

Townhouse **RESIDENTIAL**

# 7853 RIVER ROCK WAY

COLUMBIA, MD 21044

**\$649,425** TopHap Estimate · \$221 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**2.5**

BATHS

**2,932 ft<sup>2</sup>**

LIVING AREA

**2,320 ft<sup>2</sup>**

LOT SIZE

**2015**

YEAR BUILT

**3**

STORIES

**1**

PARKING

## VALUATION

**\$649K**

\$607K low

\$692K high

Last Sale

**\$560,000 · Oct 12, 2021**

Est. Owner Equity

**\$201,425**

Loan-to-Value

**68%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$8,898 (2025) |
| Assessed Value        | \$589,300      |
| Previous Assessed     | \$566,767      |
| Assessor Market Value | \$589,300      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Townhouse                        |
| Style         | Townhouse                        |
| County        | HOWARD                           |
| Lot (acres)   | 0.05                             |
| Construction  | Frame (Unspecified)              |
| Roof          | Composition Shingle              |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Yes                              |
| Garage        | Garage, Built-in                 |
| Pool          | No                               |

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|------------|-----------|--------------------|--------|
| Apr 30, 2021 | Resale | Deed       | \$560,000 | \$191              | \$448K |
| Nov 9, 2017  | Resale | Grant Deed | \$535,000 | \$182              | \$385K |
| Dec 22, 2014 | Resale | Deed       | \$519,004 | \$177              | \$525K |

## ASSIGNED SCHOOLS

| SCHOOL                             | LEVEL      | GRADES | DISTANCE |
|------------------------------------|------------|--------|----------|
| Atholton High School               | High       | 9–12   | 0.6 mi   |
| Clemens Crossing Elementary School | Elementary | KG–5   | 1.2 mi   |
| Wilde Lake Middle School           | Middle     | 6–8    | 2.3 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 | Owner occupied |
|-----------|----------------|