

Townhouse **RESIDENTIAL**

45 R ST NE

WASHINGTON, DC 20002

\$730,466 TopHap Estimate · \$441 / ft² · confidence 85 · as of Jun 23, 2026



3

BEDS

1

BATHS

1,656 ft²

LIVING AREA

1,523 ft²

LOT SIZE

1907

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$730K

\$621K low

\$840K high

Last Sale

\$747,280 · May 1, 2026

Est. Owner Equity

\$730,466

TAX & ASSESSMENT

Property Tax	\$6,234 (2025)
Assessed Value	\$733,370
Previous Assessed	\$724,930
Assessor Market Value	\$733,370

PROPERTY FACTS

Property Type	Townhouse
Style	Townhouse
County	DISTRICT OF COLUMBIA
Lot (acres)	0.04
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Builtup (layered Asphalt)
Heating	Radiant
Cooling	None
Pool	No

Porch · 54 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 17, 2026	Resale	Deed	\$747,280	\$451	\$250K
Jan 2, 2026	Financing	Intrafamily Transfer			
Jan 2, 2026	Financing	Intrafamily Transfer			
Nov 14, 2023	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Langley Elementary School	Elementary	EE-5	0.2 mi
McKinley Middle School	Middle	6-8	0.2 mi
Dunbar High School	High	9-12	0.4 mi

District: District of Columbia 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 20002

109 CRIME INDEX	92 AIR POLLUTION	74,185 POPULATION	\$122K MEDIAN IN-COME	56°F AVG TEMP	56% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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