

Townhouse **RESIDENTIAL**

46444 ROSE RIVER TER

STERLING, VA 20164

\$828,380 TopHap Estimate · \$355 / ft² · confidence 96 · as of Jul 14, 2026



3
BEDS

3
BATHS

2,334 ft²
LIVING AREA

3,920 ft²
LOT SIZE

2022
YEAR BUILT

2
STORIES

VALUATION

\$828K

\$795K low

\$861K high

Last Sale

\$791,655 · Dec 1, 2022

Est. Owner Equity

\$728,380

Loan-to-Value

12%

TAX & ASSESSMENT

Property Tax	\$6,404 (2025)
Assessed Value	\$795,540
Previous Assessed	\$719,600
Assessor Market Value	\$795,540

PROPERTY FACTS

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

CLIMATE RISK

1 FLOOD	19 WILDFIRE	78 HEAT	78 STORM	34 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 29, 2022	Resale	Special Warranty Deed	\$791,655	\$339	\$100K

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

OWNERSHIP

Occupancy	Owner occupied
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