

Single Family Residence **RESIDENTIAL**

# 6474 RIVER RUN

COLUMBIA, MD 21044

**\$1,038,680** TopHap Estimate · \$305 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**3.5**

BATHS

**3,410 ft<sup>2</sup>**

LIVING AREA

**0.32 ac**

LOT SIZE

**1999**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$1M**

\$999K low

\$1.1M high

Last Sale

**\$630,000 · Oct 22, 2009**

Est. Owner Equity

**\$518,180**

Loan-to-Value

**50%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$13,098 (2025) |
| Assessed Value        | \$863,267       |
| Previous Assessed     | \$816,700       |
| Assessor Market Value | \$956,400       |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| County        | HOWARD                           |
| Lot (acres)   | 0.32                             |
| Roof          | Composition Shingle              |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Yes                              |
| Fireplace     | Yes                              |
| Garage        | Garage, Attached                 |
| Pool          | No                               |

Deck · 540 ft²

Porch · 150 ft²

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE     | \$/FT² | LOAN   |
|--------------|--------|------------|-----------|--------|--------|
| Mar 8, 1999  | Resale | Grant Deed | \$334,030 | \$98   | \$167K |
| Oct 20, 1997 | Resale | Grant Deed | \$378,680 | \$111  |        |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Clarksville Middle School    | Middle     | 6–8    | 0.8 mi   |
| River Hill High School       | High       | 9–12   | 1.6 mi   |
| Swansfield Elementary School | Elementary | PK–5   | 1.9 mi   |

District: Howard 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 21044

|                                       |                                        |                                         |                                             |                                     |                                    |
|---------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|
| <div>123</div> <div>CRIME INDEX</div> | <div>86</div> <div>AIR POLLUTION</div> | <div>44,507</div> <div>POPULATION</div> | <div>\$126K</div> <div>MEDIAN IN-COME</div> | <div>54°F</div> <div>AVG TEMP</div> | <div>57%</div> <div>SUNSHINE</div> |
|---------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|

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

| OWNERSHIP

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