

Townhouse

**RESIDENTIAL**

# 46440 ROSE RIVER TER

STERLING, VA 20164

**\$798,923** TopHap Estimate · \$366 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**

BEDS

**3**

BATHS

**2,184 ft<sup>2</sup>**

LIVING AREA

**3,485 ft<sup>2</sup>**

LOT SIZE

**2022**

YEAR BUILT

**2**

STORIES

## VALUATION

**\$799K**

\$758K low

\$839K high

Last Sale

**\$735,946 · Nov 28, 2022**

Est. Owner Equity

**\$678,923**

Loan-to-Value

**15%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,103 (2025) |
| Assessed Value        | \$758,110      |
| Previous Assessed     | \$689,710      |
| Assessor Market Value | \$758,110      |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Townhouse                  |
| County        | Loudoun                    |
| Lot (acres)   | 0.08                       |
| 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   |
|--------------|-----------|-----------------------|-----------|--------|--------|
| Mar 20, 2024 | Financing | Intrafamily Transfer  |           |        |        |
| Nov 23, 2022 | Resale    | Special Warranty Deed | \$735,946 | \$337  | \$120K |

## 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> |
|-----------|-----------------------|