

Townhouse

RESIDENTIAL

46403 ROSE RIVER TER

STERLING, VA 20164

\$746,057 TopHap Estimate · \$442 / ft² · confidence 97 · 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

\$746K

\$723K low

\$770K high

Last Sale

\$641,279 · Oct 18, 2022

Est. Owner Equity

\$265,098

Loan-to-Value

64%

TAX & ASSESSMENT

Property Tax	\$5,363 (2025)
Assessed Value	\$666,190
Previous Assessed	\$601,130
Assessor Market Value	\$666,190

PROPERTY FACTS

Property Type	Townhouse
County	Loudoun
Lot (acres)	0.09
Foundation	Mat/Raft Foundation (Slab)
Heating	Central
Cooling	Central

CLIMATE RISK

1 FLOOD	19 WILDFIRE	78 HEAT	78 STORM	34 DROUGHT
------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 17, 2022	Resale	Special Warranty Deed	\$641,279	\$380	\$481K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Park View High School	High	9–12	0.5 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.

NEIGHBORHOOD · ZIP 20164

108 CRIME INDEX	82 AIR POLLUTION	44,608 POPULATION	\$120K MEDIAN IN-COME	54°F AVG TEMP	63% SUNSHINE
---------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------