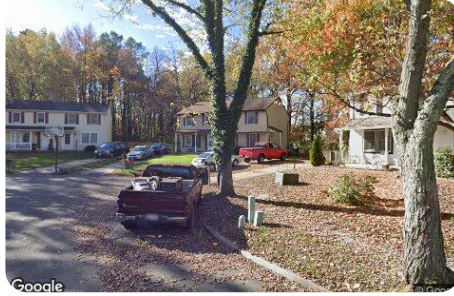


Townhouse **RESIDENTIAL**

# 480 RUFFIAN CT

ANNAPOLIS, MD 21409

**\$278,315** TopHap Estimate · \$248 / ft<sup>2</sup> · confidence 90 · as of Jul 14, 2026



**1**

BATHS

**1,120 ft<sup>2</sup>**

LIVING AREA

**0.11 ac**

LOT SIZE

**1980**

YEAR BUILT

**2**

STORIES

## VALUATION

**\$278K**

\$251K low

\$306K high

Last Sale

**\$149,500 · Aug 22, 2003**

Est. Owner Equity

**\$0**

Loan-to-Value

**105%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,503 (2025) |
| Assessed Value        | \$278,967      |
| Previous Assessed     | \$257,800      |
| Assessor Market Value | \$321,300      |

## PROPERTY FACTS

|               |                     |
|---------------|---------------------|
| Property Type | Townhouse           |
| Style         | Townhouse           |
| County        | Anne Arundel        |
| Lot (acres)   | 0.11                |
| Roof          | Composition Shingle |
| Heating       | Heat Pump           |
| Cooling       | Yes                 |
| Fireplace     | Yes                 |

Deck · 140 ft²

Porch · 32 ft²

## CLIMATE RISK

|            |                |              |
|------------|----------------|--------------|
| 4<br>FLOOD | 22<br>WILDFIRE | 9<br>DROUGHT |
|------------|----------------|--------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED       | PRICE     | \$/FT² | LOAN   |
|--------------|-----------------|------------|-----------|--------|--------|
| Feb 3, 2026  | Non-arms-length | Deed       | \$275,000 | \$246  | \$266K |
| Aug 22, 2003 | Resale          | Grant Deed | \$149,500 | \$133  | \$131K |
| Feb 27, 1998 | Resale          | Grant Deed | \$87,000  | \$78   | \$86K  |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Broadneck High School          | High       | 9–12   | 1.1 mi   |
| Windsor Farm Elementary School | Elementary | PK–5   | 1.1 mi   |
| Severn River Middle School     | Middle     | 6–8    | 4.5 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 21409

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>77</b><br>CRIME INDEX | <b>90</b><br>AIR POLLUTION | <b>19,947</b><br>POPULATION | <b>\$140K</b><br>MEDIAN IN-COME | <b>57°F</b><br>AVG TEMP | <b>57%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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