

Single Family Residence **RESIDENTIAL**

# 3056 RIVERVIEW RD

RIVA, MD 21140

**\$458,757** TopHap Estimate · \$353 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**1**

BATHS

**1,300 ft<sup>2</sup>**

LIVING AREA

**0.34 ac**

LOT SIZE

**1961**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$459K**

\$424K low

\$494K high

Est. Owner Equity

**\$157,757**

Loan-to-Value

**64%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,696 (2025) |
| Assessed Value        | \$383,100      |
| Previous Assessed     | \$376,100      |
| Assessor Market Value | \$390,100      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Conventional            |
| County        | Anne Arundel            |
| Lot (acres)   | 0.34                    |
| Roof          | Composition Shingle     |
| Heating       | Heat Pump               |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Garage        | Carport (Unspecified)   |
| Pool          | No                      |

Patio · 192 ft²

## CLIMATE RISK

**99**  
FLOOD

**13**  
WILDFIRE

**9**  
DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE | \$/FT² | LOAN   |
|--------------|-----------|----------------------|-------|--------|--------|
| Apr 15, 2025 | Financing | Intrafamily Transfer |       |        |        |
| Jan 31, 2000 | Financing | Grant Deed           |       |        | \$245K |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Central Elementary School | Elementary | KG–5   | 2.0 mi   |
| South River High School   | High       | 9–12   | 2.2 mi   |
| Central Middle School     | Middle     | 6–8    | 2.5 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 21140

|                                       |                                        |                                        |                                             |                                     |                                    |
|---------------------------------------|----------------------------------------|----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|
| <div>106</div> <div>CRIME INDEX</div> | <div>85</div> <div>AIR POLLUTION</div> | <div>2,741</div> <div>POPULATION</div> | <div>\$139K</div> <div>MEDIAN IN-COME</div> | <div>57°F</div> <div>AVG TEMP</div> | <div>57%</div> <div>SUNSHINE</div> |
|---------------------------------------|----------------------------------------|----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|

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

|
 OWNERSHIP

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