

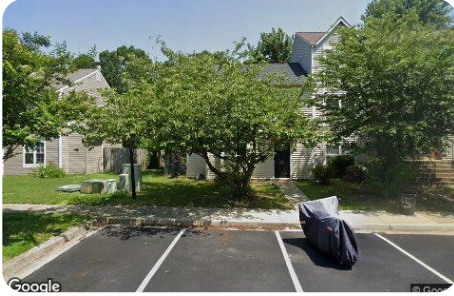
Townhouse

RESIDENTIAL

45 RIVERSIDE RUN DR

INDIAN HEAD, MD 20640

\$286,701 TopHap Estimate · \$235 / ft² · confidence 97 · as of Jul 14, 2026



1.5

BATHS

1,220 ft²

LIVING AREA

3,353 ft²

LOT SIZE

1990

YEAR BUILT

2

STORIES

VALUATION

\$287K

\$278K low

\$296K high

Est. Owner Equity

\$58,781

Loan-to-Value

78%

TAX & ASSESSMENT

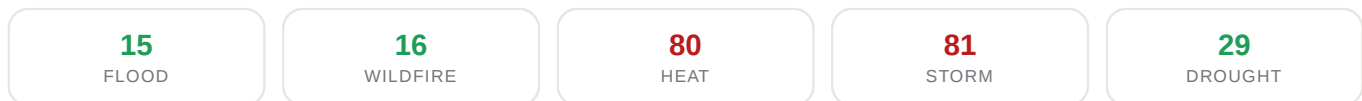
Property Tax	\$6,730 (2025)
Assessed Value	\$239,600
Previous Assessed	\$216,900
Assessor Market Value	\$239,600

PROPERTY FACTS

Property Type	Townhouse
Style	Townhouse
County	CHARLES
Lot (acres)	0.08
Roof	Composition Shingle
Heating	Heat Pump
Cooling	Central
Garage	Garage, Attached
Pool	No

Deck · 256 ft²

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 2, 2025	Financing	Intrafamily Transfer			\$228K
Apr 20, 2015	Resale	Deed	\$150,000	\$123	\$150K
Jun 28, 2014	Resale	Grant Deed	\$83,899	\$69	
Dec 19, 2013	Non-arms-length	Trustees Deed	\$77,440	\$63	
Jun 28, 2005	Resale	Deed	\$149,000	\$122	\$134K
Sep 8, 2003	Resale	Grant Deed	\$112,000	\$92	\$90K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Indian Head Elementary School	Elementary	PK–5	0.7 mi
Glymont Middle School	Middle	6–8	1.1 mi
Henry E. Lackey High School	High	9–12	1.9 mi

District: Charles 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 20640

133 CRIME INDEX	89 AIR POLLUTION	11,264 POPULATION	\$91K MEDIAN IN-COME	56°F AVG TEMP	57% SUNSHINE
---------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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