

Single Family Residence **RESIDENTIAL**

8016 ROCKY RUN RD

GAINESVILLE, VA 20155

\$690,900 TopHap Estimate · \$504 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,372 ft²

LIVING AREA

0.24 ac

LOT SIZE

1987

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$691K

\$665K low

\$716K high

Last Sale

\$440,000 · Apr 30, 2018

Est. Owner Equity

\$335,948

Loan-to-Value

51%

TAX & ASSESSMENT

Property Tax	\$5,630 (2024)
Assessed Value	\$601,000
Previous Assessed	\$566,100
Assessor Market Value	\$601,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Prince William
Lot (acres)	0.24
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	No

Deck · 288 ft²

Patio · 788 ft²

Porch · 28 ft²

CLIMATE RISK

14
FLOOD

21
WILDFIRE

77
HEAT

80
STORM

29
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 27, 2018	Resale	Grant Deed	\$440,000	\$321	\$361K
May 26, 2015	Resale	Grant Deed	\$370,000	\$270	
Jan 19, 2012	Resale	Grant Deed	\$345,000	\$251	\$345K
Jul 23, 2004	Resale	Grant Deed	\$377,500	\$275	\$281K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Gainesville Middle School	Middle	6–8	0.5 mi
Piney Branch Elementary School	Elementary	PK–5	0.6 mi
Gainesville High School	High	9–12	0.8 mi

District: Prince William 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 20155

77 CRIME INDEX	77 AIR POLLUTION	38,437 POPULATION	\$150K MEDIAN IN-COME	55°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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