

Single Family Residence **RESIDENTIAL**

44 RAPPAHANNOCK RUN

FALLING WATERS, WV 25419

\$398,031 TopHap Estimate · \$150 / ft² · confidence 89 · as of Jul 14, 2026

5

BEDS

3

BATHS

2,648 ft²

LIVING AREA

1.18 ac

LOT SIZE

2022

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$398K

\$355K low

\$441K high

Last Sale

\$377,900 · Dec 6, 2021

Est. Owner Equity

\$36,589

Loan-to-Value

92%

TAX & ASSESSMENT

Property Tax

\$3,171 (2025)

Assessed Value

\$260,820

Previous Assessed

\$249,900

Assessor Market Value

\$434,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	Berkeley
Lot (acres)	1.18
Heating	Central
Cooling	Central

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 22, 2021	Resale	Special Warranty Deed	\$377,900	\$143	\$361K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Marlowe Elementary School	Elementary	PK–2	1.4 mi
Spring Mills Middle School	Middle	6–8	2.8 mi
Spring Mills High School	High	9–12	2.8 mi

District: Berkeley County School District

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 25419

91 CRIME INDEX	82 AIR POLLUTION	11,412 POPULATION	\$92K MEDIAN IN-COME	53°F AVG TEMP	40% SUNSHINE
-------------------	---------------------	----------------------	-------------------------	------------------	-----------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy

Owner occupied