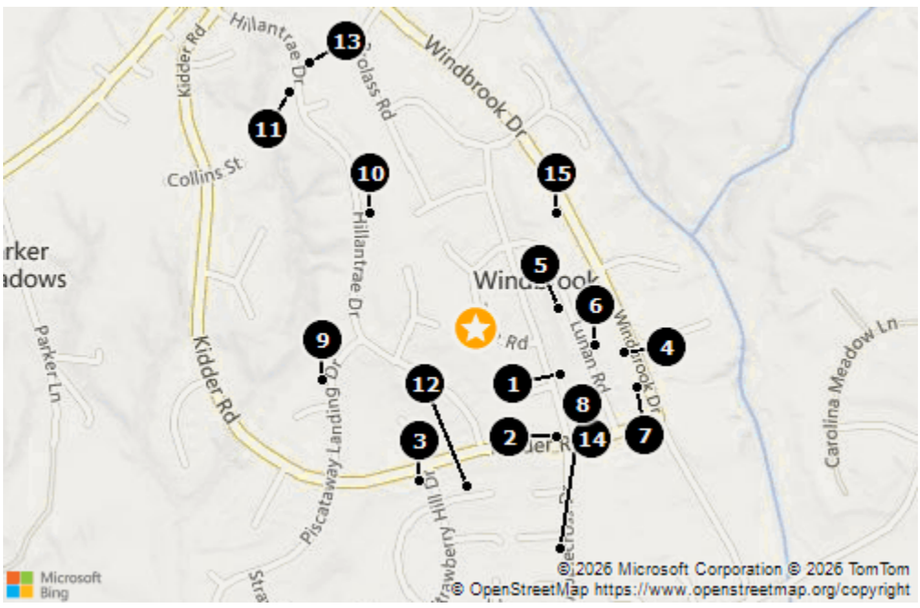
ICE SiteX Report

OrderID: 98273841

SiteX Property Information Report



Subject Property Location

12517 TOVE RD, CLINTON, MD 20735-1144

County:	**PRINCE GEORGES MD**	Census Tract:	240338013.112000
Property Use:	Single Family Residential	Zoning:	RR
Parcel Number:	05-0285072	Thomas Bros Pg-Grid:	1127-1C

Valuation

Value:	**$465,000**	FSD:	7	Common Confidence Score:	77
Value Range:	$432,450 - $497,550	ICE Confidence Score:	93		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:		Market Land Value:	$101,400	Tax Year:	2026
Assd Improvement:		Market Improvment Value:	$307,000	Total Taxable Value:	$5,886
Total Assessed Value:	$388,800	Total Assessor Market Value:	$408,400	Delinquent Year:	
				Tax Account ID:	0285072
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 21 Block: E District: 05 Map Ref: 133 B4 0
Abbreviated Description: WINDBROOK

Property Characteristics

Lot Size:	11,007 SF	Bedrooms:		Pool:	
Building Area:	1316 SF	Baths:	2	Fireplace:	1
Year Built:	1973	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:	1	Garage Type:	Underground	Heating:	Forced Air
Number of Stories:	S/F+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:	12/20/2024	Loan Amount:	N/A
Document #:	BK-PG 50437-572	Loan Type:	FHA
TD Due Date:	01/01/2052	Type Finance:	

Legal Description:
Lot: 21 Block: E Subdivision: WINDBROOK

Mortgage Record

Recording Date:	04/16/2024	Loan Amount:	N/A
Document #:	BK-PG 49739-573	Loan Type:	FHA
TD Due Date:	01/01/2052	Type Finance:	

Legal Description:
Lot: 21 Block: E Subdivision: WINDBROOK

Prior Transfer

Recording Date:	10/31/2023	Sales Price:	$372,150
Document #:	BK-PG 47005-406	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	03/29/2023	Loan Amount:	N/A
Document #:	BK-PG 48701-479	Loan Type:	FHA
TD Due Date:	01/01/2052	Type Finance:	

ICE SiteX Report

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Legal Description:
Lot: 21 Block: E Subdivision: WINDBROOK

Mortgage Record

Recording Date:	10/04/2022	Loan Amount:	N/A
Document #:	BK-PG 48179-434	Loan Type:	FHA
TD Due Date:	01/01/2052	Type Finance:	

Legal Description:
Lot: 21 Block: E Subdivision: WINDBROOK
Abbreviated Description: PRIOR REF: 47005/406 01/25/2022

Prior Transfer

Recording Date:	01/28/2022	Sales Price:	$385,000
Document #:	BK-PG 47005 -400	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 21 Block: E District: 05 Map Ref: 133 B4 0
Abbreviated Description: WINDBROOK

Prior Transfer

Recording Date:	01/28/2022	Sales Price:	$385,000
Document #:	BK-PG 47005-400	Type of Sale:	Full Amount on Deed
Contract Date:	12/16/2021		
Document Type:			

Legal Description:
Lot: 21 Block: E Subdivision: WINDBROOK Map Ref: MB WWW 65 FO 28

Prior Transfer

Recording Date:	01/11/2022	Sales Price:	N/A
Document #:	BK-PG 44025-337	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/26/2020	Sales Price:	$350,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/26/2020	Sales Price:	$350,000
Document #:	BK-PG 44025-329	Type of Sale:	Full Amount on Deed
Contract Date:	08/24/2020		
Document Type:			

Legal Description:
Lot: 21 Block: E Subdivision: WINDBROOK Map Ref: MB WWW 65 FO 28

Prior Transfer

Recording Date:	01/24/2019	Sales Price:	$140,000
Document #:	BK-PG 41741-430	Type of Sale:	Full Amount on Deed
Contract Date:	12/20/2018		
Document Type:			

Legal Description:
Lot: 21 Block: E Subdivision: WINDBROOK Map Ref: MB WWW 65 FO 28

Area Sales Analysis

Total Area Sales	$7,140,453	Median # of Bedrooms	
Median Lot Size	11,600 SF	Median # of Baths	2
Median Living Area	1,028 SF	Median Year Built	1973
Price Range - 2 Yrs	$225,000 to $695,000	Age Range	14 years to 55 years
Median Value	$425,000	Median Age	53 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.12Mi.	**12604 APPLECROSS DR CLINTON, MD 20735-1106**	06/15/2026	$350,000	$340	1028	//2	1972	11,123 SF	
		APN: 05-0321984 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 19 Block: H Subdivision: WINDBROOK MapRef: MB WWW 65 PL 29 Abbreviated Description: Lot:19 Block:H Subdivision:WINDBROOK Map Ref:MB WWW 65 PL 29								
2	.16Mi.	**3608 KIDDER RD CLINTON, MD 20735-1220**	05/28/2026	$465,000	$325	1428	//2	1971	15,545 SF	
		APN: 05-0317214 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 34 Block: E Subdivision: WINDBROOK MapRef: MB WWW 65 PL 29 Abbreviated Description: Lot:34 Block:E Subdivision:WINDBROOK Map Ref:MB WWW 65 PL 29								
3	.21Mi.	**3411 KIDDER RD CLINTON, MD 20735-4577**	05/20/2026	$695,000	$270	2573	//2	1996	13,488 SF	
		APN: 05-0362921 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Block: D Subdivision: PLAT SEVEN LOTS 63 THRU 78 BLOCK B LOTS 114 THRU 1 MapRef: MB NLP 142 PL 94 Abbreviated Description: Lot:3 Block:D Subdivision:PLAT SEVEN LOTS 63 THRU 78 BLOCK B LOTS 114 THRU 1 Map Ref:MB NLP 142 PL 94								
4	.19Mi.	**12611 WINDBROOK DR CLINTON, MD 20735-1160**	04/15/2026	$399,999	$389	1028	//2	1973	10,587 SF	
		APN: 05-0411884 Document #:								

ICE SiteX Report

OrderID: 98273841

Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 18 Block: G District: 5 Subdivision: WINDBROOK MapRef: MB 65 PL 29 Abbreviated Description: Lot:18 Block:G District:5 Subdivision:WINDBROOK Map Ref:MB 65 PL 29

5	.11Mi.	**12613 LUNAN RD** **CLINTON, MD 20735-1134**	04/08/2026	$415,000	$443	936	//1	1973	10,670 SF

APN: 05-0370544 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 5 Block: H District: 5 Subdivision: WINDBROOK MapRef: MB WWW 65 PL 28 Abbreviated Description: Lot:5 Block:H District:5 Subdivision:WINDBROOK Map Ref:MB WWW 65 PL 28

6	.15Mi.	**12702 LUNAN RD** **CLINTON, MD 20735-1135**	03/25/2026	$400,000	$487	820	//1	1972	11,299 SF

APN: 05-0334813 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 30 Block: G District: 5 Subdivision: WINDBROOK MapRef: MB WWW 65 PL 29 Abbreviated Description: Lot:30 Block:G District:5 Subdivision:WINDBROOK Map Ref:MB WWW 65 PL 29

7	.21Mi.	**12705 WINDBROOK DR** **CLINTON, MD 20735-1162**	02/04/2026	$225,000	$218	1028	//1	1973	10,000 SF

APN: 05-0313437 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 21 Block: G District: 5 Subdivision: WINDBROOK MapRef: MB WWW 65 PL 29 Abbreviated Description: Lot:21 Block:G District:5 Subdivision:WINDBROOK Map Ref:MB WWW 65 PL 29

8	.29Mi.	**12901 APPLECROSS DR** **CLINTON, MD 20735-1206**	01/14/2026	$370,000	$395	936	//1	1972	12,514 SF

APN: 05-0376749 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 3 Block: M Subdivision: WINDBROOK MapRef: MB WWW 65 PL 29 Abbreviated Description: Lot:3 Block:M Subdivision:WINDBROOK Map Ref:MB WWW 65 PL 29

9	.21Mi.	**12607 PISCATAWAY LANDING DR** **CLINTON, MD 20735-6505**	12/15/2025	$580,454	$165	3504	//2	2004	12,315 SF

APN: 05-2853059 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 133 Block: B Subdivision: HILLANTRAE MapRef: MB VJ 170 PL 3 Abbreviated Description: Lot:133 Block:B Subdivision:HILLANTRAE Map Ref:MB VJ 170 PL 3Abbreviated Description:PLAT SIX

10	.2Mi.	**12408 HILLANTRAE DR** **CLINTON, MD 20735-6510**	12/11/2025	$610,000	$199	3054	//3	2008	10,880 SF

APN: 05-2852234 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 38 Block: G Subdivision: HILLANTRAE PLAT 3 MapRef: MB VJ 169 PL 100 Abbreviated Description: Lot:38 Block:G Subdivision:HILLANTRAE PLAT 3 Map Ref:MB VJ 169 PL 100

11	.38Mi.	**12221 HILLANTRAE DR** **CLINTON, MD 20735-6512**	11/04/2025	$620,000	$187	3300	//2	2012	11,600 SF

APN: 05-2851772 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 150 Block: B Subdivision: PLAT 2 HILLANTRAE MapRef: MB VJ 169 PL 99 Abbreviated Description: Lot:150 Block:B Subdivision:PLAT 2 HILLANTRAE Map Ref:MB VJ 169 PL 99

12	.2Mi.	**12805 JERVIS ST** **CLINTON, MD 20735-4571**	10/30/2025	$530,000	$284	1860	//3	1995	12,617 SF

APN: 05-0362848 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 132 Block: C District: 5 Subdivision: PARKER MEADOWS MapRef: MB NLP 142 PL 94 Abbreviated Description: Lot:132 Block:C District:5 Subdivision:PARKER MEADOWS Map Ref:MB NLP 142 PL 94Abbreviated Description:PLAT SEVEN City/Muni/Twp:PISCATAWAY City/Muni/Twp: PISCATAWAY

13	.39Mi.	**12216 HILLANTRAE DR** **CLINTON, MD 20735-4522**	10/24/2025	$645,000	$194	3312	//3	2007	14,637 SF

APN: 05-2851426 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 51 Block: G Subdivision: PLAT ONE HILLANTRAE MapRef: MB VJ 169 PL 98 Abbreviated Description: Lot:51 Block:G Subdivision:PLAT ONE HILLANTRAE Map Ref:MB VJ 169 PL 98

14	.15Mi.	**12702 APPLECROSS DR** **CLINTON, MD 20735-1108**	10/03/2025	$410,000	$500	820	//2	1972	11,541 SF

APN: 05-0282152 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 17 Block: H District: 5 Subdivision: WINDBROOK MapRef: MB WWW 65 FO 29 Abbreviated Description: Lot:17 Block:H District:5 Subdivision:WINDBROOK Map Ref:MB WWW 65 FO 29

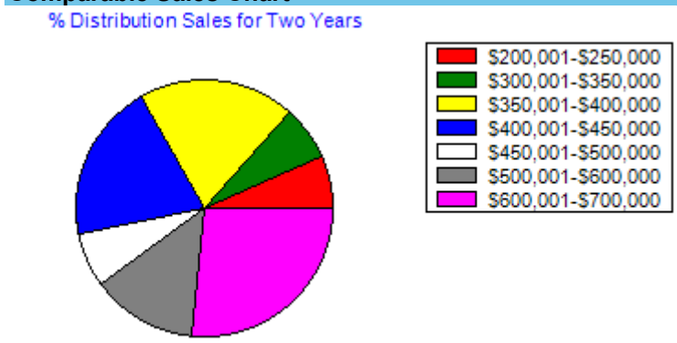
15	.17Mi.	**12501 WINDBROOK DR** **CLINTON, MD 20735-1158**	09/25/2025	$425,000	$413	1028	//1	1976	12,833 SF

APN: 05-0378323 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 7 Block: G Subdivision: WINDBROOK MapRef: MB WWW 65 PL 28 Abbreviated Description: Lot:7 Block:G Subdivision:WINDBROOK Map Ref:MB WWW 65 PL 28

ICE SiteX Report

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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.	**12517 TOVE RD**	**01/28/2022**	$408,400	$388,800	1,316	//2	1973	11,007 SF	
.02Mi.	**12515 TOVE RD**	**09/13/1996**	$379,400	$361,633	1,028	//2	1973	10,640 SF	
.02Mi.	**12519 TOVE RD**	**06/24/2004**	$362,900	$346,233	1,028	//1	1973	13,014 SF	
.03Mi.	**3504 MARECHAL CT**	**08/31/2009**	$786,500	$747,167	4,564	//3	2006	20,682 SF	
.03Mi.	**12513 TOVE RD**	**01/10/1989**	$353,000	$336,933	1,028	//1	1972	11,799 SF	
.03Mi.	**12518 TOVE RD**	**10/27/2008**	$394,000	$384,200	1,884	//2	1972	10,823 SF	
.04Mi.	**12521 TOVE RD**	**03/03/2004**	$369,500	$352,367	1,028	//1	1972	17,592 SF	V
.04Mi.	**12516 TOVE RD**	**11/15/2007**	$398,200	$377,767	1,132	//3	1972	10,287 SF	
.04Mi.	**12522 TOVE RD**	**06/28/1978**	$439,200	$425,833	1,900	//2	1973	10,743 SF	
.04Mi.	**12514 TOVE RD**	**07/13/2021**	$347,800	$339,533	1,520	//1	1973	10,977 SF	
.05Mi.	**3502 MARECHAL CT**	**11/05/2020**	$652,600	$619,533	3,452	//3	2005	14,543 SF	
.05Mi.	**3503 MARECHAL CT**	**05/07/2019**	$654,200	$621,100	3,492	//3	2005	19,877 SF	
.05Mi.	**12511 TOVE RD**	**02/18/2022**	$443,300	$421,533	1,568	//2	1972	14,601 SF	
.05Mi.	**12523 TOVE RD**	**11/29/2000**	$366,800	$350,000	1,028	//1	1972	23,023 SF	
.06Mi.	**12509 APPLECROSS DR**	**06/02/2022**	$338,500	$321,900	820	//2	1973	10,683 SF	
.06Mi.	**12510 TOVE RD**	**10/28/2024**	$355,100	$338,900	1,108	//1	1972	10,794 SF	

Rent vs. Own

Households Occupied by Renters:	8%	Households Occupied by Owners:	89%

Demographics & Income

Median Age:	45.3 years old	Households:	13,049
Median Household Income:	$131,946	Households w/Family:	75%
Household Income Per Capita:	$54,697	Households w/Family Married:	48%
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:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.23Mi.	**Gwynn Park Middle School** Number of Students: 702 Student-Teacher Ratio: 18	D+	Public	6 - 8
2.15Mi.	**Fort Washington Forest Elementary School** Number of Students: 323 Student-Teacher Ratio: 14.29	B	Public	PK - 5
4.22Mi.	**Gwynn Park High School** Number of Students: 1,147 Student-Teacher Ratio: 17.12 Advanced Placement: Yes	D+	Public	9 - 12

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Flood Report

The Subject Property of **12517 TOVE RD, CLINTON, MD 20735-1144** 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	83%	LOWER
BURGLARY	89%	LOWER
MOTOR VEHICLE THEFT	64%	NOTABLY LOWER
FORCIBLE ROBBERY	113%	HIGHER
AGGRAVATED ASSAULT	63%	NOTABLY LOWER
FORCIBLE RAPE	131%	NOTABLY HIGHER
MURDER	62%	NOTABLY LOWER
OVERALL	61%	NOTABLY LOWER

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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