

Townhouse

RESIDENTIAL

45 CALABASH CT

ROCKVILLE, MD 20850

\$840,342 TopHap Estimate · \$346 / ft² · confidence 94 · as of Jul 14, 2026



4.5

BATHS

2,428 ft²

LIVING AREA

1,760 ft²

LOT SIZE

2000

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$840K

\$790K low

\$891K high

Last Sale

\$730,000 · Jun 30, 2023

Est. Owner Equity

\$146,842

Loan-to-Value

82%

TAX & ASSESSMENT

Property Tax	\$8,347 (2025)
Assessed Value	\$685,033
Previous Assessed	\$643,067
Assessor Market Value	\$727,000

PROPERTY FACTS

Property Type	Townhouse
Style	Townhouse
County	MONTGOMERY
Lot (acres)	0.04
Roof	Composition Shingle
Heating	Yes
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 420 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 23, 2023	Resale	Deed	\$730,000	\$301	\$694K
Aug 30, 2000	Non-arms-length	Grant Deed	\$626,188	\$258	\$296K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Stone Mill Elementary School	Elementary	KG–5	0.5 mi
Thomas S. Wootton High School	High	9–12	1.7 mi
Cabin John Middle School	Middle	6–8	4.3 mi

District: Montgomery 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 20850

104 CRIME INDEX	89 AIR POLLUTION	51,693 POPULATION	\$126K MEDIAN IN-COME	54°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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