

Single Family Residence **RESIDENTIAL**

6486 RIVER RUN

COLUMBIA, MD 21044

\$1,042,121 TopHap Estimate · \$317 / ft² · confidence 93 · as of Jul 14, 2026



2.5

BATHS

3,288 ft²

LIVING AREA

0.3 ac

LOT SIZE

1999

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$1M

\$971K low

\$1.1M high

Last Sale

\$340,396 · Aug 25, 1999

Est. Owner Equity

\$471,451

Loan-to-Value

54%

TAX & ASSESSMENT

Property Tax	\$12,955 (2025)
Assessed Value	\$851,600
Previous Assessed	\$807,200
Assessor Market Value	\$940,400

PROPERTY FACTS

Property Type	Single Family Residence
County	HOWARD
Lot (acres)	0.29
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 144 ft²

Patio · 168 ft²

CLIMATE RISK

1

FLOOD

17

WILDFIRE

75

HEAT

80

STORM

52

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 25, 1999	Resale	Grant Deed	\$340,396	\$104	\$240K
May 5, 1999	Resale	Grant Deed	\$206,986	\$63	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Clarksville Middle School	Middle	6–8	0.8 mi
River Hill High School	High	9–12	1.6 mi
Swansfield Elementary School	Elementary	PK–5	1.9 mi

District: Howard 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 21044

123 CRIME INDEX	86 AIR POLLUTION	44,507 POPULATION	\$126K MEDIAN IN-COME	54°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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