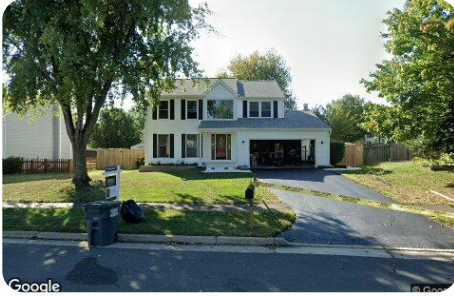


Single Family Residence **RESIDENTIAL**

8006 ROCKY RUN RD

GAINESVILLE, VA 20155

\$728,312 TopHap Estimate · \$264 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

3.5

BATHS

2,756 ft²

LIVING AREA

0.23 ac

LOT SIZE

1987

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$728K

\$680K low

\$776K high

Last Sale

\$715,000 · Dec 30, 2025

Est. Owner Equity

\$120,662

Loan-to-Value

84%

TAX & ASSESSMENT

Property Tax	\$6,587 (2025)
Assessed Value	\$671,800
Previous Assessed	\$635,400
Assessor Market Value	\$671,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bi-Level
County	PRINCE WILLIAM
Lot (acres)	0.23
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 520 ft²

Patio · 520 ft²

Porch · 54 ft²

CLIMATE RISK

1

FLOOD

21

WILDFIRE

77

HEAT

80

STORM

29

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 23, 2025	Resale	Warranty Deed	\$715,000	\$259	\$608K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Gainesville Middle School	Middle	6–8	0.4 mi
Piney Branch Elementary School	Elementary	PK–5	0.7 mi
Gainesville High School	High	9–12	0.7 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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