

Single Family Residence **RESIDENTIAL**

# 704 RIVERVIEW TER

ANNAPOLIS, MD 21401

**\$1,083,951** TopHap Estimate · \$602 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**1**

BATHS

**1,800 ft<sup>2</sup>**

LIVING AREA

**0.74 ac**

LOT SIZE

**1970**

YEAR BUILT

**1**

STORIES

**4**

PARKING

## VALUATION

**\$1.1M**

\$1M low

\$1.2M high

Est. Owner Equity

**\$816,451**

Loan-to-Value

**23%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$7,150 (2025) |
| Assessed Value        | \$1,202,667    |
| Previous Assessed     | \$1,148,533    |
| Assessor Market Value | \$1,256,800    |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Conventional            |
| County        | Anne Arundel            |
| Lot (acres)   | 0.74                    |
| Roof          | Composition Shingle     |
| Heating       | Forced Air              |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Garage        | Garage, Detached        |
| Pool          | Spa/Hot Tub (Only)      |

Gazebo   Shed · 240 ft²   Patio · 305 ft²   Boat access

## CLIMATE RISK

**75**  
FLOOD

**20**  
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 5, 2008 | Recorded document | Grant Deed |           |        |        |
| Aug 5, 2008 | Recorded document | Grant Deed |           |        |        |
| Aug 1, 2000 | Resale            | Grant Deed | \$526,000 | \$292  | \$326K |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Annapolis High School            | High       | 9–12   | 1.5 mi   |
| Rolling Knolls Elementary School | Elementary | PK–5   | 2.9 mi   |

|                              |        |     |        |
|------------------------------|--------|-----|--------|
| Wiley H. Bates Middle School | Middle | 6–8 | 4.5 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 21401

|                                       |                                        |                                         |                                             |                                     |                                    |
|---------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|
| <div>135</div> <div>CRIME INDEX</div> | <div>89</div> <div>AIR POLLUTION</div> | <div>39,516</div> <div>POPULATION</div> | <div>\$117K</div> <div>MEDIAN IN-COME</div> | <div>57°F</div> <div>AVG TEMP</div> | <div>57%</div> <div>SUNSHINE</div> |
|---------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|