

Single Family Residence **RESIDENTIAL**

# 42466 RIVA RIDGE DR

HOLLYWOOD, MD 20636

**\$444,822** TopHap Estimate · \$281 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**2**

BATHS

**1,584 ft<sup>2</sup>**

LIVING AREA

**1.97 ac**

LOT SIZE

**1977**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$445K**

\$417K low

\$472K high

Est. Owner Equity

**\$0**

Loan-to-Value

**141%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,145 (2023) |
| Assessed Value        | \$350,300      |
| Previous Assessed     | \$324,600      |
| Assessor Market Value | \$350,300      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Split Foyer             |
| County        | St. Mary's              |
| Lot (acres)   | 1.97                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Composition Shingle     |
| Heating       | Forced Air              |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Deck · 48 ft²

## CLIMATE RISK

1

FLOOD

28

WILDFIRE

80

HEAT

83

STORM

23

DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-------|--------|--------|
| Dec 26, 2003 | Quitclaim | Quit Claim Transfer |       |        | \$186K |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Oakville Elementary School | Elementary | PK–5   | 3.2 mi   |
| Leonardtown Middle School  | Middle     | 6–8    | 5.9 mi   |
| Leonardtown High School    | High       | 9–12   | 6.2 mi   |

District: St. Marys 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 20636

|                           |                            |                             |                                 |                         |                        |
|---------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>110</b><br>CRIME INDEX | <b>97</b><br>AIR POLLUTION | <b>14,083</b><br>POPULATION | <b>\$148K</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> |
|-----------|-----------------------|