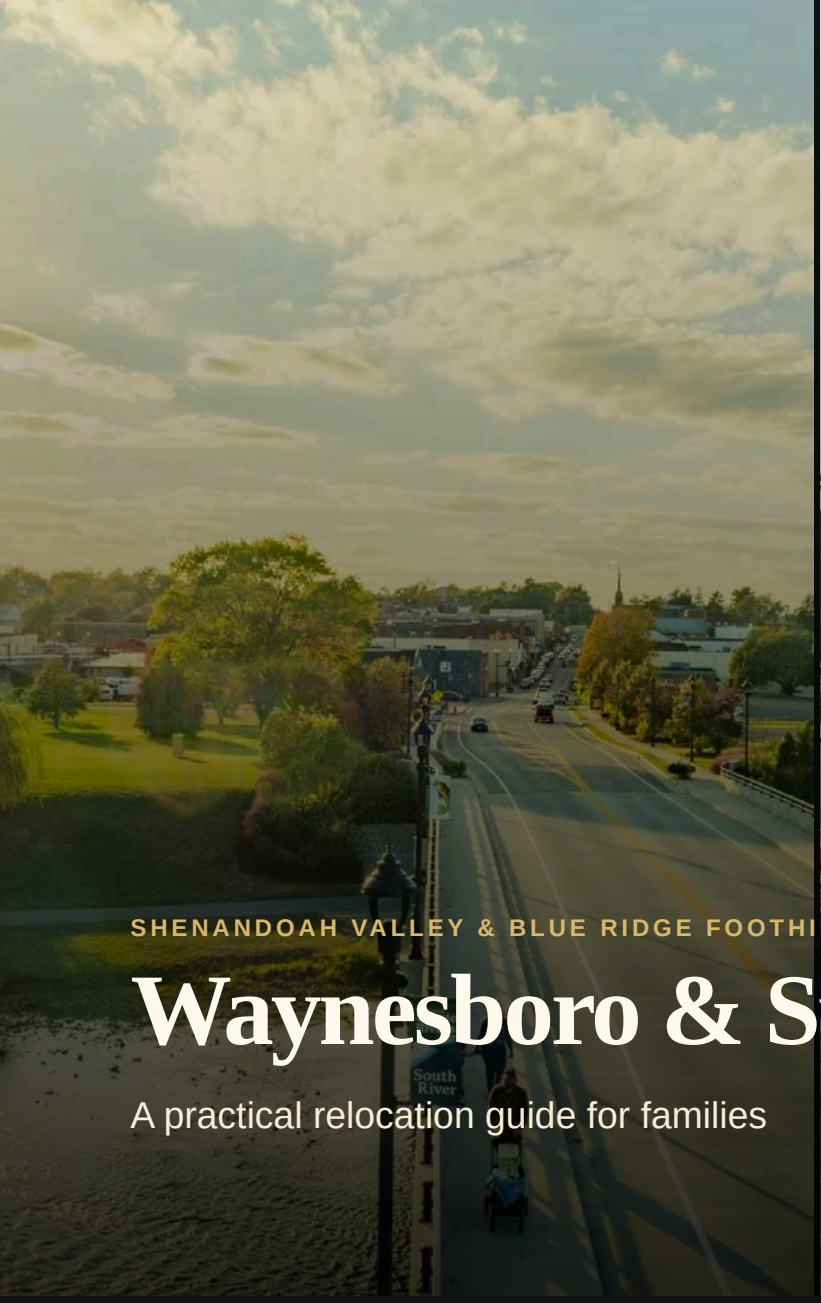




SHENANDOAH VALLEY & BLUE RIDGE FOOTHILLS

Waynesboro & Staunton

A practical relocation guide for families

Compare schools, taxes, neighborhoods, parks, errands and the daily drive - all in one place.

Prepared October 2026. Verify school assignment, tax rates, HOA details, hours and services for each address.

PREPARED FOR YOU BY

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START HERE

Two cities, two distinct rhythms

Use the same five tests in every area: school path, housing style, daily errands, commute and weekend life.

Waynesboro

Best for: South River recreation, city services and fast Blue Ridge access.

Watch: neighborhood-by-neighborhood housing age and the current tax rate.

Staunton

Best for: historic character, downtown culture and I-81/I-64 connections.

Watch: hills, historic-district considerations and property condition.

Cost snapshot

Published 2026 median property-tax anchors: Waynesboro city $1,578; Staunton city $1,696. These are broad medians, not estimates for a specific home. Assessment, exemptions and the adopted local rate control the actual bill.

DECISION LENS	WAYNESBORO	STAUNTON
Setting	Small independent city	Historic independent city
Road anchor	I-64, US-250	I-81, I-64
Outdoor anchor	South River, parks, Blue Ridge	Large city parks, Valley trails
First verification	School + city tax rate	School + property condition

Driving times vary by exact address, traffic, weather and destination. Test the route at your real travel time.



WAYNESBORO

Waynesboro

South River living at the foot of the Blue Ridge

An independent city with neighborhood parks, a working downtown and direct access to I-64, Skyline Drive and the Blue Ridge Parkway.

Primary ZIP: 22980. City school and tax systems are separate from Augusta County.

WAYNESBORO

City services with mountain access

Waynesboro combines a compact city footprint with river recreation and regional access. Compare the neighborhood's housing stock with the specific route to I-64 and daily services.

22980	~28 mi	$1,578	$1,263
PRIMARY ZIP	TO CHARLOTTESVILLE	2026 MEDIAN PROPERTY-TAX ANCHOR	PUBLISHED AVERAGE RENT ANCHOR

Tax-rate status

City Council adopted the FY2027 budget on May 11, 2026. The proposal included a five-cent increase to $0.87 per $100 of assessed value; confirm the final current rate directly with the city before estimating a purchase.

City versus county

A Waynesboro mailing address does not always settle jurisdiction on the fringe. Confirm the parcel is inside the independent city before assuming schools, taxes or services.

Housing-cost context

The tax and rent figures above are broad published anchors, not a quote for a particular property or lease. Use current assessment, adopted rate, insurance, utilities and HOA to build a real monthly comparison.

Family fit in one sentence

Waynesboro suits buyers who want city-scale convenience and parks without giving up quick access to the mountains.

EDUCATION

A citywide school system with four elementary schools

Elementary
Berkeley Glenn
William Perry
Wenonah
Westwood Hills

›

Middle
Kate Collins Middle
Grades 6-8

›

High
Waynesboro High
Grades 9-12

Berkeley Glenn Elementary
1020 Jefferson Ave
(540) 946-4680

William Perry Elementary
840 King Ave
(540) 946-4650

Wenonah Elementary
125 N Bayard Ave
(540) 946-4660

Westwood Hills Elementary
548 Rosser Ave
(540) 946-4670

Kate Collins Middle
1625 Ivy St
(540) 946-4635

Waynesboro High
1200 Main St
(540) 946-4616

Verify elementary assignment for the exact address
Elementary zones divide the city. Wayne Hills serves as a pre-K center; eligibility and placement should be confirmed with Waynesboro Public Schools.

Historic streets and suburban pockets share one small city

AREA	WHAT TO EXPLORE
Tree Streets	Waynesboro's oldest residential neighborhood, with a mix of 19th- and 20th-century architecture near the South River and downtown. Evaluate renovation quality, parking and flood information property by property.
Pelham / Pelham Village	Larger lots and established homes with convenient I-64 access. Current listings illustrate a range from 1970s homes to later construction.
Stratford Farms	Established suburban pattern; compare yard, garage and route to shopping and schools.
Downtown / Basic City side	Closer to the river, arts and local dining, with varied housing age and block-by-block character.
Newer east/south growth	New-construction choices can simplify maintenance; review builder documents, future phases and HOA terms.

Older-home inspection lens

- ✓ Roof, drainage and foundation
- ✓ Electrical and plumbing updates
- ✓ Windows, insulation and HVAC
- ✓ Radon and moisture testing

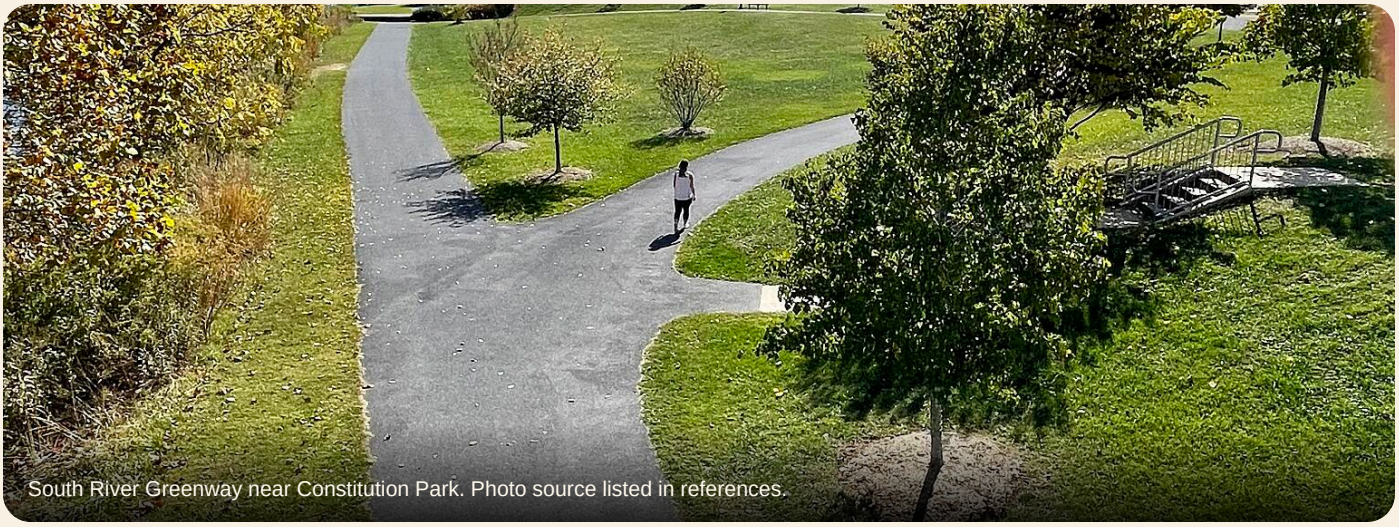
HOA confirmation

Subdivision names do not prove common amenities or dues. Request current governing documents and charges for the exact lot.

Neighborhood labels are orientation tools, not guarantees of boundaries, school assignment or market value.

OUTDOOR LIFE

The South River is part of everyday life



South River Greenway near Constitution Park. Photo source listed in references.

Constitution Park

101 Short St. The South River Greenway, farmers market area and river access make it a downtown recreation hub. The city describes the river as Virginia's first designated urban trout fishery.

Ridgeview Park

700 S Magnolia Ave. An 85-acre park with trails, picnic areas, War Memorial Pool and an accessible fishing pier.

Blue Ridge access

Skyline Drive, the Blue Ridge Parkway and Appalachian Trail connections are close enough for regular day trips.

Four-season options

Wintergreen Resort and Nelson County recreation extend the weekend radius south of the city.

EAT & SHOP

Downtown character meets practical retail

Local anchors

Downtown Waynesboro	Independent dining, galleries, services and events in a compact corridor.
Wayne Theatre	Main Street performing-arts and film venue; programming changes seasonally.
South River district	Restaurants and local businesses connect downtown with park and greenway activity.
Farmers market	Seasonal local-food shopping at Constitution Park; verify current dates and hours.

Everyday shopping

City retail corridors cover groceries, pharmacy, home needs and services. Larger regional shopping extends toward Staunton, Charlottesville and Harrisonburg.

Try a real-life loop

Home, school, grocery, park and dinner - in that order. It tests whether the neighborhood supports your weekday rhythm.

Verify directly

Restaurant ownership, hours and event schedules change. Check before planning a visit.

Local advantage

Waynesboro's downtown and river parks sit close together, so a single outing can combine a walk, library or market stop and a meal.

COMMUTE

Waynesboro opens east, west and south

I-64 puts Charlottesville to the east and Staunton to the west; US-250 adds a parallel local route, while I-81 is reached near Staunton.

Charlottesville

About 28 miles as a city-to-city reference. Mountain weather and the exact destination can materially change the drive.

Staunton

A short regional connection west via I-64 for additional employment, dining and services.

Harrisonburg

North via I-81 after the Staunton interchange. Test the full route during your real work window.

Blue Ridge weather is a commute factor

Fog, ice, wind and incidents around Rockfish Gap can affect I-64. Identify a safe alternate route, but do not assume it will be faster.

TEST	WHY IT MATTERS
Morning eastbound run	Measures Rockfish Gap and Charlottesville arrival traffic
School drop-off + work	Captures the real two-leg commute
Downtown parking	Checks event-day and evening patterns
Winter backup	Confirms expectations when mountain travel is disrupted

All drive figures are planning references. Route, traffic, weather and destination determine actual time.

FAMILY ESSENTIALS

Parks, arts and regional care form the support network

Family recreation

Ridgeview Park, War Memorial Pool, the South River Greenway and city programs provide close-to-home options. Check seasonal schedules and registration windows.

Arts and learning

Wayne Theatre and downtown programming add year-round cultural options. Regional museums and universities expand choices in Staunton, Charlottesville and Harrisonburg.

Health-care planning

Confirm primary care, pediatrics, urgent care, hospital preference and insurance network before moving. Specialty care may require regional travel.

Appalachian Trail Community

Waynesboro's trail identity supports outdoor events and services. The closest family routine still depends on the exact neighborhood.

New-family setup list

School registration, utility transfer, library card, park-program calendar, after-hours medical plan, internet installation and a winter commute backup.

One practical question

Does the home make weekday life easier, or is its appeal mostly on weekends? Test both before deciding.

MAKE THE MOVE

Waynesboro comparison checklist

Location

- ✓ Confirm independent-city jurisdiction
- ✓ Time I-64 access
- ✓ Check river/flood information
- ✓ Test downtown and grocery route

Schools

- ✓ Verify elementary assignment
- ✓ Confirm bus route
- ✓ Ask about pre-K eligibility
- ✓ Review after-school options

House

- ✓ Inspect older systems
- ✓ Review drainage and slope
- ✓ Confirm insurance
- ✓ Estimate utilities

Costs

- ✓ Confirm current tax rate
- ✓ Use current city assessment
- ✓ Review HOA documents
- ✓ Budget maintenance

In Waynesboro, the best fit usually balances a neighborhood you enjoy with a mountain crossing you can live with.

Before an offer

Compare the property against one alternate neighborhood using the same commute, tax, school and maintenance assumptions.



STAUNTON

Staunton

Historic character with Shenandoah Valley reach

A walkable downtown, distinctive neighborhoods and direct access to I-81 and I-64.

Primary ZIPs: 24401 and 24402. Staunton is an independent city with its own schools and tax system.

STAUNTON

A compact city with a strong sense of place

Staunton's appeal is unusually layered: historic architecture, downtown culture, city parks, schools and interstate access in roughly 20 square miles.

~24,363	19.98	$0.91	$2.90
POPULATION ANCHOR	SQUARE MILES	FY2027 REAL ESTATE / $100	PERSONAL PROPERTY / $100

FY2027 tax position

The adopted Budget in Brief maintains the real-estate rate at $0.91 per $100 of assessed value and lists $2.90 per $100 for personal property.

Assessment context

The city's 2026 median assessed residential value is $251,680. At $0.91, that assessment implies about $2,290 annually before exemptions or relief.

Cost snapshot

A published 2026 median property-tax anchor is $1,696. It is not a property quote; use the current city assessment and adopted rate for a specific home.

Family fit in one sentence

Staunton works for households that value architecture, culture and parks and are prepared to inspect older homes carefully.

EDUCATION

Three elementary schools feed one middle and one high school

Elementary
T.C. McSwain
A.R. Ware
Bessie Weller

›

Middle
Shelburne Middle
Grades 6-8

›

High
Staunton High
Grades 9-12

T.C. McSwain Elementary

1101 N Coalter St
(540) 332-3936

A.R. Ware Elementary

330 Grubert Ave

Bessie Weller Elementary

600 Greenville Ave
(540) 332-3940

Shelburne Middle

300 Grubert Ave
(540) 332-3930

Staunton High

1200 N Coalter St
(540) 332-3926

Dixon Educational Center

Preschool and Genesis alternative programming

Confirm the elementary zone

Use the complete address with Staunton City Schools. Do not infer assignment from a neighborhood label or listing portal.

Additional local education anchors include Stuart Hall School and Mary Baldwin University. Confirm grade offerings, tuition and admissions directly.

Historic districts reward careful property-by-property review

AREA	WHAT TO EXPLORE
Gospel Hill	Historic residences east of downtown, steep streets, stone walls and strong architectural character. Review district guidance, parking, slope and restoration quality.
Newtown	Historic homes west of downtown with varied sizes and renovation histories. Test walkability and block-by-block condition.
Stuart Addition	A medium-density historic district immediately north of downtown with architecture ranging from early vernacular homes to Victorian-era residences.
Sears Hill	Historic neighborhood close to downtown; evaluate access, grade and views from the specific street.
Montgomery Heights	Established residential area convenient to Montgomery Hall Park and downtown.
Outer-city subdivisions	Ranches, split-levels, Cape Cods and some newer homes; compare lot, garage, slope and interstate access.

Historic-home lens

- ✓ Electrical and plumbing updates
- ✓ Roof, masonry and drainage
- ✓ Windows and energy use
- ✓ Insurance and preservation rules

Street-level reality

Staunton is hilly. Visit in wet weather if possible and evaluate steps, driveway grade, retaining walls and winter access.

OUTDOOR LIFE

Two large city parks anchor recreation

Gypsy Hill Park

Walking loop, duck pond, pool, bandstand, playgrounds and seasonal events make it a year-round city gathering place. The holiday light display is a local tradition.

Montgomery Hall Park

Hiking, pool, playground, disc golf and wooded space expand the city recreation mix.

Valley day trips

Natural Chimneys, Shenandoah National Park and Blue Ridge destinations extend the weekend radius.

Everyday walkability

Downtown and nearby historic districts can support walking, but grades, sidewalks and crossings vary sharply by block.

Park test

Visit on a weekday afternoon and a weekend morning. Compare parking, shade, restrooms, stroller access, programs and the drive home.

Seasonal checks

- ✓ Pool dates and admission
- ✓ Concert and event parking
- ✓ Trail surface after rain
- ✓ Winter treatment on your route
- ✓ Pet and picnic rules

EAT, SHOP & EXPLORE

Downtown turns errands into an outing

Local stops to know

Cranberry's Grocery & Eatery	Downtown breakfast, coffee and specialty-grocery stop.
Remedy Burger	Casual downtown burgers with family-friendly options.
Wright's Dairy-Rite	Long-running retro diner and drive-in.
Mill Street Grill	Downtown American dining.
Blu Point Seafood	Seafood dining downtown.
Gloria's Pupuseria	Salvadoran fare.

Family discoveries

Pufferbellies, Sunspots Studios and the Frontier Culture Museum can turn a downtown or city day into a family outing.

Arts and museums

American Shakespeare Center, Woodrow Wilson Presidential Library and Museum, Camera Heritage Museum and downtown galleries deepen the cultural mix.

Shopping pattern

Independent downtown shops pair with practical retail corridors and regional options toward Augusta County.

Confirm current operations, tickets, hours and child policies directly.

COMMUTE

I-81 and I-64 create regional reach

Staunton sits at the Valley's major north-south and east-west highway connection, making the exact side of the city important.

Waynesboro

East via I-64 for shared regional services and Blue Ridge access.

Harrisonburg

North via I-81; test traffic around the interchange and your destination.

Charlottesville

East over Rockfish Gap via I-64; mountain weather can affect reliability.

Pick the neighborhood after the commute test

A home on the “wrong” side of a compact city can add repeated local-road time. Drive home-to-work, school-to-work and home-to-evening-errand routes.

CHECK	REASON
I-81 access	North-south work and regional travel
I-64 access	Waynesboro, Charlottesville and Richmond direction
Downtown route	Events, hills, one-way streets and parking
Winter route	Grade, shade and treatment priorities

Test drives should match your actual time of day. General city-to-city estimates are not property-specific.

FAMILY ESSENTIALS

Culture and city parks make a deep local bench

Learning by doing

The Frontier Culture Museum uses historic farm settings and interpretation; Sunspots Studios offers glassblowing demonstrations; downtown museums add indoor options.

Performing arts

American Shakespeare Center, Staunton Music Festival and seasonal concerts support an unusually strong arts calendar for a small city.

Higher education

Mary Baldwin University adds lectures, performances and campus energy near downtown.

Health-care planning

Confirm pediatric, primary, urgent and hospital options in your insurance network. Specialty care may extend to Augusta County, Harrisonburg or Charlottesville.

New-family setup list

School registration, library card, park-program calendar, medical records, utility transfer, internet installation and a winter route plan.

Historic-city trade-off

The character is real, but so are maintenance, hills and parking constraints. Inspect the routine as carefully as the architecture.

MAKE THE MOVE

Staunton comparison checklist

Neighborhood

- ✓ Walk the block at two times
- ✓ Test grade and parking
- ✓ Review district guidance
- ✓ Check route to parks and downtown

Schools

- ✓ Verify elementary assignment
- ✓ Confirm bus route
- ✓ Review preschool options
- ✓ Check after-school programs

Older-home systems

- ✓ Electrical and plumbing
- ✓ Masonry and drainage
- ✓ Roof, windows and HVAC
- ✓ Insurance and radon

Costs

- ✓ Use current assessment
- ✓ Apply current tax rate
- ✓ Budget utilities
- ✓ Plan maintenance reserve

The right Staunton home pairs the city's character with a property condition and daily route you can sustain.

Before an offer

Compare renovation quality, slope, parking, school assignment and taxes - not just square footage and architectural charm.

YOUR NEXT STEP

Turn two broad areas into a short list of addresses

A relocation decision becomes clear when the same questions are answered for every property.

1. Choose the rhythm

River-and-mountain city life or historic Valley character.

2. Compare addresses

School assignment, jurisdiction, tax estimate, HOA, utilities, inspection needs and commute.

3. Tour the routine

Drive school, work, grocery, park and evening routes at real-life times.

BUILD YOUR RELOCATION PLAN

See Waynesboro and Staunton address by address.

Ask for a custom tour and comparison brief built around your family's schools, commute, budget and weekend priorities.

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CvilleHomeFinder.com
www.charlottesvilleluxury.homes

Schedule a Free Consultation ›

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

REFERENCE DESK

Waynesboro sources & verification links

Details can change after publication. Confirm current rates, assignments, hours and services directly.

Schools & taxes

1. Waynesboro City Public Schools superintendent posting
2. Citizen Portal - Waynesboro FY2027 adoption
3. News Leader - proposed tax and utility increases
4. Apartments.com - Waynesboro rent context

Parks & recreation

1. City of Waynesboro - Constitution Park
2. City of Waynesboro - Ridgeview Park

Tourism & housing

1. Visit Waynesboro - maps and guide

Photo sources

1. Visit Waynesboro city image
2. TrailLink - South River Greenway image

Confirm for every address

- ✓ Independent-city jurisdiction
- ✓ Elementary assignment
- ✓ Current tax rate and assessment
- ✓ Flood and insurance information
- ✓ HOA and property condition

REFERENCE DESK

Staunton sources & verification links

Use city, school and tourism sources as the current authority for address-specific decisions.

City, taxes & schools

1. City of Staunton FY2027 Budget in Brief
2. Staunton City Schools

Housing context

1. Homes.com - Staunton local guide

Family activities & tourism

1. Visit Staunton

Photo sources

1. Virginia Tourism - downtown Staunton image
2. Visit Staunton - Beverley Street image

Confirm for every address

- ✓ Elementary assignment
- ✓ Current assessment and taxes
- ✓ Historic-district considerations
- ✓ Property systems and insurance
- ✓ Parking, slope and winter access

Local guidance

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mazi@cvillehomefinder.com · CvilleHomeFinder.com · www.charlottesvilleluxury.homes