

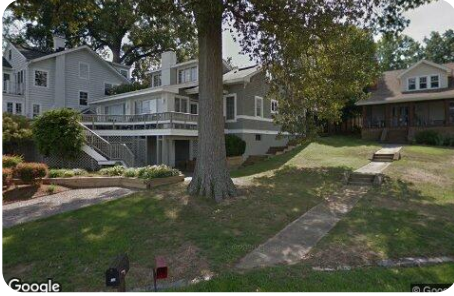
Single Family Residence

RESIDENTIAL

18 RIVER DR

ANNAPOLIS, MD 21403

\$3,103,002 TopHap Estimate · \$1,578 / ft² · confidence 94 · as of Jul 14, 2026



3

BATHS

1,966 ft²

LIVING AREA

0.21 ac

LOT SIZE

1930

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

\$3.1M

\$2.9M low

\$3.3M high

Last Sale

\$1,400,000 · Mar 24, 2015

Est. Owner Equity

\$3,103,002

TAX & ASSESSMENT

Property Tax	\$25,821 (2025)
Assessed Value	\$2,207,533
Previous Assessed	\$1,953,000
Assessor Market Value	\$2,533,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Anne Arundel
Lot (acres)	0.21
Roof	Composition Shingle
Heating	Baseboard
Cooling	Yes
Fireplace	Yes
Garage	Garage, Detached
Pool	No
View	Water

Deck · 140 ft²

Porch · 60 ft²

CLIMATE RISK

99
FLOOD

18
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
Aug 27, 2019	Quitclaim	Quit Claim Transfer			
Mar 20, 2015	Resale	Grant Deed	\$1,400,000	\$712	
Jun 2, 1998	Resale	Grant Deed	\$700,000	\$356	\$540K
May 27, 1998	Resale	Grant Deed	\$700,000	\$356	\$540K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Georgetown East Elementary School	Elementary	EE-5	2.1 mi
Annapolis Middle School	Middle	6-8	3.3 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	Absentee owner
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