

Single Family Residence **RESIDENTIAL**

2706 RIVERVIEW DR

RIVA, MD 21140

\$706,175 TopHap Estimate · \$485 / ft² · confidence 93 · as of Jul 14, 2026



2

BATHS

1,456 ft²

LIVING AREA

0.7 ac

LOT SIZE

1988

YEAR BUILT

1

STORIES

VALUATION

\$706K

\$658K low

\$754K high

Last Sale

\$400,000 · Apr 19, 2016

Est. Owner Equity

\$318,192

Loan-to-Value

57%

TAX & ASSESSMENT

Property Tax	\$6,540 (2025)
Assessed Value	\$546,900
Previous Assessed	\$546,900
Assessor Market Value	\$546,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Anne Arundel
Lot (acres)	0.70
Roof	Composition Shingle
Heating	Heat Pump
Cooling	Yes
Fireplace	Yes
Pool	No

Deck · 216 ft²

Shed · 200 ft²

CLIMATE RISK

100
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
Jul 30, 2020	Financing	Intrafamily Transfer			\$358K
Apr 18, 2016	Resale	Deed	\$400,000	\$275	\$380K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
South River High School	High	9–12	3.1 mi
Central Middle School	Middle	6–8	3.4 mi
Davidsonville Elementary School	Elementary	KG–5	3.6 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

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

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

OWNERSHIP

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