

Single Family Residence **RESIDENTIAL**

17 FORTUNES RIDGE DR

ROSELAND, VA 22967

\$855,137 TopHap Estimate · \$417 / ft² · confidence 94 · as of Jul 14, 2026

4
BEDS

4
BATHS

2,051 ft²
LIVING AREA

1.31 ac
LOT SIZE

1979
YEAR BUILT

1
STORIES

5
ROOMS

VALUATION

\$855K

\$804K low

\$906K high

Last Sale

\$650,000 · Apr 29, 2021

Est. Owner Equity

\$306,887

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax

\$4,450 (2026)

Assessed Value

\$794,600

Previous Assessed

\$629,700

Assessor Market Value

\$794,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	NELSON
Lot (acres)	1.31
Construction	Frame (Unspecified)
Foundation	No Foundation
Roof	Composition Shingle
Heating	Heat Pump
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 902 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 28, 2021	Resale	Deed	\$650,000	\$317	\$548K
Apr 29, 2011	Financing	Gift Deed			
Apr 29, 2011	Financing	Gift Deed			
May 15, 2007	Foreclosure sale	Trustees Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rockfish River Elementary School	Elementary	PK–5	7.0 mi
Nelson Middle School	Middle	6–8	12.3 mi
Nelson County High School	High	9–12	12.3 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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