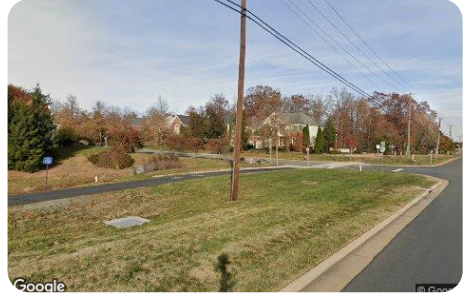
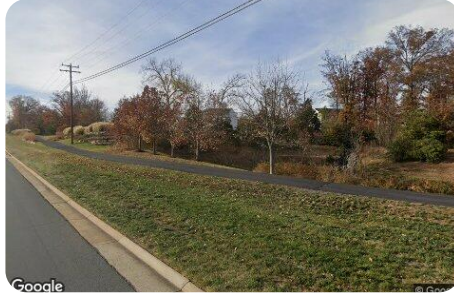


Single Family Residence **RESIDENTIAL**

22579 FOREST RUN DR

ASHBURN, VA 20148

\$1,465,902 TopHap Estimate · \$298 / ft² · confidence 97 · as of Jul 14, 2026



4
BEDS

4
BATHS

4,924 ft²
LIVING AREA

0.59 ac
LOT SIZE

2002
YEAR BUILT

2
STORIES

VALUATION

\$1.5M

\$1.4M low

\$1.5M high

Last Sale

\$765,000 · Mar 1, 2011

Est. Owner Equity

\$853,902

Loan-to-Value

42%

TAX & ASSESSMENT

Property Tax	\$12,065 (2025)
Assessed Value	\$1,498,720
Previous Assessed	\$1,256,440
Assessor Market Value	\$1,498,720

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	Loudoun
Lot (acres)	0.59
Foundation	Concrete
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 322 ft²

Patio · 314 ft²

Porch · 316 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
Feb 28, 2011	Resale	Warranty Deed	\$765,000	\$155	\$612K
Jun 16, 2004	Financing	Grant Deed	\$10	\$0	\$588K
Feb 28, 2003	Resale	Grant Deed	\$616,014	\$125	\$493K

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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