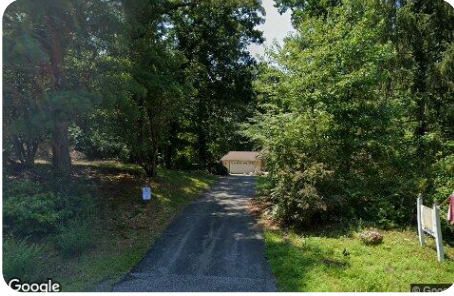


Single Family Residence **RESIDENTIAL**

# 42191 RIVA RIDGE DR

HOLLYWOOD, MD 20636

**\$502,432** TopHap Estimate · \$273 / ft<sup>2</sup> · confidence 91 · as of Jul 14, 2026



**3**

BATHS

**1,843 ft<sup>2</sup>**

LIVING AREA

**2.81 ac**

LOT SIZE

**1982**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$502K**

\$456K low

\$549K high

Last Sale

**\$289,900 · Jun 11, 2004**

Est. Owner Equity

**\$0**

Loan-to-Value

**467%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,892 (2023) |
| Assessed Value        | \$423,100      |
| Previous Assessed     | \$388,600      |
| Assessor Market Value | \$423,100      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Conventional            |
| County        | St. Mary's              |
| Lot (acres)   | 2.81                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Composition Shingle     |
| Heating       | Forced Air              |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Deck · 300 ft²

Porch · 272 ft²

## CLIMATE RISK

49

FLOOD

29

WILDFIRE

80

HEAT

83

STORM

23

DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED       | PRICE     | \$/FT² | LOAN   |
|--------------|-----------------|------------|-----------|--------|--------|
| Mar 21, 2022 | Non-arms-length | Deed       | \$247,000 | \$134  | \$222K |
| Jun 11, 2004 | Resale          | Grant Deed | \$289,900 | \$157  | \$215K |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Oakville Elementary School | Elementary | PK–5   | 2.8 mi   |
| Leonardtown Middle School  | Middle     | 6–8    | 6.0 mi   |

|                         |      |      |        |
|-------------------------|------|------|--------|
| Leonardtown High School | High | 9–12 | 6.3 mi |
|-------------------------|------|------|--------|

District: St. Marys 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 20636

|                    |                     |                      |                          |                  |                 |
|--------------------|---------------------|----------------------|--------------------------|------------------|-----------------|
| 110<br>CRIME INDEX | 97<br>AIR POLLUTION | 14,083<br>POPULATION | \$148K<br>MEDIAN IN-COME | 57°F<br>AVG TEMP | 57%<br>SUNSHINE |
|--------------------|---------------------|----------------------|--------------------------|------------------|-----------------|

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

## OWNERSHIP

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