

Townhouse **RESIDENTIAL**

304 ROCK SPRING DR SW

LEESBURG, VA 20175

\$445,356 TopHap Estimate · \$365 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,220 ft²

LIVING AREA

2,178 ft²

LOT SIZE

1973

YEAR BUILT

2

STORIES

VALUATION

\$445K

\$430K low

\$460K high

Last Sale

\$300,000 · Nov 2, 2020

Est. Owner Equity

\$150,790

Loan-to-Value

64%

TAX & ASSESSMENT

Property Tax	\$3,140 (2025)
Assessed Value	\$390,030
Previous Assessed	\$367,870
Assessor Market Value	\$390,030

PROPERTY FACTS

Property Type	Townhouse
Style	Townhouse
County	Loudoun
Lot (acres)	0.05
Construction	Wood Frame
Foundation	Mat/Raft Foundation (Slab)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Shed · 50 ft²

Patio · 150 ft²

CLIMATE RISK

46

FLOOD

4

WILDFIRE

78

HEAT

75

STORM

34

DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 29, 2020	Resale	Warranty Deed	\$300,000	\$246	\$295K
Aug 31, 2009	Recorded document	Grant Deed			
Aug 8, 2008	Resale	Grant Deed	\$130,000	\$107	
Nov 19, 2007	Non-arms-length	Trustees Deed	\$192,319	\$158	

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
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------