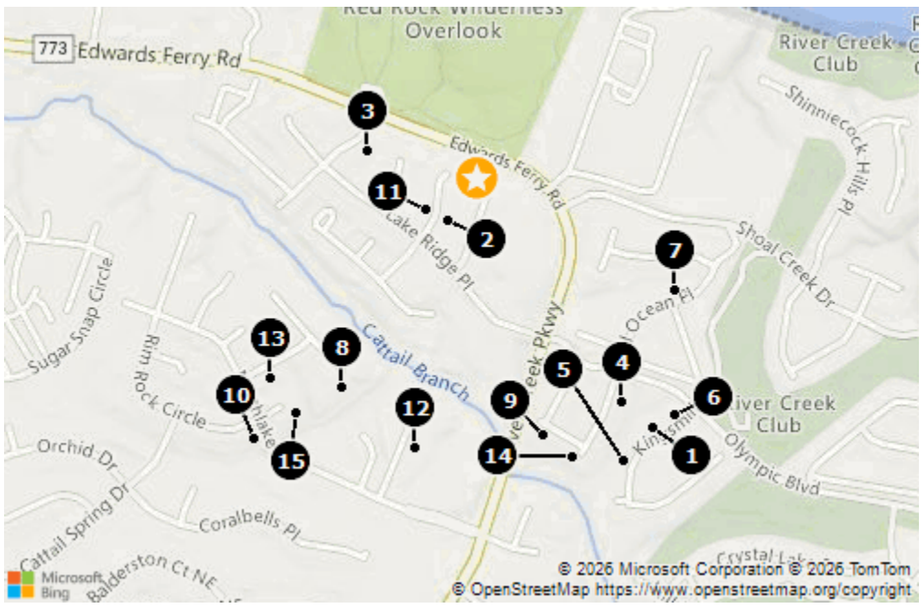
ICE SiteX Report

OrderID: 98738557

SiteX Property Information Report



Subject Property Location

18255 MAPLE SPRING CT, LEESBURG, VA 20176-6808

County:	**LOUDOUN VA**	Census Tract:	511076105.033000
Property Use:	Single Family Residential	Zoning:	PDH3
Parcel Number:	110-26-5456-000	Thomas Bros Pg-Grid:	880-1G

Valuation

Value:	**$981,000**	FSD:	8	Common Confidence Score:	75
Value Range:	$902,520 - $1,059,480	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:	$299,000	Market Land Value:	$299,000	Tax Year:	2026
Assd Improvement:	$642,270	Market Improvment Value:	$642,270	Total Taxable Value:	$7,577
Total Assessed Value:	$941,270	Total Assessor Market Value:	$941,270	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 13 Section: 4 Subdivision: NORTHLAKE Map Ref: 49//34////13
Abbreviated Description: NORTHLAKE SEC 4 LOT 13 201012290084398 D/G 1765--1749
City/Muni/Twp: LEESBURG

Property Characteristics

Lot Size:	10,454 SF	Bedrooms:	5	Pool:	
Building Area:	3075 SF	Baths:	3	Fireplace:	1
Year Built:	2000	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:	10	Ext Walls:	Masonry
Number of Units:		Garage Type:	Attached	Heating:	Central
Number of Stories:	2+B	Number of Cars:		A/C:	Central
Style:	Colonial	Basement:	Finished	Roof Cover:	Asphalt
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	04/04/2025	Loan Amount:	N/A
Document #:	20250404-0014516 BK-PG -	Loan Type:	FHA
TD Due Date:	12/01/2051	Type Finance:	

Legal Description:
Lot: 13 Section: 4 Subdivision: NORTHLAKE

Mortgage Record

Recording Date:	10/03/2023	Loan Amount:	N/A
Document #:	202310030039670 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	12/01/2051	Type Finance:	FIX

Legal Description:
Lot: 13 Section: 4 Subdivision: NORTHLAKE

Prior Transfer

Recording Date:	12/30/2021	Sales Price:	$609,482
Document #:	202112300126094 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	11/16/2021	Loan Amount:	N/A
Document #:	202111160115185 BK-PG -	Loan Type:	Stand Alone Refi

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TD Due Date:	12/01/2051	Type Finance:	FIX

Legal Description:
Lot: 13 Section: 4 Subdivision: NORTHLAKE

Prior Transfer

Recording Date:	03/10/2020	Sales Price:	$609,482
Document #:	202003100016248 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/13/2018	Sales Price:	$699,000
Document #:	201809130053643 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	09/11/2018		
Document Type:			

Legal Description:
Lot: 13 Section: 4 Subdivision: NORTHLAKE

Mortgage Record

Recording Date:	10/24/2007	Loan Amount:	N/A
Document #:	BK-PG 200710240-76017	Loan Type:	Credit Line (Revolving)
TD Due Date:	09/21/2037	Type Finance:	VAR

Legal Description:

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	BK-PG 1765 -1749	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 13 Section: 4 Subdivision: NORTHLAKE Map Ref: 49//34////13
Abbreviated Description: NORTHLAKE SEC 4 LOT 13 201012290084398 D/G 1765--1749
City/Muni/Twp: LEESBURG

Area Sales Analysis

Total Area Sales	$18,776,127	Median # of Bedrooms	4
Median Lot Size	12,197 SF	Median # of Baths	4
Median Living Area	3,667 SF	Median Year Built	2000
Price Range - 2 Yrs	$890,000 to $1,650,000	Age Range	17 years to 27 years
Median Value	$1,287,000	Median Age	26 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.38Mi.	**18403 KINGSMILL ST** **LEESBURG, VA 20176-3947**	09/25/2026	$1,199,900	$364	3293	10/4/3	1999	13,504 SF	
		APN: 111-47-7192-000 Document #: 20260925-0050006 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Section: 2 Subdivision: RIVER CREEK Phase No: 1 MapRef: MB 1657 PG 1040 Abbreviated Description: Lot:3 Section:2 Subdivision:RIVER CREEK Phase No:1 Map Ref:MB 1657 PG 1040Abbreviated Description:LAND BAY B								
2	.06Mi.	**18264 OAK LAKE CT** **LEESBURG, VA 20176-6809**	09/09/2026	$900,000	$367	2446	10/4/3	2000	7,841 SF	
		APN: 110-26-3428-000 Document #: 20260909-0046972 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 26 Block: 4 Section: 4 Subdivision: NORTHLAKE MapRef: MB 1717 PG 941 Abbreviated Description: Lot:26 Block:4 Section:4 Subdivision:NORTHLAKE Map Ref:MB 1717 PG 941								
3	.14Mi.	**18218 RED ROCK WAY** **LEESBURG, VA 20176-5196**	05/27/2026	$890,000	$375	2372	9/4/3	2000	8,712 SF	
		APN: 110-25-8072-000 Document #: 20260527-0027314 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 62 Section: 5 Subdivision: NORTHLAKE MapRef: MB 1756 PG 1182 Abbreviated Description: Lot:62 Section:5 Subdivision:NORTHLAKE Map Ref:MB 1756 PG 1182								
4	.34Mi.	**18344 MID OCEAN PL** **LEESBURG, VA 20176-7451**	05/26/2026	$1,260,000	$286	4402	/4/3	2008	10,454 SF	
		APN: 110-17-5079-000 Document #: 20260526-0026737 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Section: 1-B Subdivision: RIVER CREEK Phase No: I MapRef: DOC 20061212-0103127 Abbreviated Description: Lot:2 Section:1-B Subdivision:RIVER CREEK Phase No:I Map Ref:DOC 20061212-0103127Abbreviated Description:LAND BAY B								
5	.4Mi.	**18415 KINGSMILL ST** **LEESBURG, VA 20176-3947**	04/10/2026	$1,510,000	$396	3812	/4/4	1999	11,326 SF	
		APN: 111-47-5269-000 Document #: 20260410-0017813 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6 Section: 2 Subdivision: RIVER CREEK Phase No: 1 MapRef: MB 1657 PG 1040 Abbreviated Description: Lot:6 Section:2 Subdivision:RIVER CREEK Phase No:1 Map Ref:MB 1657 PG 1040Abbreviated Description:LAND BAY B								
6	.39Mi.	**18395 KINGSMILL ST** **LEESBURG, VA 20176-3948**	03/23/2026	$1,650,000	$407	4046	12/4/4	1999	14,375 SF	Yes
		APN: 111-47-8699-000 Document #: 20260323-0014026 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Section: 2 Subdivision: RIVER CREEK Phase No: 1 MapRef: MB 1657 PG 1040 Abbreviated Description: Lot:1 Section:2 Subdivision:RIVER CREEK Phase No:1 Map Ref:MB 1657 PG 1040Abbreviated Description:LAND BAY B								
7	.28Mi.	**18301 MID OCEAN PL** **LEESBURG, VA 20176-7404**	11/17/2025	$1,430,000	$343	4168	8/4/4	2000	12,197 SF	
		APN: 110-17-8582-000 Document #: 20251117-0056012 Document Type: Price Code: D Land Use: Single Family Residential								

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Legal: Lot: 9 Section: 3 Subdivision: RIVER CREEK Phase No: 1 MapRef: MB 1762 PG 1578 Abbreviated Description: Lot:9 Section:3 Subdivision:RIVER CREEK Phase No:1 Map Ref:MB 1762 PG 1578Abbreviated Description:LAND BAY A

8	.32Mi.	**43067 WATERS OVERLOOK CT** **LEESBURG, VA 20176-6806**	11/17/2025	$1,150,000	$342	3356	10/4/3	2001	17,424 SF

APN: 110-15-6111-000 Document #: 20251117-0056141
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 36 Section: 2 Subdivision: NORTHLAKE MapRef: MB 1746 PG 1740 Abbreviated Description: Lot:36 Section:2 Subdivision:NORTHLAKE Map Ref:MB 1746 PG 1740

9	.34Mi.	**43201 BURNING TREE PL** **LEESBURG, VA 20176-7479**	11/05/2025	$1,290,000	$351	3667	9/4/4	2009	9,583 SF

APN: 111-46-9755-000 Document #: 20251105-0053837
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 12 Section: 1B Subdivision: RIVER CREEK Phase No: 1 MapRef: DOC 20012120103127 Abbreviated Description: Lot:12 Section:1B Subdivision:RIVER CREEK Phase No:1 Map Ref:DOC 20012120103127Abbreviated Description:LAND BAY B

10	.43Mi.	**18459 RIM ROCK CIR** **LEESBURG, VA 20176-6838**	09/23/2025	$1,287,000	$363	3539	8/4/4	2001	14,375 SF

APN: 111-45-0781-000 Document #: 20250923-0045894
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 105 Section: 3 Subdivision: NORTHLAKE MapRef: MB 1767 PG 1761 Abbreviated Description: Lot:105 Section:3 Subdivision:NORTHLAKE Map Ref:MB 1767 PG 1761

11	.08Mi.	**18265 OAK LAKE CT** **LEESBURG, VA 20176-6809**	08/06/2025	$985,000	$331	2970	10/4/3	2000	9,583 SF

APN: 110-26-1835-000 Document #: 20250806-0037230
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 38 Section: 4 Subdivision: NORTHLAKE MapRef: MB 1717 PG 941 Abbreviated Description: Lot:38 Section:4 Subdivision:NORTHLAKE Map Ref:MB 1717 PG 941

12	.35Mi.	**18416 MILL RUN CT** **LEESBURG, VA 20176-6818**	08/01/2025	$1,250,000	$356	3503	8/4/4	2000	12,197 SF

APN: 111-46-1578-000 Document #: 20250801-0036529
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 5 Section: 1 Subdivision: NORTHLAKE MapRef: MB 1707 PG 2211 Abbreviated Description: Lot:5 Section:1 Subdivision:NORTHLAKE Map Ref:MB 1707 PG 2211

13	.36Mi.	**43005 RUNNING RIDGE WAY** **LEESBURG, VA 20176-6803**	06/25/2025	$1,300,000	$297	4367	13/5/4	2000	12,197 SF

APN: 110-15-1622-000 Document #: 20250625-0029539
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 28 Section: 2 Subdivision: NORTHLAKE MapRef: MB 1746 PG 1740 Abbreviated Description: Lot:28 Section:2 Subdivision:NORTHLAKE Map Ref:MB 1746 PG 1740

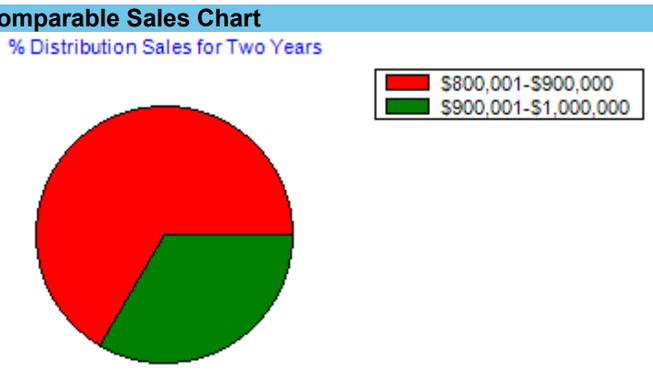
14	.37Mi.	**43213 BURNING TREE PL** **LEESBURG, VA 20176-7479**	06/03/2025	$1,374,227	$360	3807	/4/4	2008	10,454 SF

APN: 111-47-1744-000 Document #: 20250603-0025445
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 9 Section: 1-B Subdivision: RIVER CREEK Phase No: I MapRef: DOC 20061212-0103127 Abbreviated Description: Lot:9 Section:1-B Subdivision:RIVER CREEK Phase No:I Map Ref:DOC 20061212-0103127Abbreviated Description:LAND BAY B

15	.37Mi.	**43021 FALLS OVERLOOK CT** **LEESBURG, VA 20176-6801**	05/30/2025	$1,300,000	$322	4031	7/4/4	2001	16,553 SF

APN: 111-45-3498-000 Document #: 20250530-0024876
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 23 Section: 2 Subdivision: NORTHLAKE MapRef: MB 1746 PG 1740 Abbreviated Description: Lot:23 Section:2 Subdivision:NORTHLAKE Map Ref:MB 1746 PG 1740

Comparable Sales Chart



The Subject Property Information report will provide all the information available to us from public records for the address listed above. In addition to any recent sales data and mortgage information, it will include, where available, the physical characteristics of the property.

Information regarding the physical characteristics of a given property, such as living area, year built, bedrooms baths,etc... and previous sales information are obtained from public record and reported as is. As such, they will vary in content and completeness from county to county and state to state.

Further, such information has not been verified by this service through site inspection and may be subject to errors due to building additions or deletions or any other changes as well as inaccurate reporting by previous owners, agents or the public agency.

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Assessment Cluster

The following are the Tax Assessment for the 15 closest residential properties to the identified subject. The assessed value for each identified property may or may not be representative of the market value, or have the same tax ratios subject to local tax law.

Proxim.	Address	Last Transaction Date	Assessor Market Values	Assessed Values	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
0Mi.	**18255 MAPLE SPRING CT**		$941,270	$941,270	3,075	10/5/3	2000	10,454 SF	
.01Mi.	**18251 MAPLE SPRING CT**	**02/24/2021**	$829,020	$829,020	2,356	9/5/3	2000	7,405 SF	
.02Mi.	**18259 MAPLE SPRING CT**		$872,380	$872,380	2,682	8/4/3	2000	6,970 SF	
.02Mi.	**18244 OAK LAKE CT**		$818,060	$818,060	2,320	8/3/3	2000	8,276 SF	
.02Mi.	**18248 OAK LAKE CT**		$837,690	$837,690	2,446	10/4/3	2000	6,534 SF	
.03Mi.	**18263 MAPLE SPRING CT**		$903,370	$903,370	2,970	10/5/3	2000	7,405 SF	
.03Mi.	**18240 OAK LAKE CT**		$808,580	$808,580	2,320	8/3/2	2000	9,148 SF	
.03Mi.	**18250 MAPLE SPRING CT**		$854,770	$854,770	2,495	/4/3	2000	7,841 SF	
.04Mi.	**18252 OAK LAKE CT**	**05/22/2026**	$912,630	$912,630	2,998	10/4/3	2000	7,841 SF	
.04Mi.	**18267 MAPLE SPRING CT**		$845,110	$845,110	2,526	8/4/2	2000	6,970 SF	
.04Mi.	**18256 OAK LAKE CT**		$827,400	$827,400	2,364	8/3/3	2000	7,405 SF	
.04Mi.	**18254 MAPLE SPRING CT**		$918,830	$918,830	2,984	9/4/3	2000	13,068 SF	
.05Mi.	**18258 MAPLE SPRING CT**		$872,800	$872,800	2,746	8/4/3	2000	8,712 SF	
.05Mi.	**18262 MAPLE SPRING CT**		$845,710	$845,710	2,540	8/3/3	2000	9,148 SF	
.05Mi.	**18271 MAPLE SPRING CT**		$811,670	$811,670	1,964	8/3/3	2000	6,534 SF	
.05Mi.	**18241 OAK LAKE CT**		$848,360	$848,360	2,495	9/4/3	2000	10,454 SF	

Rent vs. Own

Households Occupied by Renters:	23%	Households Occupied by Owners:	74%

Demographics & Income

Median Age:	38.3 years old	Households:	17,875
Median Household Income:	$150,460	Households w/Family:	80%
Household Income Per Capita:	$62,647	Households w/Family Married:	68%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	40%

School District

School District Zone:	Loudoun County Public Schools	Students:	81,486
Number of Schools:	102	Rating:	A+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.39Mi.	**Harper Park Middle School** Number of Students: 858 Student-Teacher Ratio: 13.11	B	Public	6 - 8
3.86Mi.	**Heritage High School** Number of Students: 1,475 Student-Teacher Ratio: 10.92 Advanced Placement: Yes	B	Public	9 - 12
1.69Mi.	**Ball's Bluff Elementary School** Number of Students: 465 Student-Teacher Ratio: 11.83	B	Public	PK - 5

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	82%	LOWER
BURGLARY	69%	NOTABLY LOWER
MOTOR VEHICLE THEFT	79%	LOWER
FORCIBLE ROBBERY	66%	NOTABLY LOWER
AGGRAVATED ASSAULT	71%	NOTABLY LOWER
FORCIBLE RAPE	88%	LOWER
MURDER	70%	NOTABLY LOWER
OVERALL	82%	LOWER

Disaster Alerts

1/22/2026 - Severe Winter Storm

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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