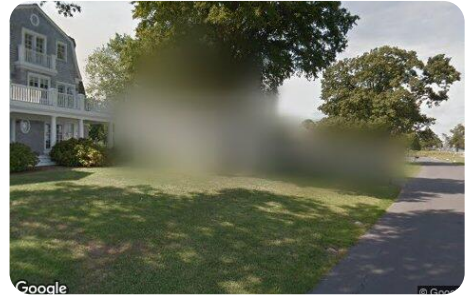


Single Family Residence **RESIDENTIAL**

76 RIVER DR

ANNAPOLIS, MD 21403

\$4,146,622 TopHap Estimate · \$1,102 / ft² · confidence 94 · as of Jul 14, 2026



4

BATHS

3,762 ft²

LIVING AREA

0.34 ac

LOT SIZE

1960

YEAR BUILT

3

STORIES

2

PARKING

VALUATION

\$4.1M

\$3.9M low

\$4.4M high

Last Sale

\$2,820,000 · Sep 23, 2020

Est. Owner Equity

\$1,746,623

Loan-to-Value

59%

TAX & ASSESSMENT

Property Tax	\$22,547 (2025)
Assessed Value	\$2,940,667
Previous Assessed	\$2,467,333
Assessor Market Value	\$3,414,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Anne Arundel
Lot (acres)	0.34
Roof	Wood Shingle
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Detached
Pool	Yes
View	Water

Porch · 360 ft²

CLIMATE RISK

100
FLOOD

16
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
May 27, 2025	Financing	Intrafamily Transfer			
Aug 17, 2020	Resale	Deed	\$2,820,000	\$750	\$2M
Oct 15, 2019	Resale	Grant Deed	\$2,650,000	\$704	\$2.1M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Georgetown East Elementary School	Elementary	EE-5	1.8 mi
Annapolis Middle School	Middle	6-8	3.1 mi
Annapolis High School	High	9-12	6.2 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
---------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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