

Single Family Residence **RESIDENTIAL**

22 RIVER DR

ANNAPOLIS, MD 21403

\$2,465,092 TopHap Estimate · \$1,233 / ft² · confidence 85 · as of Jul 14, 2026



3

BATHS

2,000 ft²

LIVING AREA

0.27 ac

LOT SIZE

1961

YEAR BUILT

2

STORIES

VALUATION

\$2.5M

\$2.1M low

\$2.8M high

Est. Owner Equity

\$2,465,092

TAX & ASSESSMENT

Property Tax	\$17,923 (2025)
Assessed Value	\$2,177,833
Previous Assessed	\$1,789,767
Assessor Market Value	\$2,565,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Anne Arundel
Lot (acres)	0.27
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Pool	No
View	Water

Patio · 70 ft²

CLIMATE RISK

99
FLOOD

18
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
Aug 7, 2007	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Georgetown East Elementary School	Elementary	EE–5	2.1 mi
Annapolis Middle School	Middle	6–8	3.3 mi
Annapolis High School	High	9–12	6.5 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 21403

130 CRIME INDEX	85 AIR POLLUTION	32,838 POPULATION	\$118K 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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