

Townhouse **RESIDENTIAL**

327 ROCK SPRING DR SW

LEESBURG, VA 20175

\$457,306 TopHap Estimate · \$375 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,220 ft²

LIVING AREA

2,178 ft²

LOT SIZE

1975

YEAR BUILT

2

STORIES

VALUATION

\$457K

\$439K low

\$476K high

Last Sale

\$180,000 · Aug 26, 2011

Est. Owner Equity

\$293,706

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax	\$3,168 (2025)
Assessed Value	\$393,480
Previous Assessed	\$371,620
Assessor Market Value	\$393,480

PROPERTY FACTS

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

Shed · 40 ft²

Patio · 160 ft²

CLIMATE RISK

1 FLOOD	7 WILDFIRE	78 HEAT	75 STORM	34 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Catoctin Elementary School	Elementary	PK–5	0.5 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	Owner occupied
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