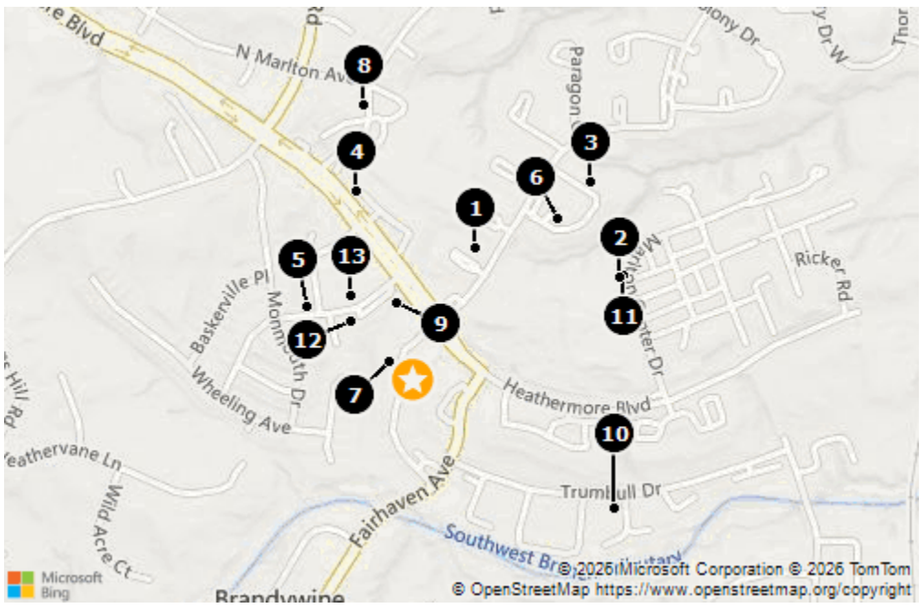
ICE SiteX Report

OrderID: 97790506

SiteX Property Information Report



Subject Property Location

12539 WOODSTOCK DR E, UPPER MARLBORO, MD 20772-5131

County:	**PRINCE GEORGES MD**	Census Tract:	240338007.042010
Property Use:	Townhouse (Residential)	Zoning:	RSFA
Parcel Number:	15-1740869	Thomas Bros Pg-Grid:	1099-1B

Valuation

Value:	**$346,000**	FSD:	9	Common Confidence Score:	70
Value Range:	$314,860 - $377,140	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$90,000	Market Land Value:	$90,000	Tax Year:	2023
Assd Improvement:	$211,800	Market Improvment Value:	$211,800	Total Taxable Value:	$2,601
Total Assessed Value:	$301,800	Total Assessor Market Value:	$301,800	Delinquent Year:	
				Tax Account ID:	1740869
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 60 Block: 29 Section: 3A District: 15 Map Ref: 119 A2 0
Abbreviated Description: BRANDYWINE

Property Characteristics

Lot Size:	2,057 SF	Bedrooms:		Pool:	
Building Area:	1650 SF	Baths:	2	Fireplace:	
Year Built:	1971	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:	1	Garage Type:		Heating:	Electric
Number of Stories:	2	Number of Cars:		A/C:	Yes
Style:		Basement:	No	Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	11/25/2024	Loan Amount:	N/A
Document #:	BK-PG 50347-67	Loan Type:	FHA
TD Due Date:	08/01/2051	Type Finance:	

Legal Description:
Lot: 60 Block: 29 District: 15 Subdivision: SECTION THREE A BRANDYWINE COUNTRY

Prior Transfer

Recording Date:	07/27/2023	Sales Price:	$245,471
Document #:	BK-PG 46074-117	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	01/27/2023	Loan Amount:	N/A
Document #:	BK-PG 48516-110	Loan Type:	FHA
TD Due Date:	08/01/2051	Type Finance:	

Legal Description:
Lot: 60 Block: 29 Section: 3 District: 15 Subdivision: SECTION THREE A BRANDYWINE COUNTRY

Prior Transfer

Recording Date:	08/26/2021	Sales Price:	$250,000
Document #:	BK-PG 46074 -109	Type of Sale:	Per Assessor Transaction History
Document Type:			

ICE SiteX Report

OrderID: 97790506

Legal Description:
Lot: 60 Block: 29 Section: 3A District: 15 Map Ref: 119 A2 0
Abbreviated Description: BRANDYWINE

Prior Transfer

Recording Date:	08/26/2021	Sales Price:	$250,000
Document #:	BK-PG 46074-109	Type of Sale:	Full Amount on Deed
Contract Date:	07/14/2021		
Document Type:			

Legal Description:
Lot: 60 Block: 29 District: 15 Subdivision: SECTION THREE A BRANDYWINE COUNTRY Map Ref: MB WWW 74 PL 66

Prior Transfer

Recording Date:	07/26/2021	Sales Price:	$180,000
Document #:	BK-PG 25202-550	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/30/2017	Sales Price:	N/A
Document #:	40302-286 BK-PG 25202-550	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/11/2015	Sales Price:	N/A
Document #:	BK-PG 25202-550	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/14/2014	Sales Price:	$180,000
Document #:	BK-PG 25202-550	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/30/2006	Loan Amount:	N/A
Document #:	BK-PG 25202-550	Loan Type:	Stand Alone Refi
TD Due Date:	06/01/2036	Type Finance:	

Legal Description:
Lot: 60 Block: 29 Section: 3 District: 15 Subdivision: SECTION THREE A BRANDYWINE COUNTRY
Abbreviated Description: TAX ID# 15-1740869

Prior Transfer

Recording Date:	05/30/2006	Sales Price:	N/A Multiple Parcels Involved in this transaction
Document #:	BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:
Lot: 60 Block: 29 Section: 3A District: 15 Map Ref: 119 A2
Abbreviated Description: IMPS; ; ;BRANDYWINE

Prior Transfer

Recording Date:	02/06/2001	Sales Price:	$114,000
Document #:	BK-PG 14361-00594	Type of Sale:	Full Amount on Deed
Document Type:			

Legal Description:
Lot: 00060 Block: 00029 Section: 03A District: 15
Abbreviated Description: 1740869

Area Sales Analysis

Total Area Sales	$4,706,499	Median # of Bedrooms	
Median Lot Size	2,057 SF	Median # of Baths	2
Median Living Area	1,540 SF	Median Year Built	1989
Price Range - 2 Yrs	$260,000 to $429,000	Age Range	27 years to 55 years
Median Value	$365,000	Median Age	37 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.18Mi.	**12618 MONARCH CT** **UPPER MARLBORO, MD 20772-6401**	06/08/2026	$365,000	$251	1452	//2	1989	1,804 SF	
		APN: 15-1743913 Document #: Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 62 Subdivision: A PORTION OF THE MARLTON PLANNED COMMUNITY SECTION MapRef: MB 85 PL 6 Abbreviated Description: Lot:62 Subdivision:A PORTION OF THE MARLTON PLANNED COMMUNITY SECTION Map Ref:MB 85 PL 6								
2	.29Mi.	**12608 MARLTON CENTER DR** **UPPER MARLBORO, MD 20772-5103**	05/22/2026	$375,000	$272	1374	//3	1999	1,700 SF	
		APN: 15-3084753 Document #: Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 113 Block: B District: 15 Subdivision: PLAT FIVE MARLTON TOWN CENTER MapRef: MB VJ 178 PL 93 Abbreviated Description: Lot:113 Block:B District:15 Subdivision:PLAT FIVE MARLTON TOWN CENTER Map Ref:MB VJ 178 PL 93								
3	.33Mi.	**12815 TOWN CENTER WAY** **UPPER MARLBORO, MD 20772-6426**	05/20/2026	$260,000	$207	1254	//2	1997	1,875 SF	
		APN: 15-2941201 Document #:								

ICE SiteX Report

OrderID: 97790506

Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 8 Block: A District: 15 Subdivision: PLAT OF CORRECTION PLAT ONE MARLTON TOWN CENTER MapRef: MB 175 PL 100 Abbreviated Description: Lot:8 Block:A District:15 Subdivision:PLAT OF CORRECTION PLAT ONE MARLTON TOWN CENTER Map Ref:MB 175 PL 100

4	.25Mi.	**8500 BISCAYNE CT** **UPPER MARLBORO, MD 20772-5100**	04/20/2026	$365,000	$248	1468	//3	1989	2,624 SF

APN: 15-1743343 Document #:
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 6 Section: 10 District: 15 Subdivision: BRANDYWINE COUNTRY MapRef: MB WWW 85 PL 5 Abbreviated Description: Lot:6 Section:10 District:15 Subdivision:BRANDYWINE COUNTRY Map Ref:MB WWW 85 PL 5

5	.16Mi.	**8715 BINGHAMPTON PL** **UPPER MARLBORO, MD 20772-5123**	04/17/2026	$394,999	$236	1672	//2	1971	3,366 SF

APN: 15-1761972 Document #:
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 29 Block: 30 Section: 3-B Subdivision: BRANDYWINE COUNTY MapRef: MB WWW 74 PL 67 Abbreviated Description: Lot:29 Block:30 Section:3-B Subdivision:BRANDYWINE COUNTY Map Ref:MB WWW 74 PL 67

6	.27Mi.	**12700 TOWN CENTER WAY** **UPPER MARLBORO, MD 20772-6427**	03/12/2026	$429,000	$282	1518	//2	1997	2,001 SF

APN: 15-2941847 Document #:
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 72 Block: A Subdivision: PLAT OF CORRECTION PLAT ONE MARLTON TOWN CENTER MapRef: MB 175 PL 100 Abbreviated Description: Lot:72 Block:A Subdivision:PLAT OF CORRECTION PLAT ONE MARLTON TOWN CENTER Map Ref:MB 175 PL 100

7	.04Mi.	**12528 WOODSTOCK DR E** **UPPER MARLBORO, MD 20772-5131**	03/11/2026	$325,000	$211	1540	//2	1971	2,057 SF

APN: 15-1716208 Document #:
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 46 Block: 29 Section: 3-A Subdivision: BRANDYWINE COUNTRY MapRef: MB WWW 74 FO 66 Abbreviated Description: Lot:46 Block:29 Section:3-A Subdivision:BRANDYWINE COUNTRY Map Ref:MB WWW 74 FO 66

8	.34Mi.	**8401 OLD COLONY DR S** **UPPER MARLBORO, MD 20772-5014**	02/18/2026	$375,000	$240	1558	//2	1998	1,975 SF

APN: 15-2959054 Document #:
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 1 Block: A Subdivision: PLAT ONE STONEGATE MapRef: MB VJ 176 PL 16 Abbreviated Description: Lot:1 Block:A Subdivision:PLAT ONE STONEGATE Map Ref:MB VJ 176 PL 16

9	.1Mi.	**8604 BINGHAMPTON PL** **UPPER MARLBORO, MD 20772-5122**	12/30/2025	$367,000	$238	1540	//2	1971	2,057 SF

APN: 15-1784123 Document #:
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 3 Block: 29 District: 15 Subdivision: SECTION THREE B BRANDYWINE COUNTRY MapRef: MB WWW 74 PL 67 Abbreviated Description: Lot:3 Block:29 District:15 Subdivision:SECTION THREE B BRANDYWINE COUNTRY Map Ref:MB WWW 74 PL 67

10	.3Mi.	**9001 CHEVAL LN** **UPPER MARLBORO, MD 20772-5237**	11/03/2025	$340,000	$233	1458	//2	1979	2,057 SF

APN: 15-1752237 Document #:
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 67 Block: 31 Section: 4-C Subdivision: BRANDYWINE COUNTRY MapRef: MB WWW 77 PL 73 Abbreviated Description: Lot:67 Block:31 Section:4-C Subdivision:BRANDYWINE COUNTRY Map Ref:MB WWW 77 PL 73

11	.29Mi.	**12606 MARLTON CENTER DR** **UPPER MARLBORO, MD 20772-5103**	10/10/2025	$400,000	$256	1558	//2	1999	1,712 SF

APN: 15-3084746 Document #:
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 112 Block: B Subdivision: PLAT FIVE MARLTON TOWN CENTER MapRef: MB VJ 178 PL 93 Abbreviated Description: Lot:112 Block:B Subdivision:PLAT FIVE MARLTON TOWN CENTER Map Ref:MB VJ 178 PL 93

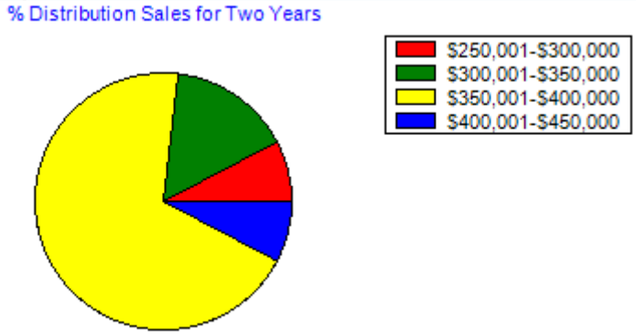
12	.1Mi.	**8636 BINGHAMPTON PL** **UPPER MARLBORO, MD 20772-5122**	09/24/2025	$355,000	$230	1540	//2	1971	2,057 SF

APN: 15-1724160 Document #:
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 19 Block: 29 District: 15 Subdivision: SECTION THREE B BRANDYWINE COUNTRY MapRef: MB WWW 74 PL 67 Abbreviated Description: Lot:19 Block:29 District:15 Subdivision:SECTION THREE B BRANDYWINE COUNTRY Map Ref:MB WWW 74 PL 67

13	.13Mi.	**8621 BINGHAMPTON PL** **UPPER MARLBORO, MD 20772-5121**	08/19/2025	$355,500	$230	1540	//2	1971	2,057 SF

APN: 15-1737949 Document #:
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 62 Block: 30 Section: 3-B District: 15 Subdivision: BRANDYWINE COUNTRY MapRef: MB WWW 74 PL 67 Abbreviated Description: Lot:62 Block:30 Section:3-B District:15 Subdivision:BRANDYWINE COUNTRY Map Ref:MB WWW 74 PL 67

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.

ICE SiteX Report

OrderID: 97790506

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.	**12539 WOODSTOCK DR E**	**08/26/2021**	$301,800	$301,800	1,650	//2	1971	2,057 SF	
0Mi.	**12541 WOODSTOCK DR E**	**01/07/2021**	$291,500	$291,500	1,540	//2	1971	2,057 SF	
0Mi.	**12537 WOODSTOCK DR E**	**10/11/2016**	$291,500	$291,500	1,540	//2	1971	2,057 SF	
.01Mi.	**12543 WOODSTOCK DR E**	**05/15/2002**	$265,400	$265,400	1,364	//1	1971	2,057 SF	
.01Mi.	**12535 WOODSTOCK DR E**	**11/16/2023**	$308,100	$308,100	1,710	//2	1971	2,057 SF	
.01Mi.	**12545 WOODSTOCK DR E**	**06/21/2022**	$298,800	$298,800	1,540	//2	1971	2,057 SF	
.01Mi.	**12533 WOODSTOCK DR E**	**08/24/2023**	$296,400	$296,400	1,540	//2	1971	3,268 SF	
.02Mi.	**12547 WOODSTOCK DR E**	**01/29/2016**	$303,900	$303,900	1,672	//2	1971	3,366 SF	
.02Mi.	**12515 WOODSTOCK DR E**	**11/08/1985**	$262,000	$262,000	1,353	//2	1971	3,366 SF	
.03Mi.	**8800 WOODSTOCK DR W**	**04/27/2015**	$262,000	$262,000	1,353	//2	1971	3,366 SF	
.03Mi.	**12513 WOODSTOCK DR E**	**05/17/2021**	$265,400	$265,400	1,364	//1	1971	2,057 SF	
.03Mi.	**8823 FAIRHAVEN AVE**	**04/28/2021**	$337,400	$337,400	1,650	//2	1971	2,057 SF	
.03Mi.	**8821 FAIRHAVEN AVE**	**01/12/2018**	$286,100	$286,100	1,540	//2	1971	2,057 SF	
.03Mi.	**8819 FAIRHAVEN AVE**	**07/07/2017**	$291,500	$291,500	1,540	//2	1971	2,057 SF	
.03Mi.	**8802 WOODSTOCK DR W**	**11/10/2004**	$291,500	$291,500	1,540	//2	1971	2,057 SF	
.03Mi.	**8817 FAIRHAVEN AVE**	**09/03/2009**	$262,000	$262,000	1,353	//2	1971	3,366 SF	

Rent vs. Own

Households Occupied by Renters:	12%	Households Occupied by Owners:	84%

Demographics & Income

Median Age:	42.9 years old	Households:	19,538
Median Household Income:	$141,759	Households w/Family:	68%
Household Income Per Capita:	$60,999	Households w/Family Married:	46%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	30%

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
0.29Mi.	**Marlton Elementary School** Number of Students: 309 Student-Teacher Ratio: 13.55	C+	Public	PK - 5
3.12Mi.	**James Madison Middle School** Number of Students: 800 Student-Teacher Ratio: 16.16	D-	Public	6 - 8
0.99Mi.	**Frederick Douglass High School** Number of Students: 1,183 Student-Teacher Ratio: 19.08 Advanced Placement: Yes	C	Public	9 - 12

Flood Report

The Subject Property of **12539 WOODSTOCK DR E, UPPER MARLBORO, MD 20772-5131** 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	87%	LOWER
MOTOR VEHICLE THEFT	59%	NOTABLY LOWER
FORCIBLE ROBBERY	111%	HIGHER
AGGRAVATED ASSAULT	68%	NOTABLY LOWER
FORCIBLE RAPE	108%	SIMILAR
MURDER	68%	NOTABLY LOWER
OVERALL	67%	NOTABLY LOWER

Disaster Alerts

1/23/2026 - Severe Winter Storm

ICE SiteX Report

OrderID: 97790506

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