

Single Family Residence **RESIDENTIAL**

305 FORTUNES RIDGE DR

ROSELAND, VA 22967

\$486,331 TopHap Estimate · \$533 / ft² · confidence 94 · as of Jul 14, 2026

3
BEDS

3.5
BATHS

912 ft²
LIVING AREA

2,614 ft²
LOT SIZE

1988
YEAR BUILT

1
STORIES

4
ROOMS

VALUATION

\$486K

\$458K low

\$514K high

Last Sale

\$425,000 · Feb 1, 2011

Est. Owner Equity

\$0

Loan-to-Value

160%

TAX & ASSESSMENT

Property Tax	\$2,771 (2026)
Assessed Value	\$494,900
Previous Assessed	\$405,300
Assessor Market Value	\$494,900

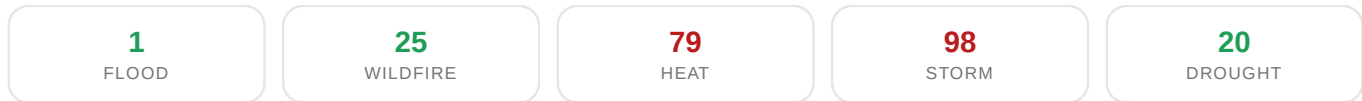
PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	NELSON
Lot (acres)	0.06
Construction	Frame (Unspecified)
Roof	Wood Shingle
Heating	Radiant
Cooling	Central
Fireplace	Yes
Pool	Spa/Hot Tub (Only)

Deck · 653 ft²

Porch · 20 ft²

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 24, 2011	Resale	Bargain And Sale Deed	\$425,000	\$466	\$340K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rockfish River Elementary School	Elementary	PK–5	7.3 mi
Nelson Middle School	Middle	6–8	12.1 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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