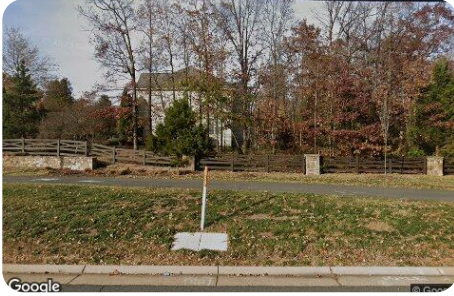


Single Family Residence **RESIDENTIAL**

22582 FOREST RUN DR

ASHBURN, VA 20148

\$1,700,392 TopHap Estimate · \$338 / ft² · confidence 94 · as of Jul 14, 2026



5
BEDS

8
BATHS

5,024 ft²
LIVING AREA

0.46 ac
LOT SIZE

2003
YEAR BUILT

2
STORIES

VALUATION

\$1.7M

\$1.6M low

\$1.8M high

Last Sale

\$840,000 · Apr 6, 2020

Est. Owner Equity

\$1,300,392

Loan-to-Value

23%

TAX & ASSESSMENT

Property Tax	\$12,814 (2025)
Assessed Value	\$1,591,820
Previous Assessed	\$1,342,780
Assessor Market Value	\$1,591,820

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	Loudoun
Lot (acres)	0.46
Foundation	Concrete
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 80 ft²

CLIMATE RISK

1
FLOOD

15
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
Apr 6, 2020	Resale	Grant Deed	\$840,000	\$167	\$400K
Jun 19, 2003	Resale	Grant Deed	\$633,565	\$126	\$507K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Briar Woods High School	High	9–12	0.6 mi
Eagle Ridge Middle School	Middle	6–8	1.8 mi

Waxpool Elementary School	Elementary	PK–5	1.9 mi
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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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