

Single Family Residence **RESIDENTIAL**

18447 RIM ROCK CIR

LEESBURG, VA 20176

\$1,174,553 TopHap Estimate · \$310 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

5

BATHS

3,786 ft²

LIVING AREA

0.28 ac

LOT SIZE

2002

YEAR BUILT

2

STORIES

9

ROOMS

VALUATION

\$1.2M

\$1.1M low

\$1.2M high

Last Sale

\$900,000 · Nov 29, 2005

Est. Owner Equity

\$401,553

Loan-to-Value

64%

TAX & ASSESSMENT

Property Tax	\$9,595 (2025)
Assessed Value	\$1,191,880
Previous Assessed	\$1,150,990
Assessor Market Value	\$1,191,880

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	Loudoun
Lot (acres)	0.28
Foundation	Concrete
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 307 ft²

Porch · 238 ft²

CLIMATE RISK

15

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
Nov 29, 2005	Resale	Grant Deed	\$900,000	\$238	\$720K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Harper Park Middle School	Middle	6–8	0.9 mi
Ball's Bluff Elementary School	Elementary	PK–5	1.6 mi
Heritage High School	High	9–12	3.4 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
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------