

Townhouse

**RESIDENTIAL**

# 716 RIDGEMONT AVE

ROCKVILLE, MD 20850

**\$747,878** TopHap Estimate · \$383 / ft<sup>2</sup> · confidence 96 · as of Jun 23, 2026



**2.5**

BATHS

**1,953 ft<sup>2</sup>**

LIVING AREA

**2,312 ft<sup>2</sup>**

LOT SIZE

**2004**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$748K**

\$718K low

\$778K high

Last Sale

**\$534,215 · Aug 25, 2004**

Est. Owner Equity

**\$217,229**

Loan-to-Value

**71%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$9,942 (2025) |
| Assessed Value        | \$688,700      |
| Previous Assessed     | \$665,800      |
| Assessor Market Value | \$734,500      |

## PROPERTY FACTS

|               |                     |
|---------------|---------------------|
| Property Type | Townhouse           |
| Style         | Townhouse           |
| County        | MONTGOMERY          |
| Lot (acres)   | 0.05                |
| Roof          | Composition Shingle |
| Heating       | Yes                 |
| Cooling       | Central             |
| Fireplace     | Yes                 |
| Garage        | Garage, Detached    |
| Pool          | No                  |

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|------------|-----------|--------------------|--------|
| Aug 26, 2004 | Resale | Grant Deed | \$534,215 | \$274              | \$427K |

## ASSIGNED SCHOOLS

| SCHOOL                             | LEVEL      | GRADES | DISTANCE |
|------------------------------------|------------|--------|----------|
| Washington Grove Elementary School | Elementary | PK–5   | 1.2 mi   |
| Gaithersburg High School           | High       | 9–12   | 1.8 mi   |
| Gaithersburg Middle School         | Middle     | 6–8    | 2.1 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

|                           |                            |                             |                                 |                         |                        |
|---------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>104</b><br>CRIME INDEX | <b>89</b><br>AIR POLLUTION | <b>51,693</b><br>POPULATION | <b>\$126K</b><br>MEDIAN IN-COME | <b>54°F</b><br>AVG TEMP | <b>57%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|