

Single Family Residence

RESIDENTIAL

46 RIVER DR

ANNAPOLIS, MD 21403

\$3,661,415 TopHap Estimate · \$901 / ft² · confidence 94 · as of Jul 14, 2026



4

BATHS

4,065 ft²

LIVING AREA

0.17 ac

LOT SIZE

2000

YEAR BUILT

3

STORIES

2

PARKING

VALUATION

\$3.7M

\$3.4M low

\$3.9M high

Last Sale

\$1,975,000 · Jun 29, 2004

Est. Owner Equity

\$2,039,415

Loan-to-Value

38%

TAX & ASSESSMENT

Property Tax	\$18,219 (2025)
Assessed Value	\$2,754,767
Previous Assessed	\$2,326,933
Assessor Market Value	\$3,182,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Anne Arundel
Lot (acres)	0.17
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Heat Pump
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	No
View	Water

Patio · 200 ft²

Porch · 312 ft²

CLIMATE RISK

100
FLOOD

17
WILDFIRE

9
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 14, 2004	Resale	Grant Deed	\$1,975,000	\$486	\$1.6M
Aug 11, 1998	Resale	Grant Deed	\$350,000	\$86	\$280K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Georgetown East Elementary School	Elementary	EE-5	1.9 mi
Annapolis Middle School	Middle	6-8	3.2 mi
Annapolis High School	High	9-12	6.3 mi

District: Anne Arundel 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 21403

130 CRIME INDEX	85 AIR POLLUTION	32,838 POPULATION	\$118K MEDIAN IN-COME	57°F AVG TEMP	57% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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