

Single Family Residence **RESIDENTIAL**

2712 RIVERVIEW DR

RIVA, MD 21140

\$390,249 TopHap Estimate · \$381 / ft² · confidence 92 · as of Jul 14, 2026



1

BATHS

1,024 ft²

LIVING AREA

0.58 ac

LOT SIZE

1945

YEAR BUILT

1

STORIES

VALUATION

\$390K

\$358K low

\$422K high

Last Sale

\$350,000 · Mar 5, 2021

Est. Owner Equity

\$110,249

Loan-to-Value

67%

TAX & ASSESSMENT

Property Tax	\$4,838 (2025)
Assessed Value	\$390,600
Previous Assessed	\$390,600
Assessor Market Value	\$390,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Anne Arundel
Lot (acres)	0.58
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Pool	No

Patio · 112 ft²

CLIMATE RISK

100
FLOOD

19
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
Feb 9, 2021	Resale	Deed	\$350,000	\$342	\$280K
Feb 1, 2017	Non-arms-length	Grant Deed	\$190,000	\$186	
Apr 3, 2015	Non-arms-length	Trustees Deed	\$161,755	\$158	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
South River High School	High	9–12	3.1 mi
Central Middle School	Middle	6–8	3.3 mi

Davidsonville Elementary School	Elementary	KG–5	3.5 mi
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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 21140

106 CRIME INDEX	85 AIR POLLUTION	2,741 POPULATION	\$139K 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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