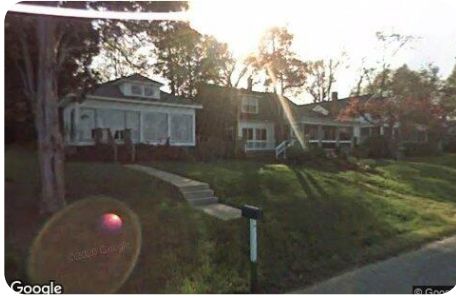


Single Family Residence **RESIDENTIAL**

54 RIVER DR

ANNAPOLIS, MD 21403

\$3,969,656 TopHap Estimate · \$1,221 / ft² · confidence 86 · as of Jul 14, 2026



4

BATHS

3,250 ft²

LIVING AREA

0.2 ac

LOT SIZE

1940

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$4M

\$3.4M low

\$4.5M high

Last Sale

\$3,775,000 · Oct 16, 2025

Est. Owner Equity

\$3,969,656

TAX & ASSESSMENT

Property Tax	\$19,773 (2025)
Assessed Value	\$2,399,733
Previous Assessed	\$2,399,733
Assessor Market Value	\$2,820,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Anne Arundel
Lot (acres)	0.20
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Detached
Pool	No
View	Water

Deck · 91 ft²

Porch · 228 ft²

CLIMATE RISK

100 FLOOD	17 WILDFIRE	9 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 7, 2025	Resale	Deed	\$3,775,000	\$1162	
Oct 20, 2022	Resale	Deed	\$2,900,000	\$892	\$2M
May 14, 2021	Resale	Deed	\$1,900,000	\$585	\$1.3M
Aug 22, 2004	Quitclaim	Quit Claim Transfer			
Jan 27, 2003	Resale	Grant Deed	\$925,000	\$285	\$322K

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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