

Single Family Residence

RESIDENTIAL

422 RIDING RIDGE RD

ANNAPOLIS, MD 21403

\$854,248 TopHap Estimate · \$303 / ft² · confidence 94 · as of Jul 14, 2026



3

BATHS

2,816 ft²

LIVING AREA

0.33 ac

LOT SIZE

1989

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$854K

\$806K low

\$903K high

Last Sale

\$587,500 · Sep 2, 2014

Est. Owner Equity

\$272,248

Loan-to-Value

73%

TAX & ASSESSMENT

Property Tax	\$8,348 (2025)
Assessed Value	\$598,200
Previous Assessed	\$568,100
Assessor Market Value	\$628,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Anne Arundel
Lot (acres)	0.33
Roof	Composition Shingle
Heating	Heat Pump
Cooling	Yes
Fireplace	Yes
Garage	Mixed
Pool	No

Deck · 326 ft²

Porch · 186 ft²

CLIMATE RISK

1 FLOOD	20 WILDFIRE	9 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 21, 2014	Resale	Grant Deed	\$587,500	\$209	
Jul 17, 2014	Quitclaim	Quit Claim Transfer			
Oct 4, 2013	Resale	Grant Deed	\$388,900	\$138	
Sep 1, 2013	Quitclaim	Quit Claim Transfer			
Sep 9, 1997	Resale	Grant Deed	\$259,000	\$92	\$246K
Sep 8, 1997	Resale	Grant Deed	\$259,000	\$92	\$246K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hillsmere Elementary School	Elementary	EE-5	0.9 mi
Annapolis Middle School	Middle	6-8	1.0 mi
Annapolis High School	High	9-12	3.9 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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