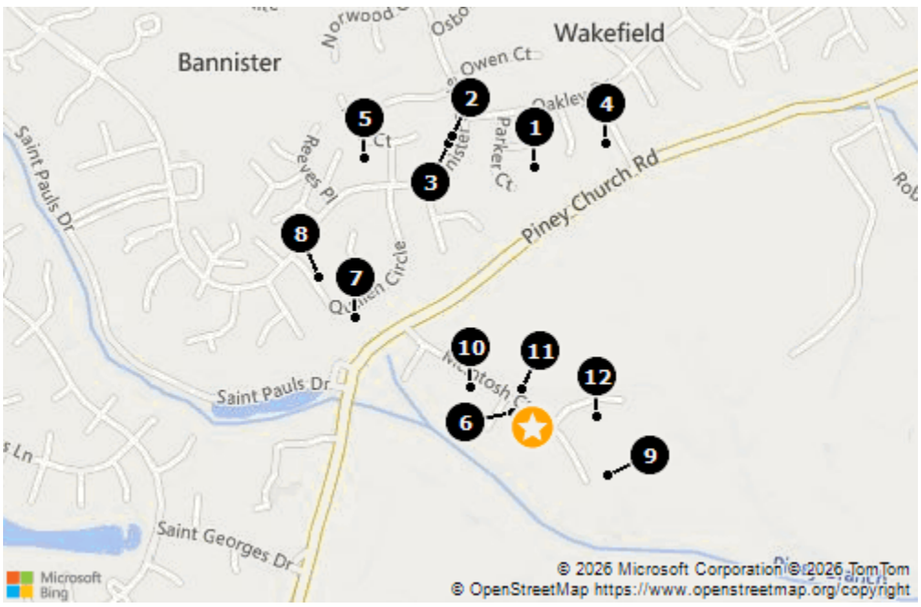
ICE SiteX Report

OrderID: 97784844

SiteX Property Information Report



Subject Property Location

11053 MCINTOSH CT, WALDORF, MD 20602-6131

County:	**CHARLES MD**	Census Tract:	240178509.041000
Property Use:	Single Family Residential	Zoning:	RL
Parcel Number:	08-354296	Thomas Bros Pg-Grid:	

Valuation

Value:	**$655,000**	FSD:	6	Common Confidence Score:	84
Value Range:	$615,700 - $694,300	ICE Confidence Score:	94		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:		Market Land Value:	$100,200	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$506,600	Total Taxable Value:	$9,611
Total Assessed Value:	$559,567	Total Assessor Market Value:	$606,800	Delinquent Year:	
				Tax Account ID:	354296
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 17 District: 08 Map Ref: 24 4 54
Abbreviated Description: LOT 17 - 0.2527 AC. GROVES AT PINEY CHURCH S

Property Characteristics

Lot Size:	11,010 SF	Bedrooms:		Pool:	
Building Area:	3223 SF	Baths:	3	Fireplace:	1
Year Built:	2017	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding
Number of Units:	1	Garage Type:	Mixed	Heating:	Heat Pump
Number of Stories:	2+B	Number of Cars:	2	A/C:	Yes
Style:		Basement:	Finished	Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	10/24/2023	Loan Amount:	N/A
Document #:	BK-PG 13093-1	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
Lot: 17 Subdivision: FINAL PLAT GROVES AT PINEY CHURCH SUBDIVISION LOTS

Prior Transfer

Recording Date:	10/24/2018	Sales Price:	N/A
Document #:	BK-PG 10234-290	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/24/2018	Sales Price:	N/A
Document #:	BK-PG 10092-307	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	04/17/2018	Loan Amount:	N/A
Document #:	BK-PG 10234-290	Loan Type:	VA
TD Due Date:	04/01/2048	Type Finance:	ADJ

ICE SiteX Report

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Legal Description:
Lot: 17 District: 08 Subdivision: GROVES AT PINEY CHURCH SUBDIVISION

Prior Transfer

Recording Date:	12/07/2017	Sales Price:	$450,000
Document #:	BK-PG 10092 -299	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 17 District: 08 Map Ref: 24 4 54
Abbreviated Description: LOT 17 - 0.2527 AC. GROVES AT PINEY CHURCH S

Prior Transfer

Recording Date:	12/07/2017	Sales Price:	$450,000
Document #:	BK-PG 10092-299	Type of Sale:	Full Amount on Deed
Contract Date:	11/30/2017		
Document Type:			

Legal Description:
Lot: 17 District: 08 Subdivision: GROVES AT PINEY CHURCH SUBDIVISION Map Ref: MB59 PG521-523

Prior Transfer

Recording Date:	10/23/2014	Sales Price:	$2,606,846
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	10/23/2014	Loan Amount:	N/A
Document #:	BK-PG 8707-384	Loan Type:	Negative Amortization
TD Due Date:		Type Finance:	

Legal Description:
Lot: 16-47 Subdivision: GROVES AT PINEY CHURCH SUBDIVISION

Prior Transfer

Recording Date:	10/23/2014	Sales Price:	$2,606,846 Multiple Parcels Involved in this transaction
Document #:	BK-PG 8707-373	Type of Sale:	Full Amount on Deed
Contract Date:	10/20/2014		
Document Type:			

Legal Description:
Lot: 17 Subdivision: GROVES AT PINEY CHURCH SUBDIVISION Map Ref: MB59 PG545&546

Area Sales Analysis

Total Area Sales	$5,974,000	Median # of Bedrooms	
Median Lot Size	10,400 SF	Median # of Baths	2
Median Living Area	1,557 SF	Median Year Built	1978
Price Range - 2 Yrs	$355,000 to $650,000	Age Range	8 years to 50 years
Median Value	$446,000	Median Age	48 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.33Mi.	**4071 POWELL CT** **WALDORF, MD 20602-2013**	05/18/2026	$355,000	$227	1560	//1	1976	16,641 SF	
2	.37Mi.	**1208 BANNISTER CIR** **WALDORF, MD 20602-1501**	05/13/2026	$395,000	$262	1506	//2	1976	7,484 SF	
3	.36Mi.	**1210 BANNISTER CIR** **WALDORF, MD 20602-1501**	05/11/2026	$455,000	$442	1028	//1	1976	7,035 SF	
4	.37Mi.	**1003 POSTON DR** **WALDORF, MD 20602-2011**	02/27/2026	$427,000	$394	1082	//2	1978	10,000 SF	
5	.4Mi.	**4373 ROCK CT** **WALDORF, MD 20602-1535**	02/13/2026	$400,000	$265	1506	//2	1976	8,306 SF	
6	.03Mi.	**4460 RED ROME CT** **WALDORF, MD 20602-6134**	01/07/2026	$650,000	$196	3312	//4	2017	13,555 SF	

1 .33Mi. **4071 POWELL CT** **WALDORF, MD 20602-2013**
APN: 06-075614 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 25 Block: 84 District: 6 Subdivision: ST CHARLES COMMUNITIES NEIGHBORHOOD OF BANNISTER MapRef: MB PCW 22 PG 196 Abbreviated Description: Lot:25 Block:84 District:6 Subdivision:ST CHARLES COMMUNITIES NEIGHBORHOOD OF BANNISTER Map Ref:MB PCW 22 PG 196

2 .37Mi. **1208 BANNISTER CIR** **WALDORF, MD 20602-1501**
APN: 06-065708 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 23 Block: 83 Subdivision: ST CHARLES COMMUNITIES NEIGHBORHOOD OF BANNISTER MapRef: MB PCM 21 PL 223 Abbreviated Description: Lot:23 Block:83 Subdivision:ST CHARLES COMMUNITIES NEIGHBORHOOD OF BANNISTER Map Ref:MB PCM 21 PL 223

3 .36Mi. **1210 BANNISTER CIR** **WALDORF, MD 20602-1501**
APN: 06-065716 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 24 Block: 83 Subdivision: ST CHARLES COMMUNITIES NEIGHBORHOOD OF BANNISTER MapRef: MB PCM 21 PL 223 Abbreviated Description: Lot:24 Block:83 Subdivision:ST CHARLES COMMUNITIES NEIGHBORHOOD OF BANNISTER Map Ref:MB PCM 21 PL 223

4 .37Mi. **1003 POSTON DR** **WALDORF, MD 20602-2011**
APN: 06-075991 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 4 Block: 84 District: 6 Subdivision: ST CHARLES COMMUNITIES NEIGHBORHOOD OF BANNISTER MapRef: MB PCM 22 PL 196 Abbreviated Description: Lot:4 Block:84 District:6 Subdivision:ST CHARLES COMMUNITIES NEIGHBORHOOD OF BANNISTER Map Ref:MB PCM 22 PL 196

5 .4Mi. **4373 ROCK CT** **WALDORF, MD 20602-1535**
APN: 06-066054 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 52 Subdivision: ST CHARLES COMMUNITIES NEIGHBORHOOD OF BANNISTER MapRef: MB PCM 21 PL 223 Abbreviated Description: Lot:52 Subdivision:ST CHARLES COMMUNITIES NEIGHBORHOOD OF BANNISTER Map Ref:MB PCM 21 PL 223

6 .03Mi. **4460 RED ROME CT** **WALDORF, MD 20602-6134**
APN: 08-354433 Document #:

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Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 15 Subdivision: FINAL PLAT GROVES AT PINEY CHURCH SUBDIVISION LOTS MapRef: MB 59 PG 545&546 Abbreviated Description: Lot:15 Subdivision:FINAL PLAT GROVES AT PINEY CHURCH SUBDIVISION LOTS Map Ref:MB 59 PG 545&546

7	.26Mi.	**4430 QUILLEN CIR** **WALDORF, MD 20602-1505**	11/10/2025	$437,000	$438	996	//1	1977	9,130 SF

APN: 06-073654 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 83 Block: 84 Subdivision: ST CHARLES COMMUNITIES NEIGHBORHOOD OF BANNISTER MapRef: MB PCM 22 FO 193 Abbreviated Description: Lot:83 Block:84 Subdivision:ST CHARLES COMMUNITIES NEIGHBORHOOD OF BANNISTER Map Ref:MB PCM 22 FO 193

8	.33Mi.	**4441 QUILLEN CIR** **WALDORF, MD 20602-1554**	10/08/2025	$375,000	$241	1554	//1	1978	9,576 SF

APN: 06-074634 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 25 Block: 86 Subdivision: ST CHARLES COMMUNITIES NEIGHBORHOOD OF BANNISTER Q MapRef: LB 22 FO 193 Abbreviated Description: Lot:25 Block:86 Subdivision:ST CHARLES COMMUNITIES NEIGHBORHOOD OF BANNISTER Q Map Ref:LB 22 FO 193

9	.11Mi.	**11080 MCINTOSH CT** **WALDORF, MD 20602-6131**	09/03/2025	$620,000	$220	2814	//3	2018	12,655 SF

APN: 08-354306 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 27 Subdivision: FINAL PLAT GROVES AT PINEY CHURCH SUBDIVISION LOTS MapRef: MB 59 PG 521&523 Abbreviated Description: Lot:27 Subdivision:FINAL PLAT GROVES AT PINEY CHURCH SUBDIVISION LOTS Map Ref:MB 59 PG 521&523

10	.09Mi.	**11029 MCINTOSH CT** **WALDORF, MD 20602-6131**	06/30/2025	$605,000	$223	2706	//3	2017	11,004 SF

APN: 08-354425 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 7 Subdivision: FINAL PLAT GROVES AT PINEY CHURCH SUBDIVISION LOTS MapRef: MB 59 PG 545&546 Abbreviated Description: Lot:7 Subdivision:FINAL PLAT GROVES AT PINEY CHURCH SUBDIVISION LOTS Map Ref:MB 59 PG 545&546

11	.05Mi.	**11044 MCINTOSH CT** **WALDORF, MD 20602-6131**	04/10/2025	$620,000	$204	3028	//2	2017	10,800 SF

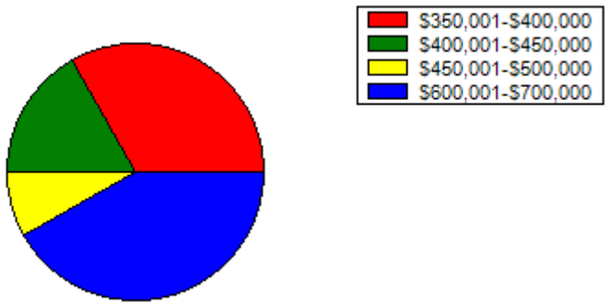
APN: 08-354326 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 47 Subdivision: FINAL PLAT GROVES AT PINEY CHURCH SUBDIVISION LOTS MapRef: MB 59 PG 521&523 Abbreviated Description: Lot:47 Subdivision:FINAL PLAT GROVES AT PINEY CHURCH SUBDIVISION LOTS Map Ref:MB 59 PG 521&523

12	.08Mi.	**4484 IRISH PEACH CT** **WALDORF, MD 20602-6132**	03/12/2025	$635,000	$191	3315	//4	2017	13,666 SF

APN: 08-354312 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 33 Subdivision: FINAL PLAT GROVES AT PINEY CHURCH SUBDIVISION LOTS MapRef: MB 59 PG 521&524 Abbreviated Description: Lot:33 Subdivision:FINAL PLAT GROVES AT PINEY CHURCH SUBDIVISION LOTS Map Ref:MB 59 PG 521&524

Comparable Sales Chart

% Distribution Sales for Two Years



The Subject Property Information report will provide all the information available to us from public records for the address listed above. In addition to any recent sales data and mortgage information, it will include, where available, the physical characteristics of the property.

Information regarding the physical characteristics of a given property, such as living area, year built, bedrooms baths,etc... and previous sales information are obtained from public record and reported as is. As such, they will vary in content and completeness from county to county and state to state.

Further, such information has not been verified by this service through site inspection and may be subject to errors due to building additions or deletions or any other changes as well as inaccurate reporting by previous owners, agents or the public agency.

ICE SiteX Report

OrderID: 97784844

Assessment Cluster

The following are the Tax Assessment for the 15 closest residential properties to the identified subject. The assessed value for each identified property may or may not be representative of the market value, or have the same tax ratios subject to local tax law.

Proxim.	Address	Last Transaction Date	Assessor Market Values	Assessed Values	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
0Mi.	**11053 MCINTOSH CT**	**12/07/2017**	$606,800	$559,567	3,223	//3	2017	11,010 SF	
.01Mi.	**11057 MCINTOSH CT**	**08/26/2022**	$591,900	$546,067	2,766	//3	2017	11,112 SF	
.01Mi.	**11049 MCINTOSH CT**	**12/05/2017**	$582,600	$537,667	2,976	//2	2017	11,458 SF	
.03Mi.	**11061 MCINTOSH CT**	**10/02/2017**	$575,900	$531,567	3,363	//3	2017	11,112 SF	
.03Mi.	**4460 RED ROME CT**	**02/06/2018**	$656,000	$604,200	3,312	//4	2017	13,555 SF	
.03Mi.	**4464 RED ROME CT**	**08/30/2017**	$602,400	$555,600	2,987	//4	2017	11,014 SF	
.04Mi.	**11056 MCINTOSH CT**	**09/13/2017**	$657,600	$605,667	3,415	//3	2017	13,029 SF	
.04Mi.	**11052 MCINTOSH CT**	**08/01/2017**	$667,600	$613,333	3,498	//2	2017	12,491 SF	
.04Mi.	**11065 MCINTOSH CT**	**08/15/2023**	$670,500	$617,367	3,500	//3	2017	11,112 SF	
.04Mi.	**11048 MCINTOSH CT**	**08/04/2017**	$571,300	$527,400	3,174	//4	2017	11,304 SF	
.05Mi.	**4468 RED ROME CT**	**05/31/2017**	$683,800	$629,433	3,550	//4	2017	14,405 SF	
.05Mi.	**11044 MCINTOSH CT**	**04/10/2025**	$639,700	$589,433	3,028	//2	2017	10,800 SF	
.05Mi.	**4472 IRISH PEACH CT**	**10/17/2017**	$598,500	$552,067	3,512	//3	2017	13,983 SF	
.06Mi.	**11069 MCINTOSH CT**	**08/28/2017**	$563,400	$520,233	3,223	//3	2017	11,127 SF	
.06Mi.	**4475 IRISH PEACH CT**	**09/14/2022**	$656,800	$604,933	3,408	//4	2017	11,779 SF	
.06Mi.	**4457 RED ROME CT**	**10/01/2021**	$622,000	$573,433	3,148	//3	2016	13,555 SF	

Rent vs. Own

Households Occupied by Renters:	27%	Households Occupied by Owners:	70%

Demographics & Income

Median Age:	35.8 years old	Households:	10,771
Median Household Income:	$102,071	Households w/Family:	69%
Household Income Per Capita:	$46,225	Households w/Family Married:	41%
Most Common Education Level:	High School Graduate	Households w/Family Children:	38%

School District

School District Zone:	Charles County Public Schools	Students:	28,162
Number of Schools:	40	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.90Mi.	**Benjamin Stoddert Middle School** Number of Students: 920 Student-Teacher Ratio: 17.04	F	Public	6 - 8
0.56Mi.	**Eva Turner Elementary School** Number of Students: 494 Student-Teacher Ratio: 14.53	D	Public	PK - 5
1.60Mi.	**St. Charles High School** Number of Students: 1,617 Student-Teacher Ratio: 16.84	D	Public	9 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	137%	NOTABLY HIGHER
BURGLARY	113%	HIGHER
MOTOR VEHICLE THEFT	137%	NOTABLY HIGHER
FORCIBLE ROBBERY	83%	LOWER
AGGRAVATED ASSAULT	108%	SIMILAR
FORCIBLE RAPE	111%	HIGHER
MURDER	108%	SIMILAR
OVERALL	104%	SIMILAR

Disaster Alerts

1/23/2026 - Severe Winter Storm

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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