

Single Family Residence **RESIDENTIAL**

22550 FOREST RUN DR

ASHBURN, VA 20148

\$1,367,632 TopHap Estimate · \$337 / ft² · confidence 96 · as of Jul 14, 2026

4

BEDS

5

BATHS

4,054 ft²

LIVING AREA

0.56 ac

LOT SIZE

2003

YEAR BUILT

2

STORIES

VALUATION

\$1.4M

\$1.3M low

\$1.4M high

Est. Owner Equity

\$980,632

Loan-to-Value

28%

TAX & ASSESSMENT

Property Tax

\$11,489 (2025)

Assessed Value

\$1,427,200

Previous Assessed

\$1,150,460

Assessor Market Value

\$1,427,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	Loudoun
Lot (acres)	0.56
Foundation	Concrete
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 339 ft²

CLIMATE RISK

36 FLOOD	15 WILDFIRE	78 HEAT	83 STORM	34 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 29, 2024	Financing	Gift Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Briar Woods High School	High	9–12	0.5 mi
Eagle Ridge Middle School	Middle	6–8	1.6 mi
Waxpool Elementary School	Elementary	PK–5	1.7 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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