

Single Family Residence

RESIDENTIAL

2306 SHORT RIDGE RD

RESTON, VA 20191

\$962,474 TopHap Estimate · \$546 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,764 ft²

LIVING AREA

0.53 ac

LOT SIZE

1971

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$962K

\$910K low

\$1M high

Last Sale

\$500,000 · Sep 11, 2012

Est. Owner Equity

\$442,974

Loan-to-Value

53%

TAX & ASSESSMENT

Property Tax	\$9,172 (2025)
Assessed Value	\$762,400
Previous Assessed	\$714,710
Assessor Market Value	\$762,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Fairfax
Lot (acres)	0.53
Construction	Brick
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 156 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 31, 2021	Financing	Gift Deed			\$470K
Sep 6, 2012	Resale	Grant Deed	\$500,000	\$283	\$450K
May 4, 2004	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
South Lakes High School	High	9–12	0.7 mi
Hughes Middle School	Middle	7–8	0.8 mi
Sunrise Valley Elementary School	Elementary	KG–6	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

97 CRIME INDEX	82 AIR POLLUTION	30,650 POPULATION	\$139K MEDIAN IN-COME	55°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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