

Single Family Residence **RESIDENTIAL**

52 PINNACLE DR

ROSELAND, VA 22967

\$717,963 TopHap Estimate · \$285 / ft² · confidence 81 · as of Jul 14, 2026

3

BEDS

2

BATHS

2,521 ft²

LIVING AREA

0.12 ac

LOT SIZE

1979

YEAR BUILT

2

STORIES

4

ROOMS

VALUATION

\$718K

\$579K low

\$857K high

Last Sale

\$450,000 · Nov 30, 2020

Est. Owner Equity

\$717,963

TAX & ASSESSMENT

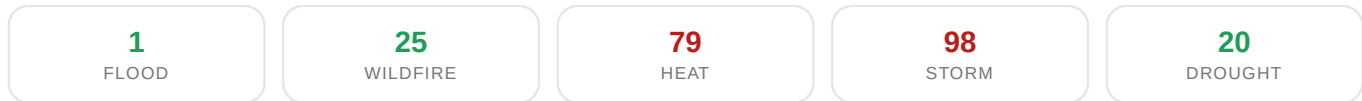
Property Tax	\$4,276 (2026)
Assessed Value	\$763,500
Previous Assessed	\$407,900
Assessor Market Value	\$763,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	NELSON
Lot (acres)	0.12
Construction	Frame (Unspecified)
Foundation	No Foundation
Roof	Composition Shingle
Heating	Baseboard
Fireplace	Yes
Pool	No

Deck · 280 ft²

CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 13, 2020	Resale	Deed	\$450,000	\$179	

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	12.6 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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