

WESTERN ALBEMARLE COUNTY

Crozet, Virginia

A practical relocation guide for families

Schools, neighborhoods, parks, everyday errands and the local places that shape family life.

Prepared October 2026. Details change; confirm school assignment, taxes, hours and fees before relying on them.

PREPARED FOR YOU BY

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START HERE

Crozet at a glance

A mountain-edge community in western Albemarle County: close enough for Charlottesville routines, with a distinctly local center and quick access to outdoor weekends.

22932	~12 mi	$0.894	4
ZIP CODE	WEST OF CHARLOTTESVILLE	2026 REAL ESTATE TAX / $100	CORE PUBLIC SCHOOLS

What daily life feels like

Central Crozet has a small-town pattern: library, local restaurants, coffee, parks and established neighborhoods. Newer communities extend east and south, while US-250 and I-64 connect the area to Charlottesville and the Shenandoah Valley.

What families usually test first

- Exact school assignment
- Morning and afternoon commute
- Walkability from the specific home
- HOA rules, amenities and dues
- Broadband and utility providers

Property-tax planning example

At the adopted Calendar Year 2026 real estate rate of **$0.894 per $100**, a home assessed at $600,000 produces an estimated annual county real estate tax of **$5,364**. The adopted 2026 personal-property rate is **$4.28 per $100** of assessed value; state vehicle-tax relief may apply. These are illustrations, not quotes; assessment, exemptions, relief and future rates can change the bill.

Location anchors

East: Charlottesville, UVA and regional shopping
West: Rockfish Gap and Staunton
Local: Route 240, Crozet Avenue and US-250
Interstate: I-64 for east-west travel

Family fit in one sentence

Crozet works best for buyers who value schools and outdoor access and are comfortable verifying each home's exact commute and neighborhood trade-offs.

EDUCATION

The public-school path

Most Crozet addresses follow Albemarle County Public Schools' Western Feeder Pattern. Elementary assignment is the variable; Brownsville and Crozet elementary schools both generally feed Joseph T. Henley Middle School and Western Albemarle High School.

Elementary

Brownsville Elementary
Grades PK-5

Crozet Elementary
Grades K-5

›

Middle

Joseph T. Henley Middle School
Grades 6-8

›

High

Western Albemarle High School
Grades 9-12

Brownsville Elementary

5870 Rockfish Gap Tpke, Crozet, VA 22932
(434) 823-4658

Crozet Elementary

1407 Crozet Ave, Crozet, VA 22932
(434) 823-4800

Joseph T. Henley Middle School

5880 Rockfish Gap Tpke, Crozet, VA 22932
(434) 823-4393

Western Albemarle High School

5941 Rockfish Gap Tpke, Crozet, VA 22932
(434) 823-8700

Do not assume the school from the neighborhood name

Attendance boundaries can divide nearby streets, and homes on the Crozet fringe may map to other elementary schools. Verify the complete property address through ACPS before writing an offer, and re-check if a boundary study is active.

Ask on a school tour

- Arrival and dismissal logistics
- After-school care and bus route
- Specialized programs and services
- Activities, athletics and clubs

Read data carefully

Enrollment, ratings and test results change by year and publisher. Compare the current ACPS profile with Virginia's school report card rather than relying on a single score.

EDUCATION OPTIONS

Preschool, childcare & private schools

Options range from full-day early childhood care to nature-based programs and independent schools. Confirm openings, age cutoffs, tuition and transportation directly.

PROGRAM	AGES / GRADES	CONTACT
Little Explorers Discovery School	Preschool / child care	5762 Tabor St, Crozet (434) 205-4177
Bright Beginnings Preschool	Infants through school age	1645 Park Ridge Dr, Crozet (434) 485-5557
Hillsboro Christian Preschool	Preschool	6356 Hillsboro Ln, Crozet (434) 823-5342
Crozet Avenue Christian Preschool	Play-based preschool	1156 Crozet Ave, Crozet (434) 400-9227
Daylily Preschool	Preschool	4283 Old Three Notch'd Rd, Crozet (434) 996-8397
Hidden Valley Forest School	Nature-inspired private program	639 Crozet Ave, Crozet (434) 760-5835
Free Union Country School	Ages 3-11 / preschool-grade 5	4270 Free Union Rd, Free Union (434) 978-1700
Miller School of Albemarle	Grades 8-12 / day and boarding	1000 Samuel Miller Loop, Charlottesville (434) 823-4805
The Covenant School	Pre-K-12 Christian school	Lower: 1000 Birdwood Rd, Charlottesville Upper: 175 Hickory St, Charlottesville (434) 220-7329
Green Adventure Project School	K-8 nature / project-based	920 Camp Rd, Charlottesville
St. Bede's Academy	High school	3889 Ivy Rd, Charlottesville

Before committing

Tour at your normal drop-off time. Ask about waitlists, school-calendar coverage, summer care, meals, outdoor time, tuition changes and whether transportation is offered from your target neighborhood.

Neighborhoods to know



The Square reflects Crozet's historic center. Photo: Virginia Department of Historic Resources.

AREA	WHAT TO EXPLORE
Old Trail	Large master-planned community with a town center; Creekside, Carriage Park and Village Commons are distinct sections.
Foothill Crossing	Newer construction east of central Crozet, with mountain views; evaluate construction phases and planned connections.
Westhall / Parkside Village	Established residential options near central Crozet amenities.
Wickham Pond / Western Ridge	Neighborhood-scale communities on the eastern side of the Crozet area.
Grayrock / Foxchase	Established subdivisions; compare lot size, home age and access to US-250.
Highlands / Village at Highlands	Western Crozet options; verify section-specific covenants and services.
Stonegate / Cory Farms	Residential communities that merit an address-by-address school and HOA check.
Glenbrook / Glenbrook at Foothill Crossing	Newer-home choices; confirm which phase and builder documents apply.
Chesterfield Landing / Pleasant Green	Additional newer-community choices near Crozet's growth area.

Also seen across the wider Crozet area: Laurel Hill, Waylands Grant, Sparrow Hill, Bayberry, Brookwood, Orchard Acres, Park View, Signal Hill, St. George, Westlake Hills, Wavertree Hall Farm, Emerald Ridge and Fairhill.

Neighborhood due diligence

Ask for the current HOA resale packet, dues, reserve information, amenity rules, rental restrictions and planned development nearby. Do not treat a community name as a guarantee of school assignment or walkability.

OUTDOOR LIFE

Parks, water & trails



Mint Springs Valley Park. Photo source: Visit Charlottesville.

Claudius Crozet Park

1075 Claudius Crozet Pk
(434) 823-5834

A 22-acre community park with paved walking, athletic fields, pickleball, basketball, a fenced dog park and an aquatics and fitness center. The park also hosts the Crozet Arts & Crafts Festival.

Mint Springs Valley Park

Three lakes, a public beach and a trail network make this a go-to spot for hiking and warm-weather family outings. Check seasonal swimming dates and any fees before visiting.

Beaver Creek Lake

A quieter water-and-open-space option in the Crozet area. Confirm current rules for fishing, paddling and access before planning a day.

Mountain access

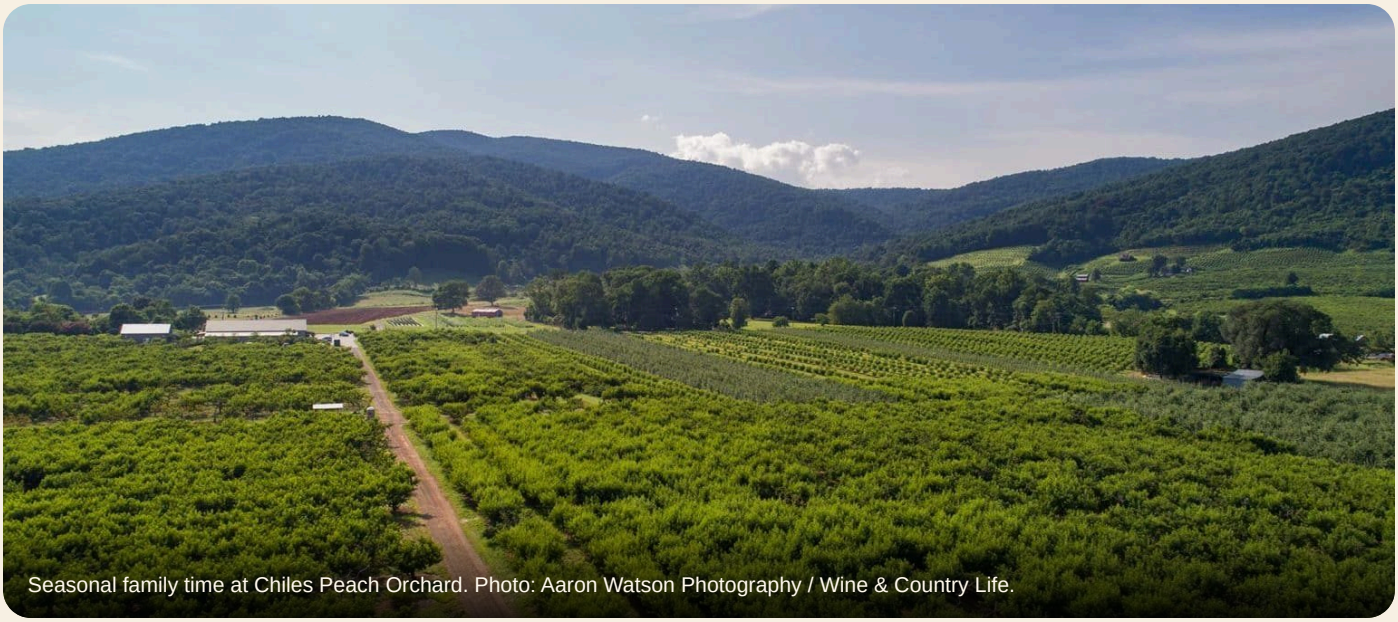
Shenandoah National Park and the Blue Ridge Parkway are nearby regional destinations. Road and trail conditions can change with weather and season.

Kid-tested comparison

Visit your two favorite parks on both a weekday afternoon and a weekend morning. Notice parking, shade, restroom access, stroller friendliness, field schedules and how long the drive feels from the exact home.

SEASONS & WEEKENDS

Fruit, festivals and easy adventures



Seasonal family time at Chiles Peach Orchard. Photo: Aaron Watson Photography / Wine & Country Life.

Chiles Peach Orchard

1351 Greenwood Rd, Crozet

Pick-your-own fruit, a farm market and seasonal food make this an easy local outing. Crop availability and hours are seasonal, so check before you go.

Crozet Arts & Crafts Festival

A long-running community event at Claudius Crozet Park with artists, food and family activities. Dates, tickets and vendors vary by edition.

A simple family weekend

Morning: trail or lake time at Mint Springs. **Lunch:** a local Crozet restaurant. **Afternoon:** orchard stop or library program. **Evening:** sunset views at home or a nearby winery with a family-friendly setup.

Rain plan

Crozet Library, a coffee stop and an indoor family activity in Charlottesville.

Summer plan

Pool time at Crozet Park, orchard fruit and a shaded evening walk.

Fall plan

Mountain-color drive, farm market and a community festival.

EAT & EXPLORE

Local flavor and everyday shopping

Local favorites

Crozet Pizza	5794 Three Notch'd Rd Handmade pizza; a local institution since 1977.
Fardowners Restaurant	5773 The Square American pub fare.
Smoked Kitchen	Barbecue and casual American food.
Sal's Pizza	Italian and pizza.
New China	5775 The Square (434) 823-5256
PotLucky	5391 Three Notch'd Rd Dumplings and Chinese food; limited hours.
Mudhouse Coffee	5793 The Square Coffee and cafe stop.
The Yellow Mug	1260 Crozet Ave Coffee, smoothies and pastries.
Greenwood Gourmet Grocery	6701 Rockfish Gap Turnpike Specialty grocery and sandwiches.

Shopping pattern

Downtown Crozet: independent shops, food and services.

Clover Lawn area: restaurants, health, medical, beauty and neighborhood services near 325 Four Leaf Ln.

Charlottesville: the broader big-box and regional-retail run.

Nearby wine & beer

King Family Vineyards, Stinson Vineyards, Grace Estate, White Hall, Starr Hill Brewery and Pro Re Nata are part of the wider western Albemarle beverage scene. Confirm current hours, food and child/pet policies.

Before moving

Build a test errand loop: grocery, pharmacy, pediatrician, school, park and your likely commute. The same home can feel very different depending on where those stops sit.

Restaurant hours, menus and ownership can change. Check directly before making plans.

FAMILY ESSENTIALS

Library, health care & practical support

Crozet Library

2020 Library Ave, Crozet, VA 22932
(434) 823-4050

The 18,300-square-foot branch offers family programming, meeting rooms, notary and proctoring services, public technology and 24/7 outdoor lockers.

Current listed hours:
Mon-Tue 1-9 PM
Wed 9 AM-9 PM
Thu-Sat 9 AM-5 PM

Piedmont Pediatrics

5974 Jarmans Gap Rd, Crozet
(434) 975-7777

Pediatric primary care serving children from birth through college age.

UVA Health Family Medicine and Specialty Care Crozet

375 Four Leaf Ln #103
(434) 243-0700

Augusta Health Urgent Care Crozet

540 Radford Ln #250
(434) 823-7896

General urgent care. Crozet does not have a confirmed dedicated pediatric urgent-care center in this guide.

Crozet Pediatric Dentistry

A pediatric dental practice serves western Albemarle, but the addresses found during research conflicted. Confirm the current location directly before visiting.

New-family setup list

Transfer medical and dental records; identify after-hours care; register for library cards; ask about camp and after-school deadlines; and keep one backup childcare plan for school closures.

Emergency planning

Save the route to the appropriate emergency department and discuss pediatric after-hours guidance with your child's clinician.

Verify before you rely

Provider networks, office locations and opening hours change. Confirm insurance participation and the current address when booking.

MAKE THE MOVE

Your Crozet home-comparison checklist

Before touring

- ✓ Define school must-haves
- ✓ Set commute tolerance
- ✓ Choose new vs. established
- ✓ List essential daily errands
- ✓ Decide on HOA amenities

At each property

- ✓ Check mobile service
- ✓ Verify broadband provider
- ✓ Observe road noise and grade
- ✓ Ask about water and sewer
- ✓ Test route to school and work

Before an offer

- ✓ Verify ACPS assignment
- ✓ Review HOA documents
- ✓ Estimate county taxes
- ✓ Confirm utilities and well/septic
- ✓ Review planned development

Before closing

- ✓ Confirm insurance coverage
- ✓ Schedule utility transfers
- ✓ Plan school registration
- ✓ Book movers and childcare
- ✓ Re-check final walk-through

The right Crozet home is not just the house. It is the school path, daily route, neighborhood rhythm and weekend life - all working together.

BUILD YOUR SHORT LIST

See Crozet address by address.

Ask for a custom tour that compares school assignment, neighborhood character, commute and family amenities for the homes you are considering.

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Schedule a Free Consultation ›

This guide is informational and not legal, tax, school-placement, medical or HOA advice. Verify material facts with the responsible authority.

REFERENCE DESK

Sources & verification links

Information was compiled October 15, 2026. Use these starting points to confirm details for a specific home or decision.

Schools

1. Brownsville Elementary fact sheet
2. Joseph T. Henley Middle School fact sheet
3. Western Albemarle High School fact sheet
4. Crozet Elementary profile
5. ACPS feeder-pattern material

Taxes

1. Albemarle County CY2026 tax-rate resolution
2. Albemarle County FY2027 budget presentation

Library & parks

1. JMRL - Crozet Library
2. Claudius Crozet Park
3. Visit Charlottesville - Crozet Park

Photo sources

1. Crozet / Blue Ridge cover image
2. Mint Springs Valley Park
3. Chiles Peach Orchard feature
4. Virginia DHR - The Square image

What to confirm for every address

- ✓ School assignment directly with ACPS
- ✓ Current county assessment and tax estimate
- ✓ HOA documents, dues and transfer fees
- ✓ Water, sewer, well and septic status
- ✓ Broadband availability at the exact address
- ✓ Current business and provider hours

Local guidance

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Request a property-specific relocation brief to turn this community overview into a decision-ready comparison.