

Rural Residence

RESIDENTIAL

22326 RIVER RD

RAPIDAN, VA 22733

\$867,837 TopHap Estimate · \$381 / ft² · confidence 94 · as of Jul 14, 2026

3

BEDS

2

BATHS

2,278 ft²

LIVING AREA

57.95 ac

LOT SIZE

1983

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$868K

\$818K low

\$917K high

Last Sale

\$530,000 · Sep 17, 2014

Est. Owner Equity

\$867,837

TAX & ASSESSMENT

Property Tax

\$4,990 (2025)

Assessed Value

\$638,000

Assessor Market Value

\$638,000

PROPERTY FACTS

Property Type	Rural Residence
County	ORANGE
Lot (acres)	57.95
Roof	Composition Shingle
Heating	Heat Pump
Cooling	Yes
Fireplace	Yes
Pool	No

Stable

Porch · 70 ft²

CLIMATE RISK

1 FLOOD	19 WILDFIRE	79 HEAT	84 STORM	17 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 25, 2014	Resale	Grant Deed	\$530,000	\$233	
Feb 16, 2006	Resale	Grant Deed	\$525,000	\$230	\$420K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Orange County High School	High	9–12	8.8 mi
Orange Elementary School	Elementary	PK–5	9.5 mi
Prospect Heights Middle School	Middle	6–8	10.0 mi

District: Orange 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 22733

80 CRIME INDEX	89 AIR POLLUTION	2,620 POPULATION	\$85K MEDIAN IN-COME	56°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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