

Single Family Residence **RESIDENTIAL**

## 2044 BEACON PL

RESTON, VA 20191

**\$1,250,425** TopHap Estimate · \$486 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026

**4**  
BEDS

**4**  
BATHS

**2,572 ft<sup>2</sup>**  
LIVING AREA

**0.12 ac**  
LOT SIZE

**1991**  
YEAR BUILT

**2**  
STORIES

**9**  
ROOMS

**2**  
PARKING

### VALUATION

**\$1.3M**

\$1.2M low

\$1.3M high

Last Sale

**\$1,000,000 · Aug 4, 2022**

Est. Owner Equity

**\$1,050,425**

Loan-to-Value

**15%**

### TAX & ASSESSMENT

Property Tax

**\$12,955 (2025)**

Assessed Value

**\$1,076,870**

Previous Assessed

**\$974,850**

Assessor Market Value

**\$1,076,870**

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Split Level             |
| County        | Fairfax                 |
| Lot (acres)   | 0.12                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Composition Shingle     |
| Heating       | Forced Air              |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Balcony

Deck · 140 ft²

Patio · 326 ft²

Porch · 60 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                  | PRICE       | \$/FT² | LOAN |
|--------------|-----------|-----------------------|-------------|--------|------|
| Aug 2, 2022  | Resale    | Bargain And Sale Deed | \$1,000,000 | \$389  |      |
| Feb 18, 2009 | Quitclaim | Quit Claim Transfer   |             |        |      |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Sunrise Valley Elementary School | Elementary | KG–6   | 0.5 mi   |
| Hughes Middle School             | Middle     | 7–8    | 0.6 mi   |
| South Lakes High School          | High       | 9–12   | 0.7 mi   |

District: Fairfax 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 20191

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>97</b><br>CRIME INDEX | <b>82</b><br>AIR POLLUTION | <b>30,650</b><br>POPULATION | <b>\$139K</b><br>MEDIAN IN-COME | <b>55°F</b><br>AVG TEMP | <b>63%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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