

Townhouse

RESIDENTIAL

46394 ROSE RIVER TER

STERLING, VA 20164

\$793,191 TopHap Estimate · \$470 / ft² · confidence 88 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,688 ft²

LIVING AREA

3,920 ft²

LOT SIZE

2022

YEAR BUILT

1

STORIES

VALUATION

\$793K

\$698K low

\$889K high

Last Sale

\$782,200 · Sep 8, 2025

Est. Owner Equity

\$793,191

TAX & ASSESSMENT

Property Tax	\$5,329 (2025)
Assessed Value	\$661,960
Previous Assessed	\$661,960
Assessor Market Value	\$661,960

PROPERTY FACTS

Property Type	Townhouse
County	Loudoun
Lot (acres)	0.09
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
Sep 5, 2025	Resale	Deed	\$782,200	\$463	
Feb 8, 2023	Financing	Intrafamily Transfer			
Aug 24, 2022	Resale	Warranty Deed	\$668,568	\$396	\$368K

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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