

Single Family Residence **RESIDENTIAL**

# 4530 RINCON PL

DUMFRIES, VA 22025

**\$548,857** TopHap Estimate · \$194 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**4**

BEDS

**3.5**

BATHS

**2,833 ft<sup>2</sup>**

LIVING AREA

**0.24 ac**

LOT SIZE

**1986**

YEAR BUILT

**2**

STORIES

**8**

ROOMS

**2**

PARKING

## VALUATION

**\$549K**

\$520K low

\$578K high

Last Sale

**\$540,000 · Dec 23, 2025**

Est. Owner Equity

**\$38,857**

Loan-to-Value

**93%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,580 (2025) |
| Assessed Value        | \$569,100      |
| Previous Assessed     | \$531,700      |
| Assessor Market Value | \$569,100      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Bi-Level                |
| County        | PRINCE WILLIAM          |
| Lot (acres)   | 0.24                    |
| Heating       | Heat Pump               |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | Yes                     |

Deck · 144 ft²

Patio · 224 ft²

Porch · 144 ft²

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 35<br>FLOOD | 12<br>WILDFIRE | 79<br>HEAT | 77<br>STORM | 29<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE     | \$/FT² | LOAN   |
|--------------|--------|------------|-----------|--------|--------|
| Dec 22, 2025 | Resale | Deed       | \$540,000 | \$191  | \$510K |
| Jul 29, 2016 | Resale | Grant Deed | \$405,000 | \$143  | \$414K |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Montclair Elementary School | Elementary | PK–5   | 0.5 mi   |
| Forest Park High School     | High       | 9–12   | 1.3 mi   |
| Saunders Middle School      | Middle     | 6–8    | 3.3 mi   |

District: Prince William 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 22025

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>72</b><br>CRIME INDEX | <b>84</b><br>AIR POLLUTION | <b>17,812</b><br>POPULATION | <b>\$133K</b><br>MEDIAN IN-COME | <b>56°F</b><br>AVG TEMP | <b>63%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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