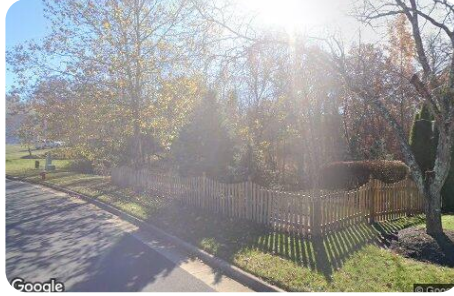


Single Family Residence **RESIDENTIAL**

18459 RIM ROCK CIR

LEESBURG, VA 20176

\$1,312,098 TopHap Estimate · \$371 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

5

BATHS

3,539 ft²

LIVING AREA

0.33 ac

LOT SIZE

2001

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$1.3M

\$1.2M low

\$1.4M high

Last Sale

\$1,287,000 · Sep 23, 2025

Est. Owner Equity

\$282,498

Loan-to-Value

78%

TAX & ASSESSMENT

Property Tax	\$9,530 (2025)
Assessed Value	\$1,183,900
Previous Assessed	\$1,183,900
Assessor Market Value	\$1,183,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	Loudoun
Lot (acres)	0.33
Foundation	Concrete
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Gazebo

Patio · 1,083 ft²

Porch · 60 ft²

CLIMATE RISK

58

FLOOD

11

WILDFIRE

79

HEAT

82

STORM

34

DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 12, 2025	Resale	Deed	\$1,287,000	\$364	\$1M
Dec 17, 2014	Non-arms-length	Grant Deed	\$670,000	\$189	\$670K
May 2, 2005	Resale	Grant Deed	\$800,000	\$226	
Feb 22, 2005	Resale	Grant Deed	\$800,800	\$226	\$640K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Harper Park Middle School	Middle	6–8	1.0 mi
Ball's Bluff Elementary School	Elementary	PK–5	1.6 mi
Heritage High School	High	9–12	3.5 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 20176

81 CRIME INDEX	75 AIR POLLUTION	53,956 POPULATION	\$152K 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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