

Single Family Residence

RESIDENTIAL

8009 ROCKY RUN RD

GAINESVILLE, VA 20155

\$535,080 TopHap Estimate · \$393 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,361 ft²

LIVING AREA

0.3 ac

LOT SIZE

1987

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$535K

\$515K low

\$555K high

Last Sale

\$178,900 · Dec 30, 1998

Est. Owner Equity

\$216,163

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$5,178 (2024)
Assessed Value	\$551,300
Previous Assessed	\$520,700
Assessor Market Value	\$551,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Prince William
Lot (acres)	0.30
Heating	Forced Air
Cooling	Yes
Garage	Garage, Basement
Pool	No

Deck · 378 ft²

Patio · 558 ft²

Porch · 28 ft²

CLIMATE RISK

1
FLOOD

17
WILDFIRE

77
HEAT

80
STORM

29
DROUGHT

Scores 0–100; higher = greater projected risk.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Gainesville Middle School	Middle	6–8	0.4 mi
Piney Branch Elementary School	Elementary	PK–5	0.6 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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