

Single Family Residence **RESIDENTIAL**

43009 RUNNING RIDGE WAY

LEESBURG, VA 20176

\$1,207,431 TopHap Estimate · \$280 / ft² · confidence 96 · as of Jul 14, 2026



5
BEDS

6
BATHS

4,307 ft²
LIVING AREA

0.28 ac
LOT SIZE

2000
YEAR BUILT

2
STORIES

VALUATION

\$1.2M

\$1.2M low

\$1.3M high

Last Sale

\$570,980 · Apr 18, 2001

Est. Owner Equity

\$521,094

Loan-to-Value

56%

TAX & ASSESSMENT

Property Tax	\$9,484 (2025)
Assessed Value	\$1,178,130
Previous Assessed	\$1,024,950
Assessor Market Value	\$1,178,130

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

Patio · 147 ft²

Porch · 412 ft²

CLIMATE RISK

1

FLOOD

12

WILDFIRE

79

HEAT

82

STORM

34

DROUGHT

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

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Harper Park Middle School	Middle	6–8	1.1 mi
Ball's Bluff Elementary School	Elementary	PK–5	1.6 mi
Heritage High School	High	9–12	3.5 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

81 CRIME INDEX	75 AIR POLLUTION	53,956 POPULATION	\$152K 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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