

Single Family Residence **RESIDENTIAL**

22583 FOREST RUN DR

ASHBURN, VA 20148

\$1,416,230 TopHap Estimate · \$419 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

5

BATHS

3,376 ft²
LIVING AREA

0.55 ac
LOT SIZE

2002

YEAR BUILT

2

STORIES

VALUATION

\$1.4M

\$1.4M low

\$1.5M high

Last Sale

\$775,000 · Aug 25, 2014

Est. Owner Equity

\$287,291

Loan-to-Value

82%

TAX & ASSESSMENT

Property Tax	\$10,482 (2025)
Assessed Value	\$1,302,050
Previous Assessed	\$1,119,970
Assessor Market Value	\$1,302,050

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	Loudoun
Lot (acres)	0.55
Foundation	Concrete
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 240 ft²

Porch · 320 ft²

CLIMATE RISK

21
FLOOD

14
WILDFIRE

78
HEAT

83
STORM

34
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 22, 2014	Resale	Grant Deed	\$775,000	\$230	\$620K
Jun 22, 2005	Resale	Grant Deed	\$880,000	\$261	\$225K
Jun 16, 2003	Resale	Grant Deed	\$589,990	\$175	\$472K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Briar Woods High School	High	9–12	0.5 mi
Eagle Ridge Middle School	Middle	6–8	1.8 mi
Waxpool Elementary School	Elementary	PK–5	1.9 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 20148

20 CRIME INDEX	81 AIR POLLUTION	56,606 POPULATION	\$195K 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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