

Single Family Residence **RESIDENTIAL**

6452 RIVER RUN

COLUMBIA, MD 21044

\$840,887 TopHap Estimate · \$454 / ft² · confidence 97 · as of Jul 14, 2026



2.5

BATHS

1,852 ft²

LIVING AREA

0.24 ac

LOT SIZE

1994

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$841K

\$818K low

\$864K high

Last Sale

\$228,512 · Apr 6, 1994

Est. Owner Equity

\$580,746

Loan-to-Value

32%

TAX & ASSESSMENT

Property Tax	\$10,175 (2025)
Assessed Value	\$672,933
Previous Assessed	\$647,400
Assessor Market Value	\$724,000

PROPERTY FACTS

Property Type	Single Family Residence
County	HOWARD
Lot (acres)	0.24
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 400 ft²

Porch · 223 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 17, 2025	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Clarksville Middle School	Middle	6–8	0.7 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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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