

Single Family Residence **RESIDENTIAL**

2 RIVER DR

ANNAPOLIS, MD 21403

\$3,500,000 TopHap Estimate · \$1,225 / ft² · confidence 92 · as of Jul 14, 2026



3

BATHS

2,858 ft²

LIVING AREA

0.54 ac

LOT SIZE

1922

YEAR BUILT

2

STORIES

VALUATION

\$3.5M

\$3.2M low

\$3.8M high

Last Sale

\$1,510,000 · Jun 18, 2019

Est. Owner Equity

\$2,640,000

Loan-to-Value

25%

TAX & ASSESSMENT

Property Tax	\$19,392 (2025)
Assessed Value	\$2,600,300
Previous Assessed	\$2,151,000
Assessor Market Value	\$3,049,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Anne Arundel
Lot (acres)	0.54
Roof	Slate
Heating	Baseboard
Cooling	Yes
Fireplace	Yes
Pool	No
View	Water

Gazebo

Deck · 195 ft²

Porch · 390 ft²

CLIMATE RISK

99
FLOOD

19
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
Jun 17, 2019	Resale	Deed	\$1,510,000	\$528	\$860K
Apr 17, 2009	Quitclaim	Quit Claim Transfer			
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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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