

Single Family Residence **RESIDENTIAL**

42270 RIVA RIDGE DR

HOLLYWOOD, MD 20636

\$403,155 TopHap Estimate · \$280 / ft² · confidence 95 · as of Jul 14, 2026



2

BATHS

1,440 ft²

LIVING AREA

2.86 ac

LOT SIZE

1982

YEAR BUILT

2

STORIES

6

PARKING

VALUATION

\$403K

\$384K low

\$422K high

Last Sale

\$310,000 · Mar 23, 2012

Est. Owner Equity

\$247,955

Loan-to-Value

38%

TAX & ASSESSMENT

Property Tax	\$3,707 (2023)
Assessed Value	\$464,400
Previous Assessed	\$439,833
Assessor Market Value	\$464,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	St. Mary's
Lot (acres)	2.86
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Heat Pump
Cooling	Yes
Fireplace	Yes
Garage	Mixed
Pool	Yes

Deck · 179 ft²

Porch · 556 ft²

CLIMATE RISK

30

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
Dec 11, 2025	Financing	Intrafamily Transfer			
Mar 23, 2012	Resale	Deed	\$310,000	\$215	\$105K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Oakville Elementary School	Elementary	PK–5	2.9 mi
Leonardtown Middle School	Middle	6–8	6.1 mi

Leonardtown High School	High	9–12	6.4 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 CRIME INDEX	97 AIR POLLUTION	14,083 POPULATION	\$148K MEDIAN IN-COME	57°F AVG TEMP	57% SUNSHINE
---------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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