

Single Family Residence **RESIDENTIAL**

2805 RIVERSIDE RANCH PL

NANJEMOY, MD 20662

\$582,791 TopHap Estimate · \$269 / ft² · confidence 95 · as of Jul 14, 2026

2

BATHS

2,166 ft²

LIVING AREA

42.55 ac

LOT SIZE

2005

YEAR BUILT

2

STORIES

VALUATION

\$583K

\$554K low

\$612K high

Last Sale

\$300,000 · Jan 8, 2016

Est. Owner Equity

\$332,791

Loan-to-Value

45%

TAX & ASSESSMENT

Property Tax

\$6,314 (2025)

Assessed Value

\$447,900

Previous Assessed

\$423,233

Assessor Market Value

\$447,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Charles
Lot (acres)	42.55
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Heat Pump
Cooling	Yes
Fireplace	Yes
Pool	No

Deck · 172 ft²

Porch · 72 ft²

CLIMATE RISK

44 FLOOD	17 WILDFIRE	81 HEAT	89 STORM	23 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 23, 2015	Resale	Grant Deed	\$300,000	\$139	\$250K
Oct 9, 2015	Quitclaim	Quit Claim Transfer			
Dec 12, 2011	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mt. Hope/Nanjemoy Elementary School	Elementary	PK–5	6.4 mi
Henry E. Lackey High School	High	9–12	15.3 mi
Glymont Middle School	Middle	6–8	16.7 mi

District: Charles 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 20662

167 CRIME INDEX	88 AIR POLLUTION	2,584 POPULATION	\$75K MEDIAN IN-COME	57°F AVG TEMP	57% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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