

Townhouse **RESIDENTIAL**

321 ROCK SPRING DR SW

LEESBURG, VA 20175

\$475,440 TopHap Estimate · \$350 / ft² · confidence 89 · as of Jun 23, 2026



3

BEDS

3

BATHS

1,360 ft²

LIVING AREA

3,920 ft²

LOT SIZE

1972

YEAR BUILT

2

STORIES

VALUATION

\$475K

\$423K low

\$528K high

Last Sale

\$268,400 · Oct 26, 2004

Est. Owner Equity

\$137,440

Loan-to-Value

71%

TAX & ASSESSMENT

Property Tax	\$3,392 (2025)
Assessed Value	\$421,360
Previous Assessed	\$400,910
Assessor Market Value	\$421,360

PROPERTY FACTS

Property Type	Townhouse
Style	Townhouse
County	Loudoun
Lot (acres)	0.09
Foundation	Mat/Raft Foundation (Slab)
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Shed · 50 ft²

Porch · 192 ft²

CLIMATE RISK

10 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 25, 2004	Resale	Grant Deed	\$268,400	\$197	\$215K

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	Absentee owner
-----------	----------------