

Townhouse **RESIDENTIAL**

46396 ROSE RIVER TER

STERLING, VA 20164

\$600,227 TopHap Estimate · \$433 / ft² · confidence 91 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,386 ft²
LIVING AREA

3,485 ft²
LOT SIZE

2022
YEAR BUILT

1
STORIES

VALUATION

\$600K

\$545K low

\$655K high

Last Sale

\$178,283 · Sep 30, 2022

Est. Owner Equity

\$416,260

Loan-to-Value

30%

TAX & ASSESSMENT

Property Tax	\$1,561 (2025)
Assessed Value	\$193,950
Previous Assessed	\$188,780
Assessor Market Value	\$193,950

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
Sep 28, 2022	Resale	Special Warranty Deed	\$178,283	\$129	\$175K

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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