

Townhouse

**RESIDENTIAL**

# 16 RIVERSIDE RUN DR

INDIAN HEAD, MD 20640

**\$316,336** TopHap Estimate · \$287 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**3**

BATHS

**1,102 ft<sup>2</sup>**

LIVING AREA

**1,800 ft<sup>2</sup>**

LOT SIZE

**1990**

YEAR BUILT

**2**

STORIES

## VALUATION

**\$316K**

\$307K low

\$325K high

Last Sale

**\$220,000 · Feb 16, 2021**

Est. Owner Equity

**\$100,321**

Loan-to-Value

**69%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,416 (2025) |
| Assessed Value        | \$266,900      |
| Previous Assessed     | \$232,200      |
| Assessor Market Value | \$266,900      |

## PROPERTY FACTS

|               |                     |
|---------------|---------------------|
| Property Type | Townhouse           |
| Style         | Townhouse           |
| County        | Charles             |
| Lot (acres)   | 0.04                |
| Roof          | Composition Shingle |
| Heating       | Heat Pump           |
| Cooling       | Yes                 |
| Fireplace     | Yes                 |
| Pool          | No                  |

Deck · 216 ft²

Porch · 28 ft²

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 16<br>WILDFIRE | 80<br>HEAT | 81<br>STORM | 29<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|-----------------|---------------|-----------|--------|--------|
| Sep 10, 2020 | Resale          | Deed          | \$220,000 | \$200  | \$216K |
| Mar 26, 2019 | Non-arms-length | Trustees Deed | \$113,623 | \$103  |        |
| May 4, 2004  | Financing       | Grant Deed    |           |        | \$132K |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Indian Head Elementary School | Elementary | PK–5   | 0.7 mi   |
| Glymont Middle School         | Middle     | 6–8    | 1.2 mi   |
| Henry E. Lackey High School   | High       | 9–12   | 1.9 mi   |

District: Charles 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 20640

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>133</b><br>CRIME INDEX | <b>89</b><br>AIR POLLUTION | <b>11,264</b><br>POPULATION | <b>\$91K</b><br>MEDIAN IN-COME | <b>56°F</b><br>AVG TEMP | <b>57%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|