

Single Family Residence **RESIDENTIAL**

## 2312 ROSEDOWN DR

RESTON, VA 20191

**\$761,177** TopHap Estimate · \$528 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**1,442 ft<sup>2</sup>**

LIVING AREA

**0.46 ac**

LOT SIZE

**1973**

YEAR BUILT

**1**

STORIES

**9**

ROOMS

**1**

PARKING

### VALUATION

**\$761K**

\$718K low

\$804K high

Est. Owner Equity

**\$761,177**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$8,127 (2025) |
| Assessed Value        | \$675,560      |
| Previous Assessed     | \$646,990      |
| Assessor Market Value | \$675,560      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Split Level             |
| County        | Fairfax                 |
| Lot (acres)   | 0.46                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Composition Shingle     |
| Heating       | Forced Air              |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Balcony

Patio · 277 ft²

## TRANSACTION HISTORY

| DATE        | TYPE      | DEED                 | PRICE | \$/FT² | LOAN |
|-------------|-----------|----------------------|-------|--------|------|
| Nov 1, 2024 | Financing | Intrafamily Transfer |       |        |      |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Dogwood Elementary School | Elementary | PK–6   | 0.2 mi   |
| Hughes Middle School      | Middle     | 7–8    | 1.9 mi   |
| South Lakes High School   | High       | 9–12   | 2.0 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>97</b><br>CRIME INDEX | <b>82</b><br>AIR POLLUTION | <b>30,650</b><br>POPULATION | <b>\$139K</b><br>MEDIAN IN-COME | <b>55°F</b><br>AVG TEMP | <b>63%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|