

Single Family Residence

RESIDENTIAL

306 RIDING RIDGE RD

ANNAPOLIS, MD 21403

\$781,491 TopHap Estimate · \$367 / ft² · confidence 95 · as of Jul 14, 2026



3

BATHS

2,128 ft²

LIVING AREA

0.23 ac

LOT SIZE

1988

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$781K

\$740K low

\$823K high

Last Sale

\$514,897 · Nov 12, 2010

Est. Owner Equity

\$781,491

TAX & ASSESSMENT

Property Tax	\$7,502 (2025)
Assessed Value	\$536,700
Previous Assessed	\$510,700
Assessor Market Value	\$562,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Anne Arundel
Lot (acres)	0.23
Roof	Composition Shingle
Heating	Heat Pump
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 320 ft²

CLIMATE RISK

73
FLOOD

19
WILDFIRE

9
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 2, 2010	Resale	Grant Deed	\$514,897	\$242	
Oct 18, 2010	Resale	Grant Deed	\$514,897	\$242	\$508K
Jun 30, 2005	Resale	Grant Deed	\$575,000	\$270	\$460K
Jul 8, 2003	Resale	Grant Deed	\$403,000	\$189	\$322K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Annapolis Middle School	Middle	6–8	0.6 mi
Hillsmere Elementary School	Elementary	EE–5	1.4 mi
Annapolis High School	High	9–12	3.5 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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