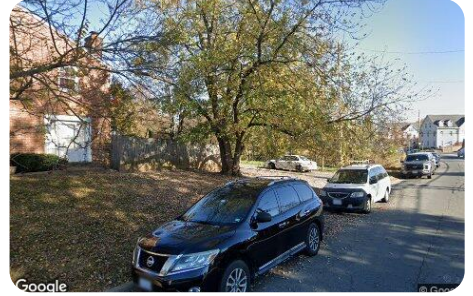


Townhouse **RESIDENTIAL**

314 ROCK SPRING DR SW

LEESBURG, VA 20175

\$449,000 TopHap Estimate · \$401 / ft² · confidence 96 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,120 ft²
LIVING AREA

2,178 ft²
LOT SIZE

1973
YEAR BUILT

2
STORIES

6
ROOMS

VALUATION

\$449K

\$429K low

\$469K high

Last Sale

\$405,000 · Aug 19, 2024

Est. Owner Equity

\$84,500

Loan-to-Value

81%

TAX & ASSESSMENT

Property Tax	\$3,040 (2025)
Assessed Value	\$377,630
Previous Assessed	\$354,910
Assessor Market Value	\$377,630

PROPERTY FACTS

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

Shed · 50 ft²

Patio · 148 ft²

CLIMATE RISK

45 FLOOD	5 WILDFIRE	78 HEAT	75 STORM	34 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 28, 2024	Financing	Intrafamily Transfer			
Aug 16, 2024	Resale	Warranty Deed	\$405,000	\$362	\$365K
Feb 24, 2006	Resale	Grant Deed	\$317,000	\$283	\$170K

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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