

Single Family Residence **RESIDENTIAL**

# 6473 RIVER RUN

COLUMBIA, MD 21044

**\$1,088,415** TopHap Estimate · \$329 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**3.5**

BATHS

**3,312 ft<sup>2</sup>**

LIVING AREA

**0.36 ac**

LOT SIZE

**1999**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$1.1M**

\$1M low

\$1.2M high

Last Sale

**\$360,392 · Jun 21, 1999**

Est. Owner Equity

**\$508,415**

Loan-to-Value

**55%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$14,211 (2025) |
| Assessed Value        | \$931,800       |
| Previous Assessed     | \$883,100       |
| Assessor Market Value | \$1,029,200     |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| County        | HOWARD                           |
| Lot (acres)   | 0.36                             |
| Roof          | Composition Shingle              |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Yes                              |
| Fireplace     | Yes                              |
| Garage        | Garage, Attached                 |
| Pool          | No                               |

Deck · 252 ft²

Patio · 288 ft²

Porch · 182 ft²

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|--------|---------------|-----------|--------|--------|
| Jun 21, 1999 | Resale | Trustees Deed | \$360,392 | \$109  | \$240K |
| Feb 10, 1999 | Resale | Grant Deed    | \$275,152 | \$83   |        |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Clarksville Middle School    | Middle     | 6–8    | 0.8 mi   |
| River Hill High School       | High       | 9–12   | 1.6 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

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

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

OWNERSHIP

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