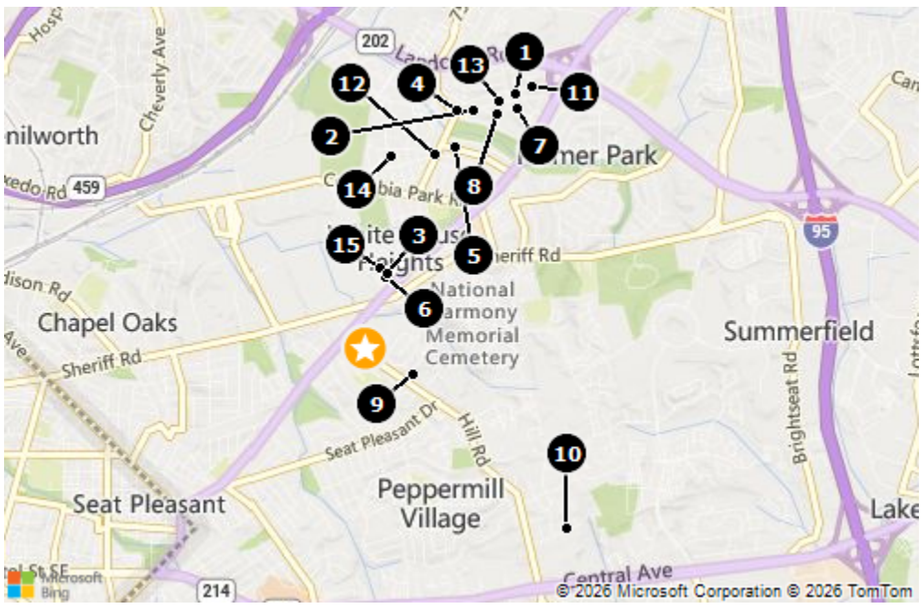
ICE SiteX Report

OrderID: 98692561

SiteX Property Information Report



Subject Property Location

1200 HILL RD, LANDOVER, MD 20785-4346

County:	**PRINCE GEORGES MD**	Census Tract:	240338030.021003
Property Use:	Single Family Residential	Zoning:	RSF65
Parcel Number:	18-1990563	Thomas Bros Pg-Grid:	1007-3J

Valuation

Value:	**$357,000**	FSD:	18	Common Confidence Score:	38
Value Range:	$292,740 - $421,260	ICE Confidence Score:	82		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:	$85,100	Market Land Value:	$85,100	Tax Year:	2026
Assd Improvement:	$303,700	Market Improvment Value:	$303,700	Total Taxable Value:	$5,710
Total Assessed Value:	$388,800	Total Assessor Market Value:	$388,800	Delinquent Year:	
				Tax Account ID:	1990563
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 17 Block: 2 Section: 1 District: 18 Map Ref: 66 D1 0
Abbreviated Description: LOTS 17 EX 130 SQ FT 18 EX 390 SQ FT

Property Characteristics

Lot Size:	4,980 SF	Bedrooms:		Pool:	
Building Area:	1134 SF	Baths:	1	Fireplace:	
Year Built:	1971	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick
Number of Units:	1	Garage Type:	Carport	Heating:	Forced Air
Number of Stories:	1+B	Number of Cars:	1	A/C:	
Style:		Basement:	Finished	Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/11/2016	Sales Price:	N/A
Document #:	BK-PG 38597 -87	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 17 Block: 2 Section: 1 District: 18 Map Ref: 66 D1 0
Abbreviated Description: LOTS 17 EX 130 SQ FT 18 EX 390 SQ FT

Prior Transfer

Recording Date:	07/29/2016	Sales Price:	N/A
Document #:	BK-PG 38426-076	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	07/28/2016		
Document Type:			

Legal Description:
Lot: 17&18 Block: 2 Section: 1 Subdivision: HIGHLAND PARK

Prior Transfer

Recording Date:	12/06/2010	Sales Price:	N/A
Document #:	BK-PG 32222-0295	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	12/06/2010		
Document Type:			

Legal Description:
Block: 2 Section: 1 District: 18 Map Ref: A-1325
Abbreviated Description: IMPS;LOTS 17 EX 130 SQ ;FT 18 EX 390 SQ FT ;

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Prior Transfer

Recording Date:	12/15/1998	Sales Price:	$128,000
Document #:	BK-PG 12680-00647	Type of Sale:	Full Amount on Deed
Document Type:			

Legal Description:
Block: 00002 Section: 001 District: 18
Abbreviated Description: 1990563

Prior Transfer

Recording Date:	12/15/1998	Sales Price:	$128,000
Document #:	BK-PG 12680-00513	Type of Sale:	Full Amount on Deed
Document Type:			

Legal Description:
Block: 00002 Section: 001 District: 18
Abbreviated Description: 1990563

Area Sales Analysis

Total Area Sales	$5,930,499	Median # of Bedrooms	
Median Lot Size	7,182 SF	Median # of Baths	2
Median Living Area	1,392 SF	Median Year Built	1962
Price Range - 2 Yrs	$175,000 to $600,000	Age Range	24 years to 115 years
Median Value	$380,000	Median Age	64 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.49Mi.	**7305 HAWTHORNE ST** **LANDOVER, MD 20785-2620**	09/18/2026	$590,000	$254	2320	//2	2002	7,600 SF	
	APN: 13-3237245 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Block: A Subdivision: PLAT ONE HAWTHORNE HILL MapRef: MB VJ 186 PL 16 Abbreviated Description: Lot:2 Block:A Subdivision:PLAT ONE HAWTHORNE HILL Map Ref:MB VJ 186 PL 16									
2	1.32Mi.	**7008 GREELEY RD** **LANDOVER, MD 20785-3441**	08/31/2026	$300,000	$315	950	//1	1949	6,150 SF	
	APN: 13-1407089 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 42 Block: H Subdivision: KENTLAND MapRef: MB WWW 16 PL 94 Abbreviated Description: Lot:42 Block:H Subdivision:KENTLAND Map Ref:MB WWW 16 PL 94									
3	.4Mi.	**1511 WARREN AVE** **LANDOVER, MD 20785-3921**	08/25/2026	$385,000	$493	780	//2	1962	4,000 SF	
	APN: 13-1555390 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 36&37 Block: 3 Subdivision: WHITE HOUSE HEIGHTS MapRef: MB BDS 1 PL 57 Abbreviated Description: Lot:36&37 Block:3 Subdivision:WHITE HOUSE HEIGHTS Map Ref:MB BDS 1 PL 57									
4	1.29Mi.	**2402 KENT VILLAGE DR** **LANDOVER, MD 20785-3465**	07/14/2026	$350,000	$234	1495	//2	1948	5,087 SF	
	APN: 13-1555689 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 11 Block: M District: 13 Subdivision: KENTLAND MapRef: MB 15 PL 99 Abbreviated Description: Lot:11 Block:M District:13 Subdivision:KENTLAND Map Ref:MB 15 PL 99									
5	1.12Mi.	**7012 FLAGSTAFF ST** **LANDOVER, MD 20785-4926**	07/02/2026	$380,000	$229	1658	//1	1948	10,000 SF	
	APN: 13-1504059 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7-10 Block: S Subdivision: EAST COLUMBIA PARK MapRef: MB SDH 3 PL 13 Abbreviated Description: Lot:7-10 Block:S Subdivision:EAST COLUMBIA PARK Map Ref:MB SDH 3 PL 13									
6	.37Mi.	**1510 WARREN AVE** **LANDOVER, MD 20785-3920**	06/30/2026	$355,000	$255	1392	//2	1985	8,000 SF	
	APN: 13-1391002 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7-10 Block: 2 Subdivision: WHITE HOUSE HEIGHTS MapRef: MB BDS 1 PL 57 Abbreviated Description: Lot:7-10 Block:2 Subdivision:WHITE HOUSE HEIGHTS Map Ref:MB BDS 1 PL 57									
7	1.44Mi.	**7306 GOODLAND DR** **LANDOVER, MD 20785-3435**	06/25/2026	$290,000	$200	1446	//2	1950	7,810 SF	
	APN: 13-1448992 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 9 Block: R District: 13 Subdivision: KENTLAND MapRef: MB WWW 17 PL 30 Abbreviated Description: Lot:9 Block:R District:13 Subdivision:KENTLAND Map Ref:MB WWW 17 PL 30									
8	1.36Mi.	**2403 GREELEY PL** **LANDOVER, MD 20785-3440**	06/11/2026	$375,000	$375	1000	//1	1949	6,315 SF	
	APN: 13-1537034 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 15 Block: G Subdivision: KENTLAND MapRef: MB WWW 16 PL 94 Abbreviated Description: Lot:15 Block:G Subdivision:KENTLAND Map Ref:MB WWW 16 PL 94									
9	.27Mi.	**1009 CONSIDERATION LN** **LANDOVER, MD 20785-5806**	06/01/2026	$460,500	$311	1480	//2	1995	7,287 SF	
	APN: 13-1507722 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 42 Block: A Subdivision: SHERIFF KNOLLS MapRef: MB NLP 154 PL 31 Abbreviated Description: Lot:42 Subdivision:SHERIFF KNOLLS Map Ref:MB NLP 154 PL 31Abbreviated Description:PLAT 1									
10	1.37Mi.	**201 ROYAL OAK CIR** **LANDOVER, MD 20785-4862**	05/05/2026	$505,000	$491	1028	//2	1984	10,477 SF	
	APN: 18-1997204 Document #: Document Type: Price Code: D									

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Land Use: Single Family Residential
Legal: Lot: 31 Block: A District: 18 Subdivision: PLAT TWO MOUNTAIN VIEW MapRef: MB NLP 106 PL 40 Abbreviated Description: Lot:31 Block:A District:18 Subdivision:PLAT TWO MOUNTAIN VIEW Map Ref:MB NLP 106 PL 40

11	1.56Mi.	**7403 HAWTHORNE ST** **LANDOVER, MD 20785-2642**	05/04/2026	$600,000	$182	3292	//2	2001	7,182 SF

APN: 13-3237468 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 9 Block: A Subdivision: PLAT TWO HAWTHORNE HILL MapRef: MB VJ 186 PL 17 Abbreviated Description: Lot:9 Block:A Subdivision:PLAT TWO HAWTHORNE HILL Map Ref:MB VJ 186 PL 17

12	1.04Mi.	**2200 KENT VILLAGE DR** **LANDOVER, MD 20785-4932**	05/04/2026	$320,000	$333	960	//1	1982	8,639 SF

APN: 13-1379502 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1-4 Block: 1 Subdivision: COLUMBIA PARK MapRef: MB JWB 29 PL 69 Abbreviated Description: Lot:1-4 Block:1 Subdivision:COLUMBIA PARK Map Ref:MB JWB 29 PL 69

13	1.41Mi.	**7210 GREELEY RD** **LANDOVER, MD 20785-3445**	05/01/2026	$175,000	$163	1070	//1	1949	5,500 SF

APN: 13-1425255 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 29 Block: H Subdivision: KENTLAND MapRef: MB WWW 16 PL 94 Abbreviated Description: Lot:29 Block:H Subdivision:KENTLAND Map Ref:MB WWW 16 PL 94

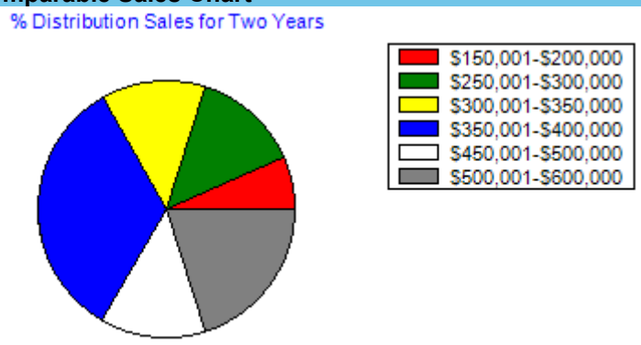
14	.98Mi.	**2211 VERMONT AVE** **LANDOVER, MD 20785-4979**	04/30/2026	$460,000	$511	900	//1	1964	5,000 SF

APN: 13-1406404 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 22&23 Block: 15 District: 13 Subdivision: COLUMBIA PARK MapRef: MB A PL 86 Abbreviated Description: Lot:22&23 Block:15 District:13 Subdivision:COLUMBIA PARK Map Ref:MB A PL 86

15	.42Mi.	**1603 WARREN AVE** **LANDOVER, MD 20785-3923**	04/27/2026	$384,999	$192	2000	//4	1911	5,000 SF

APN: 13-1412543 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 18-20 Block: 9 Subdivision: WHITE HOUSE HEIGHTS MapRef: MB BDS 1 PL 57 Abbreviated Description: Lot:18-20 Block:9 Subdivision:WHITE HOUSE HEIGHTS Map Ref:MB BDS 1 PL 57Abbreviated Description:PORTION LOT18

Comparable Sales Chart



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.

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.	**1200 HILL RD**	**10/11/2016**	$388,800	$388,800	1,134	//1	1971	4,980 SF	
.01Mi.	**1202 HILL RD**	**12/05/1988**	$296,700	$296,700	924	//1	1973	5,250 SF	
.02Mi.	**1114 HILL RD**	**06/16/2023**	$176,700	$176,700	792	//1	1947	5,055 SF	
.02Mi.	**1204 HILL RD**	**06/29/2011**	$298,300	$298,300	924	//1	1973	5,250 SF	
.02Mi.	**1201 GONDAR AVE**	**03/03/2025**	$333,600	$333,600	924	//1	1973	5,450 SF	
.03Mi.	**1112 HILL RD**	**08/22/1972**	$459,800	$459,800	1,312	//2	1968	7,875 SF	
.03Mi.	**1206 HILL RD**	**04/14/2004**	$292,800	$292,800	924	//1	1973	5,250 SF	
.03Mi.	**1203 GONDAR AVE**	**08/15/2024**	$354,000	$354,000	1,248	//2	1981	8,250 SF	
.03Mi.	**6517 HIGHLAND PARK DR**	**08/17/2006**	$462,700	$462,700	2,091	//2	1946	8,200 SF	
.04Mi.	**1208 HILL RD**	**06/18/1996**	$297,100	$297,100	924	//1	1973	5,250 SF	
.04Mi.	**1113 GONDAR AVE**	**08/18/1997**	$225,100	$225,100	672	//1	1955	5,500 SF	
.04Mi.	**1205 GONDAR AVE**	**10/13/2023**	$404,100	$404,100	1,464	//2	1981	8,250 SF	
.04Mi.	**1108 HILL RD**	**10/01/2018**	$413,000	$413,000	1,260	//2	1965	5,250 SF	
.05Mi.	**1111 GONDAR AVE**	**03/09/2023**	$330,100	$330,100	926	//2	1974	5,500 SF	
.05Mi.	**1200 INDO PL**	**05/04/2011**	$71,000	$71,000	1,137	//1	1949	6,000 SF	
.05Mi.	**1202 INDO PL**	**02/09/2017**	$330,600	$330,600	960	//2	1988	5,000 SF	

Rent vs. Own

Households Occupied by Renters:	47%	Households Occupied by Owners:	49%

ICE SiteX Report

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Demographics & Income

Median Age:	37.1 years old	Households:	15,909
Median Household Income:	$85,076	Households w/Family:	62%
Household Income Per Capita:	$39,769	Households w/Family Married:	29%
Most Common Education Level:	High School Graduate	Households w/Family Children:	33%

School District

School District Zone:	Prince George's County Public Schools	Students:	132,123
Number of Schools:	199	Rating:	D-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.01Mi.	**G. James Gholson Middle School** Number of Students: 603 Student-Teacher Ratio: 12.31	F	Public	6 - 8
0.80Mi.	**Fairmont Heights High School** Number of Students: 1,090 Student-Teacher Ratio: 15.57	D-	Public	9 - 12
0.19Mi.	**Highland Park Elementary School** Number of Students: 210 Student-Teacher Ratio: 12.14	D-	Public	PK - 5

Flood Report

The Subject Property of **1200 HILL RD, LANDOVER, MD 20785-4346** is in **Zone X** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.
The flood information contained in this report was obtained from maps provided by the Federal Emergency Management Agency (FEMA). Whenever possible we will report if the subject property is inside or outside of a 100 year Flood Hazard Area. These areas are defined as areas that have a one percent (1%) chance in any given year of being affected by a significant flood.

The flood information contained in this report is merely a preliminary review intended to provide the buyer, seller or agent guidance and general proximity of the subject property in relation to the 100 years flood hazard area. The buyer should obtain exact specific information from the seller or agent prior to finalizing his decision regarding the purchase of a given property.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	108%	SIMILAR
BURGLARY	91%	LOWER
MOTOR VEHICLE THEFT	105%	SIMILAR
FORCIBLE ROBBERY	54%	NOTABLY LOWER
AGGRAVATED ASSAULT	109%	SIMILAR
FORCIBLE RAPE	61%	NOTABLY LOWER
MURDER	98%	SIMILAR
OVERALL	112%	HIGHER

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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