELAND, VA 22967

\$664,613 TopHap Estimate · \$410 / ft² · confidence 81 · as of Jul 14, 2026

5

BEDS

4.5

BATHS

1,621 ft²

LIVING AREA

0.12 ac

LOT SIZE

2007

YEAR BUILT

1

STORIES

7

ROOMS

VALUATION

\$665K

\$536K low

\$793K high

Est. Owner Equity

\$664,613

TAX & ASSESSMENT

Property Tax	\$5,445 (2026)
Assessed Value	\$972,300
Previous Assessed	\$690,400
Assessor Market Value	\$972,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	NELSON
Lot (acres)	0.12
Construction	Frame (Unspecified)
Foundation	No Foundation
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 472 ft²

Porch · 95 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.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rockfish River Elementary School	Elementary	PK–5	6.0 mi
Nelson Middle School	Middle	6–8	12.6 mi
Nelson County High School	High	9–12	12.7 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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