

Single Family Residence **RESIDENTIAL**

22558 FOREST RUN DR

ASHBURN, VA 20148

\$1,826,915 TopHap Estimate · \$325 / ft² · confidence 96 · as of Jul 14, 2026

4
BEDS

4.5
BATHS

5,620 ft²
LIVING AREA

0.56 ac
LOT SIZE

2002
YEAR BUILT

2
STORIES

VALUATION

\$1.8M

\$1.8M low

\$1.9M high

Last Sale

\$1,795,000 · Feb 9, 2026

Est. Owner Equity

\$390,915

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax

\$12,005 (2025)

Assessed Value

\$1,491,320

Previous Assessed

\$1,206,200

Assessor Market Value

\$1,491,320

PROPERTY FACTS

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

Deck

Patio · 285 ft²

CLIMATE RISK

62 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
Feb 6, 2026	Resale	Warranty Deed	\$1,795,000	\$319	\$1.4M
Jul 31, 2024	Resale	Warranty Deed	\$1,534,000	\$273	\$999K
Mar 25, 2003	Resale	Grant Deed	\$613,815	\$109	\$435K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Briar Woods High School	High	9–12	0.5 mi
Eagle Ridge Middle School	Middle	6–8	1.7 mi
Waxpool Elementary School	Elementary	PK–5	1.8 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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