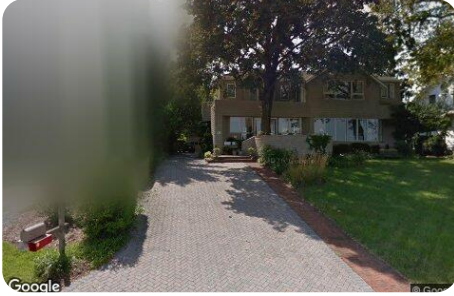


Single Family Residence **RESIDENTIAL**

40 RIVER DR

ANNAPOLIS, MD 21403

\$2,128,682 TopHap Estimate · \$711 / ft² · confidence 66 · as of Jul 14, 2026



3

BATHS

2,995 ft²

LIVING AREA

0.27 ac

LOT SIZE

1935

YEAR BUILT

2

STORIES

4

PARKING

VALUATION

\$2.1M

\$1.4M low

\$2.8M high

Est. Owner Equity

\$1,838,682

Loan-to-Value

12%

TAX & ASSESSMENT

Property Tax	\$12,155 (2025)
Assessed Value	\$2,402,367
Previous Assessed	\$1,993,433
Assessor Market Value	\$2,811,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Anne Arundel
Lot (acres)	0.27
Roof	Composition Shingle
Heating	Baseboard
Cooling	Yes
Fireplace	Yes
Garage	Garage, Detached
Pool	No
View	Water

Deck · 404 ft²

Porch · 192 ft²

CLIMATE RISK

100
FLOOD

17
WILDFIRE

9
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Georgetown East Elementary School	Elementary	EE–5	2.0 mi
Annapolis Middle School	Middle	6–8	3.2 mi
Annapolis High School	High	9–12	6.4 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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