

Single Family Residence **RESIDENTIAL**

13 RUTLEDGE CT

STERLING, VA 20165

\$844,190 TopHap Estimate · \$341 / ft² · confidence 98 · as of Jul 14, 2026



4

BEDS

4

BATHS

2,474 ft²

LIVING AREA

0.22 ac

LOT SIZE

1987

YEAR BUILT

2

STORIES

VALUATION

\$844K

\$825K low

\$863K high

Last Sale

\$625,000 · Mar 1, 2021

Est. Owner Equity

\$281,690

Loan-to-Value

67%

TAX & ASSESSMENT

Property Tax	\$6,078 (2025)
Assessed Value	\$755,030
Previous Assessed	\$707,730
Assessor Market Value	\$755,030

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	Loudoun
Lot (acres)	0.22
Construction	Wood Frame
Foundation	Mat/Raft Foundation (Slab)
Roof	Wood Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 273 ft²

Porch · 96 ft²

CLIMATE RISK

36
FLOOD

14
WILDFIRE

78
HEAT

80
STORM

34
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 23, 2021	Resale	Warranty Deed	\$625,000	\$253	\$563K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Bend Middle School	Middle	6–8	0.3 mi
Algonkian Elementary School	Elementary	KG–5	0.4 mi

Potomac Falls High School	High	9–12	0.7 mi
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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 20165

71 CRIME INDEX	84 AIR POLLUTION	34,365 POPULATION	\$169K 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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