

Single Family Residence **RESIDENTIAL**

1612 RIDOUT RD

ANNAPOLIS, MD 21409

\$1,139,742 TopHap Estimate · \$413 / ft² · confidence 88 · as of Jul 14, 2026



3

BATHS

2,760 ft²

LIVING AREA

0.69 ac

LOT SIZE

1965

YEAR BUILT

2

STORIES

VALUATION

\$1.1M

\$1M low

\$1.3M high

Last Sale

\$1,350,000 · Sep 13, 2022

Est. Owner Equity

\$289,742

Loan-to-Value

73%

TAX & ASSESSMENT

Property Tax	\$9,098 (2025)
Assessed Value	\$867,133
Previous Assessed	\$790,100
Assessor Market Value	\$1,021,200

PROPERTY FACTS

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

Deck · 80 ft² Shed · 140 ft² Patio · 300 ft² Porch · 96 ft²

CLIMATE RISK

1
FLOOD

22
WILDFIRE

9
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 29, 2022	Resale	Deed	\$1,350,000	\$489	\$850K
Sep 30, 2014	Resale	Grant Deed	\$710,000	\$257	\$582K
Aug 20, 2002	Resale	Grant Deed	\$533,000	\$193	\$250K

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

OWNERSHIP

Occupancy	Owner occupied
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