

Single Family Residence **RESIDENTIAL**

# 315 RIDING RIDGE RD

ANNAPOLIS, MD 21403

**\$780,332** TopHap Estimate · \$276 / ft² · confidence 91 · as of Jul 14, 2026



**3**

BATHS

**2,824 ft²**

LIVING AREA

**0.2 ac**

LOT SIZE

**1988**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$780K**

\$713K low

\$848K high

Est. Owner Equity

**\$510,032**

Loan-to-Value

**35%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$7,624 (2025) |
| Assessed Value        | \$602,267      |
| Previous Assessed     | \$570,033      |
| Assessor Market Value | \$634,500      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Conventional            |
| County        | Anne Arundel            |
| Lot (acres)   | 0.20                    |
| Roof          | Composition Shingle     |
| Heating       | Heat Pump               |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Garage        | Garage, Built-in        |
| Pool          | No                      |

Deck · 216 ft²

Porch · 196 ft²

## CLIMATE RISK

**65**  
FLOOD

**20**  
WILDFIRE

**9**  
DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE | \$/FT² | LOAN |
|--------------|-----------|---------------------|-------|--------|------|
| Dec 21, 2012 | Quitclaim | Quit Claim Transfer |       |        |      |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Annapolis Middle School     | Middle     | 6–8    | 0.7 mi   |
| Hillsmere Elementary School | Elementary | EE–5   | 1.3 mi   |
| Annapolis High School       | High       | 9–12   | 3.5 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

|                                       |                                        |                                         |                                             |                                     |                                    |
|---------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|
| <div>130</div> <div>CRIME INDEX</div> | <div>85</div> <div>AIR POLLUTION</div> | <div>32,838</div> <div>POPULATION</div> | <div>\$118K</div> <div>MEDIAN IN-COME</div> | <div>57°F</div> <div>AVG TEMP</div> | <div>57%</div> <div>SUNSHINE</div> |
|---------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

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