

Single Family Residence **RESIDENTIAL**

# 6553 RIVER RUN

COLUMBIA, MD 21044

**\$894,948** TopHap Estimate · \$313 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**3.5**

BATHS

**2,860 ft<sup>2</sup>**

LIVING AREA

**0.25 ac**

LOT SIZE

**1999**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$895K**

\$821K low

\$969K high

Last Sale

**\$279,163 · Apr 16, 1999**

Est. Owner Equity

**\$666,048**

Loan-to-Value

**25%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$11,730 (2025) |
| Assessed Value        | \$765,267       |
| Previous Assessed     | \$725,500       |
| Assessor Market Value | \$844,800       |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| County        | HOWARD                           |
| Lot (acres)   | 0.25                             |
| Roof          | Composition Shingle              |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Yes                              |
| Fireplace     | Yes                              |
| Garage        | Garage, Attached                 |
| Pool          | No                               |

Deck · 308 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|----------------------|-----------|--------|--------|
| Feb 22, 2021 | Financing | Intrafamily Transfer |           |        | \$201K |
| Aug 14, 2012 | Financing | Intrafamily Transfer |           |        | \$212K |
| Apr 16, 1999 | Resale    | Grant Deed           | \$279,164 | \$98   | \$223K |
| Apr 15, 1998 | Resale    | Grant Deed           | \$629,082 | \$220  |        |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Clarksville Middle School    | Middle     | 6–8    | 1.1 mi   |
| Swansfield Elementary School | Elementary | PK–5   | 1.7 mi   |
| River Hill High School       | High       | 9–12   | 1.8 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

|                           |                            |                             |                                 |                         |                        |
|---------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>123</b><br>CRIME INDEX | <b>86</b><br>AIR POLLUTION | <b>44,507</b><br>POPULATION | <b>\$126K</b><br>MEDIAN IN-COME | <b>54°F</b><br>AVG TEMP | <b>57%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|