

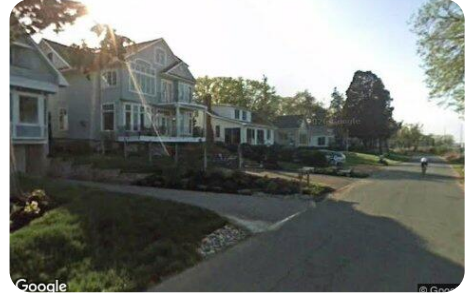
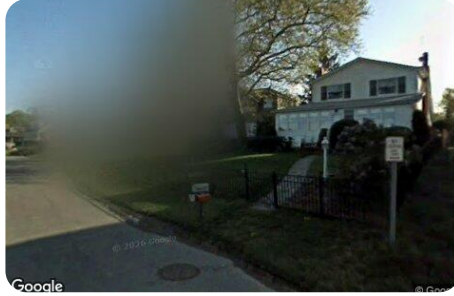
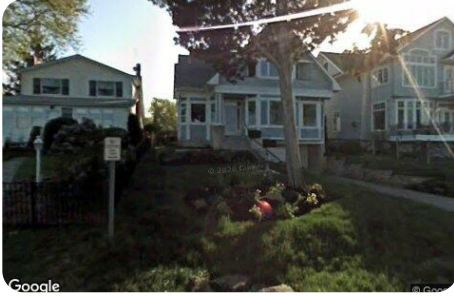
Single Family Residence

RESIDENTIAL

44 RIVER DR

ANNAPOLIS, MD 21403

\$2,944,811 TopHap Estimate · \$1,163 / ft² · confidence 92 · as of Jul 14, 2026



3

BATHS

2,531 ft²

LIVING AREA

0.16 ac

LOT SIZE

1998

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$2.9M

\$2.7M low

\$3.2M high

Last Sale

\$1,525,000 · Apr 11, 2016

Est. Owner Equity

\$2,490,960

Loan-to-Value

16%

TAX & ASSESSMENT

Property Tax	\$17,637 (2025)
Assessed Value	\$2,346,000
Previous Assessed	\$1,956,100
Assessor Market Value	\$2,735,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Anne Arundel
Lot (acres)	0.16
Roof	Composition Shingle
Heating	Heat Pump
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	No
View	Water

Porch · 48 ft²

CLIMATE RISK

100
FLOOD

17
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
Aug 5, 2016	Recorded document	Grant Deed			
Apr 8, 2016	Resale	Deed	\$1,525,000	\$603	
Jun 30, 2005	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Georgetown East Elementary School	Elementary	EE-5	2.0 mi
Annapolis Middle School	Middle	6-8	3.2 mi
Annapolis High School	High	9-12	6.3 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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