

Single Family Residence

**RESIDENTIAL**

# 7704 RIVER ROCK CT

WILLIAMSPORT, MD 21795

**\$640,337** TopHap Estimate · \$247 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**2.5**

BATHS

**2,588 ft<sup>2</sup>**

LIVING AREA

**3.04 ac**

LOT SIZE

**1996**

YEAR BUILT

**2**

STORIES

**3**

PARKING

## VALUATION

**\$640K**

\$589K low

\$692K high

Last Sale

**\$38,500 · Jan 3, 1995**

Est. Owner Equity

**\$536,987**

Loan-to-Value

**16%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,280 (2025) |
| Assessed Value        | \$464,067      |
| Previous Assessed     | \$414,933      |
| Assessor Market Value | \$513,200      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| County        | WASHINGTON                       |
| Lot (acres)   | 3.04                             |
| Roof          | Composition Shingle              |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Yes                              |
| Fireplace     | Yes                              |
| Garage        | Garage, Attached                 |
| Pool          | No                               |

Deck · 364 ft²

Shed · 448 ft²

Porch · 195 ft²

## CLIMATE RISK

33

FLOOD

22

WILDFIRE

79

HEAT

83

STORM

18

DROUGHT

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

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| Fountain Rock Elementary School | Elementary | PK–5   | 3.5 mi   |
| Springfield Middle School       | Middle     | 6–8    | 4.7 mi   |
| Williamsport High School        | High       | 9–12   | 4.9 mi   |

District: Washington 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 21795

|                          |                            |                            |                                |                         |                        |
|--------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|
| <b>97</b><br>CRIME INDEX | <b>78</b><br>AIR POLLUTION | <b>9,713</b><br>POPULATION | <b>\$83K</b><br>MEDIAN IN-COME | <b>53°F</b><br>AVG TEMP | <b>57%</b><br>SUNSHINE |
|--------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|