

Townhouse **RESIDENTIAL**

317 ROCK SPRING DR SW

LEESBURG, VA 20175

\$403,589 TopHap Estimate · \$420 / ft² · confidence 95 · as of Jul 14, 2026



2
BEDS

2
BATHS

960 ft²
LIVING AREA

2,178 ft²
LOT SIZE

1972
YEAR BUILT

2
STORIES

VALUATION

\$404K

\$383K low

\$425K high

Last Sale

\$260,000 · Nov 3, 2006

Est. Owner Equity

\$171,540

Loan-to-Value

56%

TAX & ASSESSMENT

Property Tax	\$2,949 (2025)
Assessed Value	\$366,350
Previous Assessed	\$343,410
Assessor Market Value	\$366,350

PROPERTY FACTS

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

Shed · 50 ft²

Patio · 150 ft²

CLIMATE RISK

25 FLOOD	14 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	\$/FT²	LOAN
Apr 16, 2004	Resale	Grant Deed	\$143,900	\$150	\$130K

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	Owner occupied
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