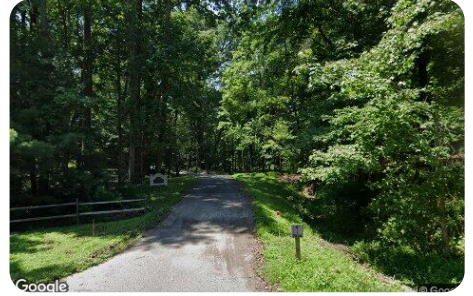


Single Family Residence **RESIDENTIAL**

712 RIVERVIEW TER

ANNAPOLIS, MD 21401

\$1,218,495 TopHap Estimate · \$661 / ft² · confidence 92 · as of Jul 14, 2026



2

BATHS

1,844 ft²

LIVING AREA

1.35 ac

LOT SIZE

1976

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$1.2M

\$1.1M low

\$1.3M high

Est. Owner Equity

\$868,495

Loan-to-Value

29%

TAX & ASSESSMENT

Property Tax	\$15,571 (2025)
Assessed Value	\$1,376,167
Previous Assessed	\$1,306,133
Assessor Market Value	\$1,446,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Foyer
County	Anne Arundel
Lot (acres)	1.35
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Detached
Pool	In-Ground Vinyl Pool

Deck · 736 ft²

Porch · 580 ft²

Boat access

CLIMATE RISK

75
FLOOD

20
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
Nov 14, 2006	Quitclaim	Quit Claim Transfer			\$350K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Annapolis High School	High	9–12	1.4 mi
Rolling Knolls Elementary School	Elementary	PK–5	2.9 mi
Wiley H. Bates Middle School	Middle	6–8	4.5 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 21401

135 CRIME INDEX	89 AIR POLLUTION	39,516 POPULATION	\$117K 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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