

Single Family Residence **RESIDENTIAL**

# 6448 RIVER RUN

COLUMBIA, MD 21044

**\$1,012,021** TopHap Estimate · \$339 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**3.5**

BATHS

**2,984 ft<sup>2</sup>**

LIVING AREA

**0.24 ac**

LOT SIZE

**1995**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$1M**

\$985K low

\$1M high

Last Sale

**\$730,000 · Apr 16, 2019**

Est. Owner Equity

**\$149,521**

Loan-to-Value

**87%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$12,223 (2025) |
| Assessed Value        | \$815,533       |
| Previous Assessed     | \$772,200       |
| Assessor Market Value | \$902,200       |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| County        | HOWARD                           |
| Lot (acres)   | 0.24                             |
| Construction  | Frame (Unspecified)              |
| Roof          | Composition Shingle              |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Yes                              |
| Fireplace     | Yes                              |
| Garage        | Garage, Attached                 |
| Pool          | No                               |

Deck · 294 ft²

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED | PRICE     | \$/FT² | LOAN   |
|--------------|--------|------|-----------|--------|--------|
| Apr 10, 2019 | Resale | Deed | \$730,000 | \$245  | \$410K |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Clarksville Middle School    | Middle     | 6–8    | 0.7 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

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

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|