

Single Family Residence **RESIDENTIAL**

165 RIVER RUN

QUEENSTOWN, MD 21658

\$1,500,845 TopHap Estimate · \$465 / ft² · confidence 93 · as of Jul 14, 2026



3

BATHS

3,229 ft²

LIVING AREA

1.25 ac

LOT SIZE

1980

YEAR BUILT

2

STORIES

3

PARKING

VALUATION

\$1.5M

\$1.4M low

\$1.6M high

Last Sale

\$1,055,000 · Apr 5, 2021

Est. Owner Equity

\$456,845

Loan-to-Value

67%

TAX & ASSESSMENT

Property Tax	\$9,519 (2023)
Assessed Value	\$1,110,900
Previous Assessed	\$1,044,100
Assessor Market Value	\$1,244,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Queen Anne's
Lot (acres)	1.25
Roof	Composition Shingle
Heating	Heat Pump
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	In-Ground Vinyl Pool

Patio · 300 ft²

Porch · 180 ft²

Boat access

CLIMATE RISK

35

FLOOD

33

WILDFIRE

79

HEAT

79

STORM

25

DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 19, 2021	Resale	Deed	\$1,055,000	\$327	\$844K
Aug 27, 2012	Resale	Grant Deed	\$800,000	\$248	
Jan 22, 2003	Resale	Grant Deed	\$815,000	\$252	\$647K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Grasonville Elementary School	Elementary	PK–5	1.9 mi
Stevensville Middle School	Middle	6–8	8.1 mi

Kent Island High School	High	9–12	8.5 mi
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District: Queen Annes 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 21658

112 CRIME INDEX	91 AIR POLLUTION	3,690 POPULATION	\$131K MEDIAN IN-COME	56°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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