

Single Family Residence

RESIDENTIAL

312 RIDING RIDGE RD

ANNAPOLIS, MD 21403

\$817,919 TopHap Estimate · \$384 / ft² · confidence 93 · as of Jul 14, 2026



3

BATHS

2,128 ft²

LIVING AREA

0.18 ac

LOT SIZE

1988

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$818K

\$765K low

\$871K high

Last Sale

\$500,000 · Mar 23, 2017

Est. Owner Equity

\$249,881

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax	\$7,736 (2025)
Assessed Value	\$554,700
Previous Assessed	\$526,400
Assessor Market Value	\$583,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Anne Arundel
Lot (acres)	0.18
Roof	Composition Shingle
Heating	Heat Pump
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 240 ft²

Porch · 32 ft²

CLIMATE RISK

10 FLOOD	20 WILDFIRE	9 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 23, 2017	Resale	Grant Deed	\$500,000	\$235	\$517K
Sep 30, 2016	Resale	Grant Deed	\$423,000	\$199	
Oct 1, 2012	Recorded document	Grant Deed			
May 28, 2010	Non-arms-length	Grant Deed	\$373,410	\$175	
Apr 23, 2007	Quitclaim	Quit Claim Transfer			
Apr 17, 2007	Resale	Deed	\$584,600	\$275	\$468K
Sep 22, 1998	Resale	Grant Deed	\$117,000	\$55	\$211K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Annapolis Middle School	Middle	6–8	0.6 mi
Hillsmere Elementary School	Elementary	EE–5	1.3 mi
Annapolis High School	High	9–12	3.6 mi

District: Anne Arundel 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 21403

130 CRIME INDEX	85 AIR POLLUTION	32,838 POPULATION	\$118K MEDIAN IN-COME	57°F AVG TEMP	57% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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