

Single Family Residence

RESIDENTIAL

96 RIVER DR

ANNAPOLIS, MD 21403

\$2,150,766

TopHap Estimate · \$677 / ft² · confidence 66 · as of Jul 14, 2026



4

BATHS

3,179 ft²

LIVING AREA

0.33 ac

LOT SIZE

2017

YEAR BUILT

3

STORIES

2

PARKING

VALUATION

\$2.2M

\$1.4M low

\$2.9M high

Last Sale

\$1,050,000 · Jun 30, 2010

Est. Owner Equity

\$1,817,766

Loan-to-Value

14%

TAX & ASSESSMENT

Property Tax	\$31,880 (2025)
Assessed Value	\$2,754,867
Previous Assessed	\$2,310,033
Assessor Market Value	\$3,199,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Anne Arundel
Lot (acres)	0.33
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Heat Pump
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No
View	Water

Deck · 60 ft²

Porch · 314 ft²

CLIMATE RISK

100
FLOOD

16
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
Jun 25, 2010	Resale	Grant Deed	\$1,050,000	\$330	\$350K
Jun 25, 2010	Quitclaim	Quit Claim Transfer			
Nov 2, 2007	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Georgetown East Elementary School	Elementary	EE-5	1.7 mi
Annapolis Middle School	Middle	6-8	3.0 mi
Annapolis High School	High	9-12	6.1 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	Absentee owner
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