

Single Family Residence **RESIDENTIAL**

6445 RIVER RUN

COLUMBIA, MD 21044

\$1,092,674 TopHap Estimate · \$335 / ft² · confidence 96 · as of Jul 14, 2026



2.5
BATHS

3,264 ft²
LIVING AREA

0.26 ac
LOT SIZE

1994
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$1.1M

\$1M low

\$1.1M high

Last Sale

\$650,000 · May 27, 2015

Est. Owner Equity

\$587,674

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$12,447 (2025)
Assessed Value	\$827,900
Previous Assessed	\$783,600
Assessor Market Value	\$916,500

PROPERTY FACTS

Property Type	Single Family Residence
County	HOWARD
Lot (acres)	0.26
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 395 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 22, 2015	Resale	Deed	\$650,000	\$199	\$310K
Feb 13, 2015	Quitclaim	Quit Claim Transfer			
Aug 28, 2002	Resale	Grant Deed	\$495,000	\$152	\$396K
Apr 16, 2001	Financing	Grant Deed			\$257K
Apr 16, 2001	Resale	Grant Deed	\$379,000	\$116	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Clarksville Middle School	Middle	6–8	0.8 mi
River Hill High School	High	9–12	1.5 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

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

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

OWNERSHIP

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