

Single Family Residence **RESIDENTIAL**

# 18443 RIM ROCK CIR

LEESBURG, VA 20176

**\$1,181,288** TopHap Estimate · \$343 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**4**

BEDS

**5**

BATHS

**3,445 ft<sup>2</sup>**

LIVING AREA

**0.28 ac**

LOT SIZE

**2001**

YEAR BUILT

**2**

STORIES

## VALUATION

**\$1.2M**

\$1.1M low

\$1.2M high

Last Sale

**\$655,000 · Nov 18, 2011**

Est. Owner Equity

**\$753,288**

Loan-to-Value

**36%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$9,195 (2025) |
| Assessed Value        | \$1,142,280    |
| Previous Assessed     | \$1,104,950    |
| Assessor Market Value | \$1,142,280    |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Colonial                |
| County        | Loudoun                 |
| Lot (acres)   | 0.28                    |
| Foundation    | Concrete                |
| Roof          | Asphalt                 |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Gazebo

Patio · 264 ft²

Porch · 40 ft²

## CLIMATE RISK

31

FLOOD

12

WILDFIRE

79

HEAT

82

STORM

34

DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-----------|--------|--------|
| Nov 28, 2012 | Quitclaim | Quit Claim Transfer |           |        |        |
| Nov 17, 2011 | Resale    | Grant Deed          | \$655,000 | \$190  | \$520K |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Harper Park Middle School      | Middle     | 6–8    | 0.9 mi   |
| Ball's Bluff Elementary School | Elementary | PK–5   | 1.6 mi   |

|                             |      |      |        |
|-----------------------------|------|------|--------|
| <b>Heritage High School</b> | High | 9–12 | 3.4 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 20176

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>81</b><br>CRIME INDEX | <b>75</b><br>AIR POLLUTION | <b>53,956</b><br>POPULATION | <b>\$152K</b><br>MEDIAN IN-COME | <b>54°F</b><br>AVG TEMP | <b>63%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|