

Single Family Residence **RESIDENTIAL**

56 RIVER DR

ANNAPOLIS, MD 21403

\$2,328,450 TopHap Estimate · \$1,196 / ft² · confidence 88 · as of Jun 23, 2026



2

BATHS

1,947 ft²

LIVING AREA

0.2 ac

LOT SIZE

1930

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$2.3M

\$2M low

\$2.6M high

Last Sale

\$321,895 · Nov 20, 2024

Est. Owner Equity

\$2,328,450

TAX & ASSESSMENT

Property Tax	\$24,990 (2025)
Assessed Value	\$2,132,500
Previous Assessed	\$1,759,000
Assessor Market Value	\$2,506,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Anne Arundel
Lot (acres)	0.20
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Detached
Pool	No
View	Water

Porch · 839 ft²

CLIMATE RISK

100 FLOOD	17 WILDFIRE	9 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 3, 2024	Resale	Deed	\$321,895	\$165	
Apr 19, 2005	Financing	Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Georgetown East Elementary School	Elementary	EE–5	1.9 mi
Annapolis Middle School	Middle	6–8	3.2 mi

Annapolis High School	High	9–12	6.3 mi
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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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