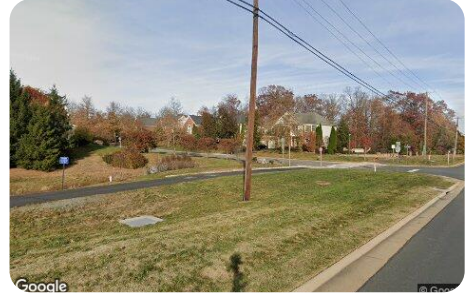
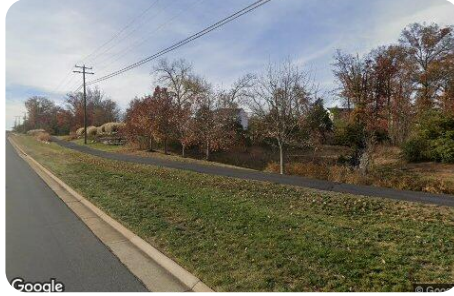


Single Family Residence **RESIDENTIAL**

22571 FOREST RUN DR

ASHBURN, VA 20148

\$1,611,511 TopHap Estimate · \$468 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

5

BATHS

3,446 ft²

LIVING AREA

0.54 ac

LOT SIZE

2002

YEAR BUILT

2

STORIES

VALUATION

\$1.6M

\$1.5M low

\$1.7M high

Last Sale

\$1,474,500 · Aug 8, 2024

Est. Owner Equity

\$879,011

Loan-to-Value

46%

TAX & ASSESSMENT

Property Tax	\$10,989 (2025)
Assessed Value	\$1,365,120
Previous Assessed	\$1,125,940
Assessor Market Value	\$1,365,120

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	Loudoun
Lot (acres)	0.54
Construction	Brick
Foundation	Concrete
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 480 ft²

Porch · 20 ft²

CLIMATE RISK

1

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 7, 2024	Resale	Warranty Deed	\$1,474,500	\$428	\$737K
Apr 1, 2003	Resale	Grant Deed	\$599,990	\$174	\$320K

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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