

Townhouse

**RESIDENTIAL**

# 46437 ROSE RIVER TER

STERLING, VA 20164

**\$864,690** TopHap Estimate · \$343 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**3**

BEDS

**3**

BATHS

**2,521 ft<sup>2</sup>**

LIVING AREA

**3,920 ft<sup>2</sup>**

LOT SIZE

**2022**

YEAR BUILT

**2**

STORIES

## VALUATION

**\$865K**

**\$836K low**

**\$893K high**

Last Sale

**\$757,601 · Jan 19, 2023**

Est. Owner Equity

**\$864,690**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,468 (2025) |
| Assessed Value        | \$803,520      |
| Previous Assessed     | \$758,310      |
| Assessor Market Value | \$803,520      |

## PROPERTY FACTS

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

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 19<br>WILDFIRE | 78<br>HEAT | 78<br>STORM | 34<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED                  | PRICE     | \$/FT² | LOAN |
|--------------|--------|-----------------------|-----------|--------|------|
| Jan 18, 2023 | Resale | Special Warranty Deed | \$757,601 | \$301  |      |

## 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

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

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|