

Single Family Residence **RESIDENTIAL**

104 RIVER DR

ANNAPOLIS, MD 21403

\$3,009,781 TopHap Estimate · \$889 / ft² · confidence 81 · as of Jul 14, 2026



3

BATHS

3,384 ft²

LIVING AREA

0.29 ac

LOT SIZE

1922

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$3M

\$2.4M low

\$3.6M high

Est. Owner Equity

\$1,909,781

Loan-to-Value

34%

TAX & ASSESSMENT

Property Tax	\$10,892 (2025)
Assessed Value	\$2,377,900
Previous Assessed	\$1,969,300
Assessor Market Value	\$2,786,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Anne Arundel
Lot (acres)	0.29
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Detached
Pool	No
View	Water

Deck · 180 ft²

Porch · 294 ft²

CLIMATE RISK

100
FLOOD

16
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
Apr 24, 2009	Quitclaim	Quit Claim Transfer			
Nov 26, 2007	Quitclaim	Quit Claim Transfer			
Mar 22, 2004	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Georgetown East Elementary School	Elementary	EE-5	1.7 mi
Annapolis Middle School	Middle	6-8	3.0 mi
Annapolis High School	High	9-12	6.1 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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