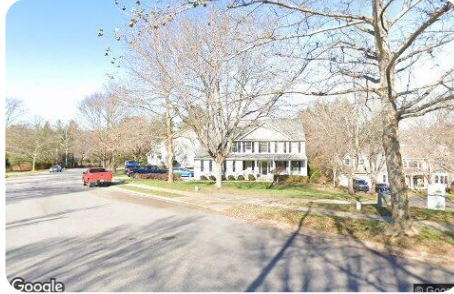


Single Family Residence **RESIDENTIAL**

6465 RIVER RUN

COLUMBIA, MD 21044

\$1,052,014 TopHap Estimate · \$318 / ft² · confidence 92 · as of Jul 14, 2026



3.5

BATHS

3,312 ft²

LIVING AREA

0.36 ac

LOT SIZE

1994

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$1.1M

\$963K low

\$1.1M high

Last Sale

\$960,000 · Dec 13, 2023

Est. Owner Equity

\$552,014

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$13,465 (2025)
Assessed Value	\$899,833
Previous Assessed	\$850,900
Assessor Market Value	\$997,700

PROPERTY FACTS

Property Type	Single Family Residence
County	HOWARD
Lot (acres)	0.36
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 360 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 5, 2023	Resale	Deed	\$960,000	\$290	\$500K
Oct 23, 2000	Resale	Grant Deed	\$400,000	\$121	\$385K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Clarksville Middle School	Middle	6–8	0.8 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.

| 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.

| OWNERSHIP

Occupancy	Owner occupied
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