

Townhouse **RESIDENTIAL**

46387 ROSE RIVER TER

STERLING, VA 20164

\$607,278 TopHap Estimate · \$438 / ft² · confidence 91 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,386 ft²
LIVING AREA

3,485 ft²
LOT SIZE

2023
YEAR BUILT

1
STORIES

VALUATION

\$607K

\$554K low

\$660K high

Last Sale

\$179,883 · Jun 24, 2024

Est. Owner Equity

\$432,828

Loan-to-Value

28%

TAX & ASSESSMENT

Property Tax	\$1,470 (2025)
Assessed Value	\$182,610
Previous Assessed	\$179,290
Assessor Market Value	\$182,610

PROPERTY FACTS

Property Type	Townhouse
County	Loudoun
Lot (acres)	0.08
Foundation	Mat/Raft Foundation (Slab)
Heating	Central
Cooling	Central

CLIMATE RISK

1 FLOOD	19 WILDFIRE	78 HEAT	78 STORM	34 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 24, 2024	Resale	Special Warranty Deed	\$179,883	\$130	\$174K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Park View High School	High	9–12	0.4 mi
Sterling Elementary School	Elementary	KG–5	0.8 mi
Sterling Middle School	Middle	6–8	1.4 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.

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 NEIGHBORHOOD · ZIP 20164

108 CRIME INDEX	82 AIR POLLUTION	44,608 POPULATION	\$120K MEDIAN IN-COME	54°F AVG TEMP	63% SUNSHINE
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Index values: 100 = US average; lower is better.

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 OWNERSHIP

Occupancy	Owner occupied
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