

Townhouse **RESIDENTIAL**

46427 ROSE RIVER TER

STERLING, VA 20164

\$863,595 TopHap Estimate · \$565 / ft² · confidence 95 · as of Jul 14, 2026



2
BEDS

3
BATHS

1,528 ft²
LIVING AREA

3,920 ft²
LOT SIZE

2022
YEAR BUILT

1
STORIES

VALUATION

\$864K

\$817K low

\$910K high

Last Sale

\$777,988 · Dec 28, 2022

Est. Owner Equity

\$241,205

Loan-to-Value

72%

TAX & ASSESSMENT

Property Tax	\$6,132 (2025)
Assessed Value	\$761,750
Previous Assessed	\$693,330
Assessor Market Value	\$761,750

PROPERTY FACTS

Property Type	Townhouse
County	Loudoun
Lot (acres)	0.09
Foundation	Concrete
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
Dec 22, 2022	Resale	Special Warranty Deed	\$777,988	\$509	\$622K

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