

Townhouse **RESIDENTIAL**

46402 ROSE RIVER TER

STERLING, VA 20164

\$799,722 TopHap Estimate · \$339 / ft² · confidence 97 · as of Jul 14, 2026



2
BEDS

2
BATHS

2,361 ft²
LIVING AREA

3,920 ft²
LOT SIZE

2022
YEAR BUILT

2
STORIES

VALUATION

\$800K

\$773K low

\$827K high

Last Sale

\$662,006 · Aug 30, 2022

Est. Owner Equity

\$599,722

Loan-to-Value

25%

TAX & ASSESSMENT

Property Tax	\$6,132 (2025)
Assessed Value	\$761,740
Previous Assessed	\$683,530
Assessor Market Value	\$761,740

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
------------	----------------	------------	-------------	---------------

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 26, 2022	Resale	Special Warranty Deed	\$662,006	\$280	\$200K

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
---------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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