

Townhouse **RESIDENTIAL**

307 ROCK SPRING DR SW

LEESBURG, VA 20175

\$445,297 TopHap Estimate · \$340 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,310 ft²

LIVING AREA

2,178 ft²

LOT SIZE

1972

YEAR BUILT

2

STORIES

VALUATION

\$445K

\$431K low

\$460K high

Last Sale

\$169,900 · Apr 22, 2008

Est. Owner Equity

\$0

Loan-to-Value

96%

TAX & ASSESSMENT

Property Tax	\$3,230 (2025)
Assessed Value	\$401,210
Previous Assessed	\$401,210
Assessor Market Value	\$401,210

PROPERTY FACTS

Property Type	Townhouse
Style	Townhouse
County	Loudoun
Lot (acres)	0.05
Foundation	Mat/Raft Foundation (Slab)
Roof	Asphalt
Heating	Central
Cooling	Central

Shed · 50 ft²

CLIMATE RISK

31 FLOOD	4 WILDFIRE	78 HEAT	75 STORM	34 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 28, 2007	Non-arms-length	Trustees Deed	\$195,500	\$149	
Sep 8, 2004	Resale	Grant Deed	\$240,000	\$183	\$233K
Oct 21, 1998	Resale	Grant Deed	\$96,900	\$74	\$94K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Catoctin Elementary School	Elementary	PK–5	0.4 mi
Loudoun County High School	High	9–12	0.5 mi
J. Lupton Simpson Middle School	Middle	6–8	1.7 mi

District: Loudoun 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 20175

97 CRIME INDEX	78 AIR POLLUTION	43,938 POPULATION	\$170K MEDIAN IN-COME	54°F AVG TEMP	63% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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