

Single Family Residence **RESIDENTIAL**

# 8 RIVER DR

ANNAPOLIS, MD 21403

**\$3,139,146** TopHap Estimate · \$1,323 / ft<sup>2</sup> · confidence 86 · as of Jul 14, 2026



**1**

BATHS

**2,372 ft<sup>2</sup>**

LIVING AREA

**0.56 ac**

LOT SIZE

**1930**

YEAR BUILT

**2**

STORIES

**1**

PARKING

## VALUATION

**\$3.1M**

\$2.7M low

\$3.6M high

Est. Owner Equity

**\$3,139,146**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$11,194 (2025) |
| Assessed Value        | \$2,416,633     |
| Previous Assessed     | \$2,416,633     |
| Assessor Market Value | \$2,851,900     |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Conventional            |
| County        | Anne Arundel            |
| Lot (acres)   | 0.56                    |
| Roof          | Composition Shingle     |
| Heating       | Forced Air              |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Garage        | Garage, Detached        |
| View          | Water                   |

Deck · 192 ft²

Shed · 120 ft²

Porch · 276 ft²

## CLIMATE RISK

**99**  
FLOOD

**19**  
WILDFIRE

**9**  
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE | \$/FT² | LOAN |
|--------------|-----------|----------------------|-------|--------|------|
| Mar 13, 2026 | Financing | Deed                 |       |        |      |
| Mar 13, 2026 | Financing | Intrafamily Transfer |       |        |      |
| Jan 17, 2020 | Quitclaim | Quit Claim Transfer  |       |        |      |
| Jun 17, 2005 | Quitclaim | Quit Claim Transfer  |       |        |      |

## ASSIGNED SCHOOLS

| SCHOOL                            | LEVEL      | GRADES | DISTANCE |
|-----------------------------------|------------|--------|----------|
| Georgetown East Elementary School | Elementary | EE-5   | 2.1 mi   |
| Annapolis Middle School           | Middle     | 6-8    | 3.4 mi   |
| Annapolis High School             | High       | 9-12   | 6.5 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

|                           |                            |                             |                                 |                         |                        |
|---------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>130</b><br>CRIME INDEX | <b>85</b><br>AIR POLLUTION | <b>32,838</b><br>POPULATION | <b>\$118K</b><br>MEDIAN IN-COME | <b>57°F</b><br>AVG TEMP | <b>57%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|