

Single Family Residence **RESIDENTIAL**

43013 RUNNING RIDGE WAY

LEESBURG, VA 20176

\$1,193,897 TopHap Estimate · \$311 / ft² · confidence 95 · as of Jul 14, 2026



5

BEDS

6

BATHS

3,833 ft²

LIVING AREA

0.28 ac

LOT SIZE

2001

YEAR BUILT

2

STORIES

12

ROOMS

VALUATION

\$1.2M

\$1.1M low

\$1.3M high

Last Sale

\$685,000 · Sep 29, 2004

Est. Owner Equity

\$440,897

Loan-to-Value

63%

TAX & ASSESSMENT

Property Tax	\$8,917 (2025)
Assessed Value	\$1,107,740
Previous Assessed	\$968,590
Assessor Market Value	\$1,107,740

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

Gazebo

Patio · 982 ft²

CLIMATE RISK

1

FLOOD

12

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
May 7, 2025	Financing	Transfer On Death Deed			
Sep 29, 2004	Resale	Warranty Deed	\$685,000	\$179	\$548K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Harper Park Middle School	Middle	6–8	1.1 mi
Ball's Bluff Elementary School	Elementary	PK–5	1.6 mi

Heritage High School	High	9–12	3.6 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 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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