

Duplex (2 Units, Any Combination)

RESIDENTIAL

2785 RUTLEGE RD

ROCKINGHAM, VA 22801

\$573,227 TopHap Estimate · \$357 / ft² · confidence 82 · as of Jun 23, 2026



3

BEDS

3

BATHS

1,606 ft²

LIVING AREA

0.21 ac

LOT SIZE

2025

YEAR BUILT

1

STORIES

8

ROOMS

VALUATION

\$573K

\$470K low

\$676K high

Last Sale

\$577,500 · Jan 5, 2026

Est. Owner Equity

\$191,009

Loan-to-Value

67%

TAX & ASSESSMENT

Property Tax	\$3,355 (2026)
Assessed Value	\$508,400
Previous Assessed	\$85,000
Assessor Market Value	\$508,400

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
Style	Duplex Single
County	ROCKINGHAM
Lot (acres)	0.21
Roof	Composition Shingle
Heating	Heat Pump
Cooling	Yes
Garage	Garage, Attached
Pool	No

CLIMATE RISK

1 FLOOD	27 WILDFIRE	77 HEAT	69 STORM	25 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 31, 2025	Resale	Warranty Deed	\$577,500	\$360	\$382K
Jul 1, 2022	Financing	Gift Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Montevideo Middle School	Middle	6–8	4.6 mi
Cub Run Elementary School	Elementary	PK–5	4.8 mi
Spotswood High School	High	9–12	4.8 mi

District: Rockingham 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 22801

103 CRIME INDEX	90 AIR POLLUTION	42,820 POPULATION	\$64K MEDIAN IN-COME	53°F AVG TEMP	63% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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