

Townhouse **RESIDENTIAL**

46386 ROSE RIVER TER

STERLING, VA 20164

\$762,233 TopHap Estimate · \$452 / ft² · confidence 92 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,688 ft²

LIVING AREA

3,485 ft²

LOT SIZE

2024

YEAR BUILT

1

STORIES

VALUATION

\$762K

\$704K low

\$821K high

Last Sale

\$774,711 · Aug 7, 2024

Est. Owner Equity

\$0

Loan-to-Value

111%

TAX & ASSESSMENT

Property Tax	\$5,653 (2025)
Assessed Value	\$702,290
Previous Assessed	\$190,000
Assessor Market Value	\$702,290

PROPERTY FACTS

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

CLIMATE RISK

1 FLOOD	18 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
Aug 7, 2024	Resale	Special Warranty Deed	\$774,711	\$459	\$705K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Park View High School	High	9–12	0.5 mi
Sterling Elementary School	Elementary	KG–5	0.9 mi
Sterling Middle School	Middle	6–8	1.5 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 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.

OWNERSHIP

Occupancy	Owner occupied
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