

Single Family Residence **RESIDENTIAL**

1616 RIDOUT RD

ANNAPOLIS, MD 21409

\$989,776 TopHap Estimate · \$347 / ft² · confidence 93 · as of Jul 14, 2026



3

BATHS

2,854 ft²

LIVING AREA

0.69 ac

LOT SIZE

1968

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

\$990K

\$923K low

\$1.1M high

Last Sale

\$599,900 · Jan 28, 2004

Est. Owner Equity

\$345,947

Loan-to-Value

62%

TAX & ASSESSMENT

Property Tax	\$6,719 (2025)
Assessed Value	\$821,800
Previous Assessed	\$782,700
Assessor Market Value	\$900,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Anne Arundel
Lot (acres)	0.69
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Mixed
Pool	No

Porch · 36 ft²

CLIMATE RISK

11
FLOOD

22
WILDFIRE

9
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 28, 2004	Resale	Grant Deed	\$599,900	\$210	\$313K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Windsor Farm Elementary School	Elementary	PK–5	1.5 mi
Broadneck High School	High	9–12	1.7 mi
Severn River Middle School	Middle	6–8	4.9 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

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

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

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------