

Single Family Residence **RESIDENTIAL**

8011 ROCKY RUN RD

GAINESVILLE, VA 20155

\$756,274 TopHap Estimate · \$351 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

4

BATHS

2,152 ft²

LIVING AREA

0.26 ac

LOT SIZE

1987

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$756K

\$722K low

\$790K high

Est. Owner Equity

\$406,742

Loan-to-Value

45%

TAX & ASSESSMENT

Property Tax	\$6,333 (2024)
Assessed Value	\$675,300
Previous Assessed	\$636,800
Assessor Market Value	\$675,300

PROPERTY FACTS

Property Type	Single Family Residence
County	Prince William
Lot (acres)	0.26
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 360 ft²

Porch · 48 ft²

CLIMATE RISK

1
FLOOD

20
WILDFIRE

77
HEAT

80
STORM

29
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 3, 2016	Quitclaim	Quit Claim Transfer			\$350K
May 21, 2015	Resale	Grant Deed	\$360,000	\$167	\$348K
Jul 20, 2005	Resale	Grant Deed	\$499,900	\$232	\$400K

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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