

Single Family Residence **RESIDENTIAL**

# 13217 RIVERVAN AVE

MIDDLE RIVER, MD 21220

**\$487,382** TopHap Estimate · \$333 / ft<sup>2</sup> · confidence 91 · as of Jul 14, 2026



**3**

BATHS

**1,462 ft<sup>2</sup>**

LIVING AREA

**0.16 ac**

LOT SIZE

**2007**

YEAR BUILT

**2**

STORIES

**1**

PARKING

## VALUATION

**\$487K**

\$443K low

\$532K high

Last Sale

**\$460,000 · Jul 10, 2025**

Est. Owner Equity

**\$66,137**

Loan-to-Value

**86%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,301 (2025) |
| Assessed Value        | \$369,767      |
| Previous Assessed     | \$343,133      |
| Assessor Market Value | \$396,400      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Conventional            |
| County        | Baltimore               |
| Lot (acres)   | 0.16                    |
| Roof          | Composition Shingle     |
| Heating       | Heat Pump               |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Garage        | Garage, Basement        |
| Pool          | No                      |

Deck · 153 ft²

Porch · 200 ft²

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED | PRICE     | \$/FT² | LOAN   |
|--------------|--------|------|-----------|--------|--------|
| Jun 18, 2025 | Resale | Deed | \$460,000 | \$315  | \$421K |
| Oct 7, 2022  | Resale | Deed | \$402,750 | \$275  | \$383K |
| Jul 24, 2007 | Resale | Deed | \$364,900 | \$250  | \$244K |
| Apr 7, 2006  | Resale | Deed | \$540,000 | \$369  |        |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Oliver Beach Elementary School | Elementary | PK–5   | 0.4 mi   |
| Middle River Middle School     | Middle     | 6–8    | 5.7 mi   |
| Kenwood High School            | High       | 9–12   | 6.8 mi   |

District: Baltimore 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 21220

|                                       |                                        |                                         |                                            |                                     |                                    |
|---------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>107</div> <div>CRIME INDEX</div> | <div>95</div> <div>AIR POLLUTION</div> | <div>43,388</div> <div>POPULATION</div> | <div>\$88K</div> <div>MEDIAN IN-COME</div> | <div>56°F</div> <div>AVG TEMP</div> | <div>57%</div> <div>SUNSHINE</div> |
|---------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|