

Single Family Residence **RESIDENTIAL**

86 RIVER DR

ANNAPOLIS, MD 21403

\$2,489,100 TopHap Estimate · \$1,261 / ft² · confidence 37 · as of Jul 14, 2026



3

BATHS

1,974 ft²

LIVING AREA

0.28 ac

LOT SIZE

1946

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$2.5M

\$917K low

\$4.1M high

Last Sale

\$440,000 · Feb 14, 1996

Est. Owner Equity

\$2,489,100

TAX & ASSESSMENT

Property Tax	\$11,740 (2025)
Assessed Value	\$2,366,633
Previous Assessed	\$1,959,167
Assessor Market Value	\$2,774,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Anne Arundel
Lot (acres)	0.28
Roof	Slate
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Detached
Pool	No
View	Water

Deck · 220 ft²

Porch · 570 ft²

CLIMATE RISK

100
FLOOD

16
WILDFIRE

9
DROUGHT

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

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Georgetown East Elementary School	Elementary	EE–5	1.8 mi
Annapolis Middle School	Middle	6–8	3.1 mi
Annapolis High School	High	9–12	6.2 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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