

Single Family Residence **RESIDENTIAL**

13416 VALLEY DR

ROCKVILLE, MD 20850

\$1,141,672 TopHap Estimate · \$417 / ft² · confidence 91 · as of Jul 14, 2026

3.5

BATHS

2,739 ft²

LIVING AREA

0.8 ac

LOT SIZE

1962

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$1.1M

\$1M low

\$1.2M high

Last Sale

\$1,050,000 · May 19, 2023

Est. Owner Equity

\$291,172

Loan-to-Value

73%

TAX & ASSESSMENT

Property Tax

\$9,010 (2025)

Assessed Value

\$873,133

Previous Assessed

\$755,567

Assessor Market Value

\$990,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Townhouse
County	MONTGOMERY
Lot (acres)	0.80
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Yes
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 578 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 15, 2023	Resale	Deed	\$1,050,000	\$383	\$851K
Apr 26, 2004	Resale	Grant Deed	\$630,000	\$230	\$430K
Jun 3, 2002	Quitclaim	Quit Claim Transfer			\$337K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Robert Frost Middle School	Middle	6–8	0.8 mi
Thomas S. Wootton High School	High	9–12	1.0 mi
Fallsmead Elementary School	Elementary	KG–5	1.3 mi

District: Montgomery 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 20850

104 CRIME INDEX	89 AIR POLLUTION	51,693 POPULATION	\$126K MEDIAN IN-COME	54°F AVG TEMP	57% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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