

Single Family Residence **RESIDENTIAL**

22527 FOREST RUN DR

ASHBURN, VA 20148

\$1,649,900 TopHap Estimate · \$422 / ft² · confidence 96 · as of Jul 14, 2026

4
BEDS

3.5
BATHS

3,914 ft²
LIVING AREA

0.46 ac
LOT SIZE

2004
YEAR BUILT

2
STORIES

VALUATION

\$1.6M

\$1.6M low

\$1.7M high

Last Sale

\$1,575,000 · Jul 23, 2026

Est. Owner Equity

\$1,181,900

Loan-to-Value

28%

TAX & ASSESSMENT

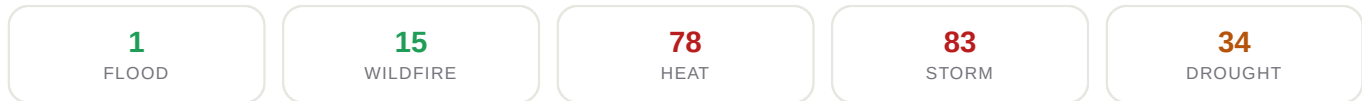
Property Tax	\$10,853 (2025)
Assessed Value	\$1,348,200
Previous Assessed	\$1,122,220
Assessor Market Value	\$1,348,200

PROPERTY FACTS

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

Porch · 320 ft²

CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 21, 2026	Resale	Deed	\$1,575,000	\$402	\$1.5M
Nov 26, 2003	Resale	Grant Deed	\$630,690	\$161	\$505K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Briar Woods High School	High	9–12	0.5 mi
Eagle Ridge Middle School	Middle	6–8	1.5 mi
Waxpool Elementary School	Elementary	PK–5	1.6 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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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