

Townhouse **RESIDENTIAL**

315 ROCK SPRING DR SW

LEESBURG, VA 20175

\$453,004 TopHap Estimate · \$404 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,120 ft²

LIVING AREA

2,178 ft²

LOT SIZE

1972

YEAR BUILT

2

STORIES

VALUATION

\$453K

\$440K low

\$466K high

Last Sale

\$350,000 · Aug 31, 2021

Est. Owner Equity

\$116,217

Loan-to-Value

75%

TAX & ASSESSMENT

Property Tax	\$3,124 (2025)
Assessed Value	\$388,020
Previous Assessed	\$366,160
Assessor Market Value	\$388,020

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

31 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
Aug 30, 2021	Resale	Warranty Deed	\$350,000	\$313	\$337K
Nov 12, 2014	Resale	Grant Deed	\$226,000	\$202	\$231K
Dec 6, 2013	Recorded document	Grant Deed			

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
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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 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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