

Single Family Residence

RESIDENTIAL

16 RIVER DR

ANNAPOLIS, MD 21403

\$2,943,467

TopHap Estimate · \$1,100 / ft² · confidence 96 · as of Jul 14, 2026



3

BATHS

2,676 ft²

LIVING AREA

0.19 ac

LOT SIZE

1940

YEAR BUILT

3

STORIES

2

PARKING

VALUATION

\$2.9M

\$2.8M low

\$3.1M high

Last Sale

\$660,000 · May 14, 1998

Est. Owner Equity

\$2,248,896

Loan-to-Value

25%

TAX & ASSESSMENT

Property Tax	\$11,485 (2025)
Assessed Value	\$2,293,500
Previous Assessed	\$1,904,400
Assessor Market Value	\$2,682,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Anne Arundel
Lot (acres)	0.19
Roof	Composition Shingle
Heating	Baseboard
Cooling	Yes
Fireplace	Yes
Garage	Garage, Detached
Pool	No

Deck · 343 ft²

CLIMATE RISK

99
FLOOD

18
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
May 14, 1998	Resale	Grant Deed	\$660,000	\$247	\$528K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Georgetown East Elementary School	Elementary	EE–5	2.1 mi
Annapolis Middle School	Middle	6–8	3.4 mi
Annapolis High School	High	9–12	6.5 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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