

Townhouse **RESIDENTIAL**

# 46438 ROSE RIVER TER

STERLING, VA 20164

**\$799,626** TopHap Estimate · \$339 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**2**  
BEDS

**2**  
BATHS

**2,361 ft<sup>2</sup>**  
LIVING AREA

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

**2022**  
YEAR BUILT

**2**  
STORIES

## VALUATION

**\$800K**

\$770K low

\$829K high

Last Sale

**\$710,321 · Nov 29, 2022**

Est. Owner Equity

**\$231,370**

Loan-to-Value

**71%**

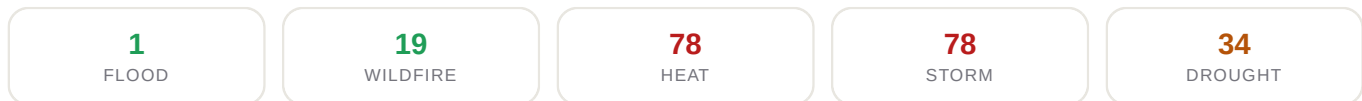
## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,084 (2025) |
| Assessed Value        | \$755,730      |
| Previous Assessed     | \$714,060      |
| Assessor Market Value | \$755,730      |

## PROPERTY FACTS

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

## CLIMATE RISK



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

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED                  | PRICE     | \$/FT² | LOAN   |
|--------------|--------|-----------------------|-----------|--------|--------|
| Nov 22, 2022 | Resale | Special Warranty Deed | \$710,321 | \$301  | \$568K |

## 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

|                           |                            |                             |                                 |                         |                        |
|---------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <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> |
|-----------|-----------------------|