

Townhouse

**RESIDENTIAL**

# 11756 INDIAN RIDGE RD

RESTON, VA 20191

**\$668,743** TopHap Estimate · \$385 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**

BEDS

**3**

BATHS

**1,736 ft<sup>2</sup>**

LIVING AREA

**3,171 ft<sup>2</sup>**

LOT SIZE

**1972**

YEAR BUILT

**2**

STORIES

**6**

ROOMS

## VALUATION

**\$669K**

\$635K low

\$702K high

Est. Owner Equity

**\$407,243**

Loan-to-Value

**40%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$7,118 (2025) |
| Assessed Value        | \$591,710      |
| Previous Assessed     | \$575,480      |
| Assessor Market Value | \$591,710      |

## PROPERTY FACTS

|               |                     |
|---------------|---------------------|
| Property Type | Townhouse           |
| Style         | Split Level         |
| County        | Fairfax             |
| Lot (acres)   | 0.07                |
| Construction  | Frame (Unspecified) |
| Roof          | Composition Shingle |
| Heating       | Forced Air          |
| Cooling       | Yes                 |
| Fireplace     | Yes                 |
| Pool          | No                  |

Deck · 130 ft²

Patio · 84 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE | \$/FT² | LOAN |
|--------------|-----------|----------------------|-------|--------|------|
| Aug 19, 2024 | Financing | Intrafamily Transfer |       |        |      |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Terraset Elementary School | Elementary | PK–6   | 0.9 mi   |
| Hughes Middle School       | Middle     | 7–8    | 1.1 mi   |
| South Lakes High School    | High       | 9–12   | 1.3 mi   |

District: Fairfax 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 20191

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>97</b><br>CRIME INDEX | <b>82</b><br>AIR POLLUTION | <b>30,650</b><br>POPULATION | <b>\$139K</b><br>MEDIAN IN-COME | <b>55°F</b><br>AVG TEMP | <b>63%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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