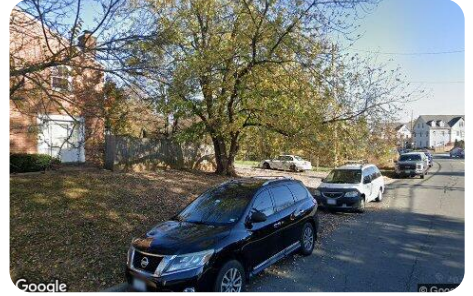


Townhouse **RESIDENTIAL**

306 ROCK SPRING DR SW

LEESBURG, VA 20175

\$380,362 TopHap Estimate · \$396 / ft² · confidence 95 · as of Jul 14, 2026



2
BEDS

2
BATHS

960 ft²
LIVING AREA

2,178 ft²
LOT SIZE

1973
YEAR BUILT

2
STORIES

VALUATION

\$380K

\$361K low

\$399K high

Est. Owner Equity

\$175,362

Loan-to-Value

59%

TAX & ASSESSMENT

Property Tax	\$2,916 (2025)
Assessed Value	\$362,270
Previous Assessed	\$338,990
Assessor Market Value	\$362,270

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 · 150 ft²

CLIMATE RISK

10 FLOOD	4 WILDFIRE	78 HEAT	75 STORM	34 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

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

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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