

Townhouse **RESIDENTIAL**

# 96 RIVERSIDE RUN DR

INDIAN HEAD, MD 20640

**\$285,972** TopHap Estimate · \$256 / ft<sup>2</sup> · confidence 89 · as of Jul 14, 2026



**2**

BATHS

**1,116 ft<sup>2</sup>**

LIVING AREA

**1,800 ft<sup>2</sup>**

LOT SIZE

**1989**

YEAR BUILT

**2**

STORIES

## VALUATION

**\$286K**

\$255K low

\$317K high

Last Sale

**\$275,000 · Aug 20, 2024**

Est. Owner Equity

**\$2,452**

Loan-to-Value

**100%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,296 (2025) |
| Assessed Value        | \$198,700      |
| Previous Assessed     | \$182,700      |
| Assessor Market Value | \$198,700      |

## PROPERTY FACTS

|               |                     |
|---------------|---------------------|
| Property Type | Townhouse           |
| Style         | Townhouse           |
| County        | Charles             |
| Lot (acres)   | 0.04                |
| Roof          | Composition Shingle |
| Heating       | Heat Pump           |
| Cooling       | Yes                 |
| Fireplace     | Yes                 |
| Pool          | No                  |

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 10<br>FLOOD | 16<br>WILDFIRE | 80<br>HEAT | 81<br>STORM | 29<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------------|---------------|-----------|--------------------|--------|
| Jul 9, 2024  | Resale          | Deed          | \$275,000 | \$246              | \$270K |
| Apr 22, 2016 | Resale          | Deed          | \$119,000 | \$107              |        |
| Jun 9, 2005  | Resale          | Grant Deed    | \$139,900 | \$125              |        |
| Apr 22, 1999 | Non-arms-length | Trustees Deed | \$87,365  | \$78               |        |
| Jun 18, 1998 | Resale          | Grant Deed    | \$83,752  | \$75               | \$81K  |

## 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

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

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|