

Single Family Residence **RESIDENTIAL**

22522 FOREST RUN DR

ASHBURN, VA 20148

\$1,250,875 TopHap Estimate · \$326 / ft² · confidence 96 · as of Jul 14, 2026

4

BEDS

3

BATHS

3,832 ft²

LIVING AREA

0.76 ac

LOT SIZE

2003

YEAR BUILT

2

STORIES

VALUATION

\$1.3M

\$1.2M low

\$1.3M high

Est. Owner Equity

\$710,875

Loan-to-Value

46%

TAX & ASSESSMENT

Property Tax

\$10,562 (2025)

Assessed Value

\$1,312,020

Previous Assessed

\$1,119,280

Assessor Market Value

\$1,312,020

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	Loudoun
Lot (acres)	0.76
Foundation	Concrete
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 311 ft²

CLIMATE RISK

46 FLOOD	16 WILDFIRE	78 HEAT	83 STORM	34 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Briar Woods High School	High	9–12	0.5 mi
Eagle Ridge Middle School	Middle	6–8	1.5 mi
Waxpool Elementary School	Elementary	PK–5	1.6 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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