

Single Family Residence **RESIDENTIAL**

3206 DOUGLAS POINT CT

RIVA, MD 21140

\$1,320,871 TopHap Estimate · \$275 / ft² · confidence 85 · as of Jul 14, 2026



5

BATHS

4,811 ft²

LIVING AREA

1.01 ac

LOT SIZE

1995

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$1.3M

\$1.1M low

\$1.5M high

Est. Owner Equity

\$1,320,871

TAX & ASSESSMENT

Property Tax	\$8,375 (2025)
Assessed Value	\$1,066,900
Previous Assessed	\$976,300
Assessor Market Value	\$1,157,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Anne Arundel
Lot (acres)	1.01
Heating	Heat Pump
Cooling	Yes
Fireplace	Yes
Garage	Garage, Built-in
Pool	No

Deck · 495 ft²

Porch · 44 ft²

CLIMATE RISK

1

FLOOD

18

WILDFIRE

9

DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 6, 2023	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
South River High School	High	9–12	2.7 mi
Central Middle School	Middle	6–8	2.9 mi
Davidsonville Elementary School	Elementary	KG–5	3.3 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 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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