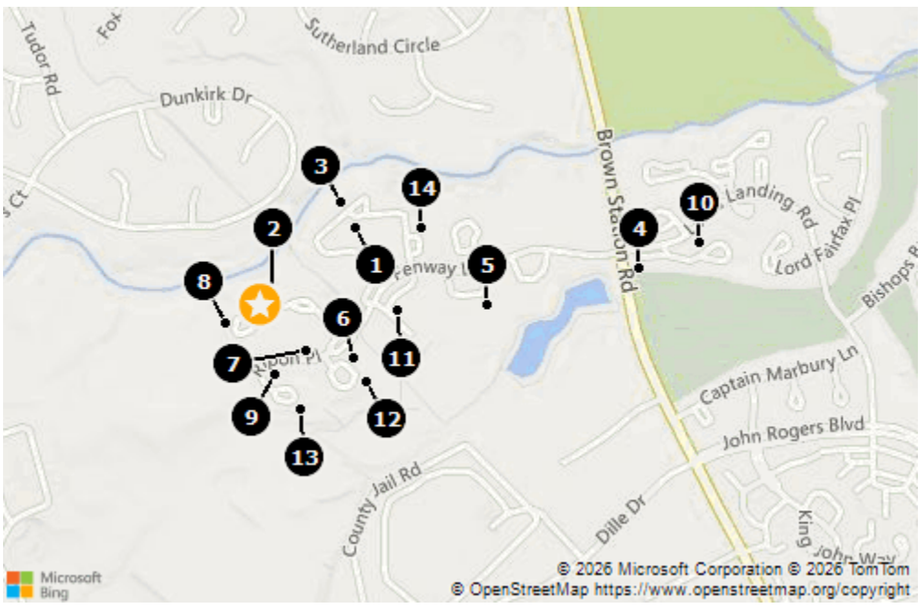
ICE SiteX Report

OrderID: 98655556

SiteX Property Information Report



Subject Property Location

13050 SALFORD TER, UPPER MARLBORO, MD 20772-6131

County:	**PRINCE GEORGES MD**	Census Tract:	240338006.053000
Property Use:	Townhouse (Residential)	Zoning:	LCD
Parcel Number:	15-1722172	Thomas Bros Pg-Grid:	1039-7D

Valuation

Value:	**$344,000**	FSD:	12	Common Confidence Score:	54
Value Range:	$302,720 - $385,280	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:		Market Land Value:	$105,000	Tax Year:	2026
Assd Improvement:		Market Improvment Value:	$238,100	Total Taxable Value:	$5,143
Total Assessed Value:	$327,167	Total Assessor Market Value:	$343,100	Delinquent Year:	
				Tax Account ID:	1722172
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 140 Block: B Section: 2 District: 15 Map Ref: 92 B3 0
Abbreviated Description: PLAT 9

Property Characteristics

Lot Size:	2,400 SF	Bedrooms:		Pool:	
Building Area:	1080 SF	Baths:	2	Fireplace:	
Year Built:	1996	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:	1	Garage Type:		Heating:	Forced Air
Number of Stories:	2+B	Number of Cars:		A/C:	Yes
Style:		Basement:	Finished	Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	05/06/2025	Loan Amount:	N/A
Document #:	BK-PG 50886-236	Loan Type:	FHA
TD Due Date:	05/01/2065	Type Finance:	

Legal Description:
Lot: 140 District: 15 Subdivision: PLAT NINE SECTION TWO BLOCK B KINGS GRANT

Mortgage Record

Recording Date:	05/06/2025	Loan Amount:	N/A
Document #:	BK-PG 50886-218	Loan Type:	FHA
TD Due Date:	05/01/2065	Type Finance:	

Legal Description:
Lot: 140 District: 15 Subdivision: PLAT NINE SECTION TWO BLOCK B KINGS GRANT

Prior Transfer

Recording Date:	03/13/2023	Sales Price:	N/A
Document #:	BK-PG 48649 -600	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 140 Block: B Section: 2 District: 15 Map Ref: 92 B3 0
Abbreviated Description: PLAT 9

Prior Transfer

Recording Date:	03/13/2023	Sales Price:	N/A

ICE SiteX Report

OrderID: 98655556

Document #:	BK-PG 48649-600	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	03/12/2023		
Document Type:			

Legal Description:
Lot: 140 Block: B Section: 02 Subdivision: KING GRANT

Prior Transfer

Recording Date:	01/05/2022	Sales Price:	N/A
Document #:	BK-PG 46821-179	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	01/05/2022		
Document Type:			

Legal Description:
Lot: 140 Block: B Section: 02 Subdivision: KING GRANT

Mortgage Record

Recording Date:	08/19/2021	Loan Amount:	N/A
Document #:	BK-PG 46043-69	Loan Type:	FHA
TD Due Date:	05/01/2026	Type Finance:	

Legal Description:
Lot: 140 District: 15 Subdivision: PLAT NINE SECTION TWO BLOCK B KINGS GRANT

Prior Transfer

Recording Date:	05/16/1996	Sales Price:	$127,990
Document #:	BK-PG 10781-00422	Type of Sale:	Full Amount on Deed
Document Type:			

Legal Description:
Lot: 00140 Block: 0000B Section: 002 District: 15
Abbreviated Description: 1722172

Area Sales Analysis

Total Area Sales	$5,178,451	Median # of Bedrooms	
Median Lot Size	1,866 SF	Median # of Baths	2
Median Living Area	1,096 SF	Median Year Built	1994
Price Range - 2 Yrs	$321,952 to $402,000	Age Range	30 years to 37 years
Median Value	$374,500	Median Age	32 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.15Mi.	**4305 STOCKPORT WAY** **UPPER MARLBORO, MD 20772-6925**	09/08/2026	$402,000	$207	1936	//2	1995	1,600 SF	
		APN: 15-1721588 Document #: Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 92 Block: A Subdivision: PLAT SIX SECTION TWO LOTS 36 THRU 63 & 90 THRU 100 MapRef: MB VJ 160 PL 2 Abbreviated Description: Lot:92 Block:A Subdivision:PLAT SIX SECTION TWO LOTS 36 THRU 63 & 90 THRU 100 Map Ref:MB VJ 160 PL 2								
2	.02Mi.	**13058 SALFORD TER** **UPPER MARLBORO, MD 20772-6131**	08/24/2026	$335,000	$322	1040	//2	1996	1,600 SF	
		APN: 15-1722131 Document #: Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 136 Block: B Subdivision: PLAT NINE SECTION TWO KINGS GRANT MapRef: MB VJ 160 PL 5 Abbreviated Description: Lot:136 Block:B Subdivision:PLAT NINE SECTION TWO KINGS GRANT Map Ref:MB VJ 160 PL 5								
3	.16Mi.	**4333 SWINDON TER** **UPPER MARLBORO, MD 20772-6926**	08/06/2026	$321,952	$240	1336	//2	1995	1,600 SF	
		APN: 15-1720846 Document #: Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 34 District: 15 Subdivision: PLAT FOUR SECTION TWO BLOCK A KINGS GRANT MapRef: MB VJ 160 PL 18 Abbreviated Description: Lot:34 District:15 Subdivision:PLAT FOUR SECTION TWO BLOCK A KINGS GRANT Map Ref:MB VJ 160 PL 18								
4	.48Mi.	**13501 LORD BALTIMORE PL** **UPPER MARLBORO, MD 20772-5933**	06/24/2026	$380,000	$290	1306	//2	1989	2,437 SF	
		APN: 03-0240853 Document #: Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 1 Block: G District: 3 Subdivision: PLAT NINETEEN VILLAGES OF MARLBOROUGH MapRef: MB NLP 135 PL 51 Abbreviated Description: Lot:1 Block:G District:3 Subdivision:PLAT NINETEEN VILLAGES OF MARLBOROUGH Map Ref:MB NLP 135 PL 51								
5	.29Mi.	**4439 CORNWALL CT** **UPPER MARLBORO, MD 20772-6117**	06/02/2026	$382,500	$336	1136	//1	1993	2,432 SF	
		APN: 15-1723717 Document #: Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 312 District: 15 Subdivision: PLAT THIRTEEN SECTION TWO BLOCK C KINGS GRANT MapRef: MB VJ 160 PL 9 Abbreviated Description: Lot:312 District:15 Subdivision:PLAT THIRTEEN SECTION TWO BLOCK C KINGS GRANT Map Ref:MB VJ 160 PL 9								
6	.14Mi.	**4655 PENZANCE PL** **UPPER MARLBORO, MD 20772-6924**	05/13/2026	$365,000	$333	1096	//1	1994	1,600 SF	
		APN: 15-1723253 Document #: Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 268 Subdivision: PLAT ELEVEN SECTION TWO BLOCK B KINGS GRANT MapRef: MB VJ 160 PL 7 Abbreviated Description: Lot:268 Subdivision:PLAT ELEVEN SECTION TWO BLOCK B KINGS GRANT Map Ref:MB VJ 160 PL 7								
7	.09Mi.	**13192 RIPON PL** **UPPER MARLBORO, MD 20772-6141**	04/14/2026	$370,000	$342	1080	//2	1995	2,450 SF	
		APN: 15-1722008 Document #: Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 183 District: 15 Subdivision: PLAT EIGHT SECTION TWO BLOCK B KINGS GRANT MapRef: MB VJ 160 PL 4 Abbreviated Description: Lot:183 District:15 Subdivision:PLAT EIGHT SECTION TWO BLOCK B KINGS GRANT Map Ref:MB VJ 160 PL 4								
8	.05Mi.	**13028 SALFORD TER** **UPPER MARLBORO, MD 20772-6130**	04/08/2026	$379,000	$350	1080	//2	1996	2,179 SF	
		APN: 15-1722289 Document #: Document Type: Price Code: D								

ICE SiteX Report

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Land Use: Townhouse (Residential)
Legal: Lot: 151 District: 15 Subdivision: PLAT NINE SECTION TWO BLOCK B KINGS GRANT MapRef: MB VJ 160 PL 5 Abbreviated Description: Lot:151 District:15 Subdivision:PLAT NINE SECTION TWO BLOCK B KINGS GRANT Map Ref:MB VJ 160 PL 5

9	.1Mi.	**13139 RIPON PL** **UPPER MARLBORO, MD 20772-6137**	02/18/2026	$370,000	$342	1080	//1	1995	1,744 SF

APN: 15-1722875 Document #:
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 231 District: 15 Subdivision: PLAT TEN SECTION TWO BLOCK B KINGS GRANT MapRef: MB VJ 160 PL 6 Abbreviated Description: Lot:231 District:15 Subdivision:PLAT TEN SECTION TWO BLOCK B KINGS GRANT Map Ref:MB VJ 160 PL 6

10	.56Mi.	**13538 LORD BALTIMORE PL** **UPPER MARLBORO, MD 20772-5930**	11/24/2025	$334,999	$290	1154	//2	1989	2,031 SF

APN: 03-0241281 Document #:
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 44 Block: G District: 3 Subdivision: PLAT NINETEEN VILLAGES OF MARLBOROUGH MapRef: MB NLP 135 PL 51 Abbreviated Description: Lot:44 Block:G District:3 Subdivision:PLAT NINETEEN VILLAGES OF MARLBOROUGH Map Ref:MB NLP 135 PL 51

11	.17Mi.	**13301 HARROGATE WAY** **UPPER MARLBORO, MD 20772-6910**	10/22/2025	$398,000	$354	1124	//2	1994	2,460 SF

APN: 15-1723444 Document #:
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 285 Block: C District: 15 Subdivision: PLAT THIRTEEN SECTION TWO KINGS GRANT MapRef: MB VJ 160 PL 9 Abbreviated Description: Lot:285 Block:C District:15 Subdivision:PLAT THIRTEEN SECTION TWO KINGS GRANT Map Ref:MB VJ 160 PL 9

12	.17Mi.	**4639 PENZANCE PL** **UPPER MARLBORO, MD 20772-6924**	09/03/2025	$387,000	$358	1080	//2	1994	1,600 SF

APN: 15-1723188 Document #:
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 261 District: 15 Subdivision: PLAT ELEVEN SECTION TWO BLOCK B KINGS GRANT MapRef: MB VJ 160 PL 7 Abbreviated Description: Lot:261 District:15 Subdivision:PLAT ELEVEN SECTION TWO BLOCK B KINGS GRANT Map Ref:MB VJ 160 PL 7

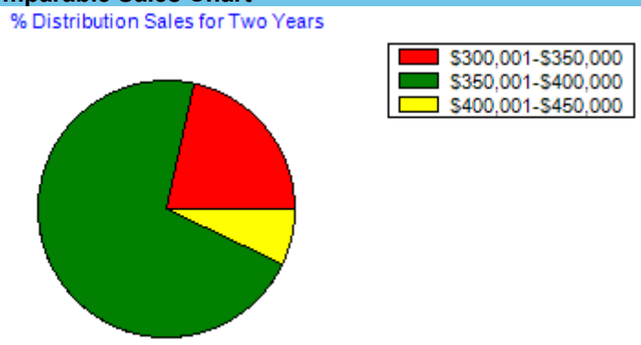
13	.15Mi.	**13102 RIPON PL** **UPPER MARLBORO, MD 20772-6139**	09/02/2025	$390,000	$361	1080	//2	1996	1,988 SF

APN: 15-1722784 Document #:
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 222 District: 15 Subdivision: PLAT TEN SECTION TWO BLOCK B KINGS GRANT MapRef: MB VJ 160 PL 6 Abbreviated Description: Lot:222 District:15 Subdivision:PLAT TEN SECTION TWO BLOCK B KINGS GRANT Map Ref:MB VJ 160 PL 6

14	.22Mi.	**4344 STOCKPORT WAY** **UPPER MARLBORO, MD 20772-5987**	07/25/2025	$363,000	$331	1096	//1	1993	1,600 SF

APN: 15-1720606 Document #:
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 10 Block: A Section: 2 Subdivision: KINGS GRANT MapRef: MB VJ 160 PL 18 Abbreviated Description: Lot:10 Section:2 Subdivision:KINGS GRANT Map Ref:MB VJ 160 PL 18Abbreviated Description:PLAT FOUR

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.

ICE SiteX Report

OrderID: 98655556

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.	**13050 SALFORD TER**	**03/13/2023**	$343,100	$327,167	1,080	//2	1996	2,400 SF	
0Mi.	**13052 SALFORD TER**	**01/21/2025**	$365,300	$339,567	1,096	//2	1996	1,600 SF	
.01Mi.	**13048 SALFORD TER**	**11/12/2019**	$350,500	$334,633	1,096	//2	1996	2,400 SF	
.01Mi.	**13054 SALFORD TER**	**12/18/2002**	$357,900	$332,367	1,080	//2	1996	1,600 SF	
.01Mi.	**13056 SALFORD TER**	**01/30/2006**	$366,600	$340,867	1,080	//2	1996	1,600 SF	
.01Mi.	**13046 SALFORD TER**	**01/25/2021**	$365,400	$339,733	1,080	//2	1996	1,600 SF	
.02Mi.	**13044 SALFORD TER**	**12/20/2018**	$371,300	$345,500	1,080	//2	1996	1,600 SF	
.02Mi.	**13058 SALFORD TER**	**10/06/2022**	$348,800	$323,467	1,040	//2	1996	1,600 SF	
.02Mi.	**13042 SALFORD TER**	**04/18/2005**	$365,900	$340,167	1,080	//2	1996	1,600 SF	
.02Mi.	**13060 SALFORD TER**	**04/04/1996**	$356,000	$340,267	1,096	//2	1996	2,369 SF	
.02Mi.	**13040 SALFORD TER**	**11/20/1998**	$365,300	$339,567	1,096	//2	1996	1,600 SF	
.03Mi.	**13051 SALFORD TER**	**09/08/1995**	$336,900	$320,833	1,080	//2	1996	2,213 SF	
.03Mi.	**13038 SALFORD TER**	**11/04/2021**	$355,500	$339,767	1,080	//2	1996	2,207 SF	
.03Mi.	**13062 SALFORD TER**	**03/14/2000**	$353,100	$337,300	1,080	//2	1996	2,364 SF	
.03Mi.	**13053 SALFORD TER**	**09/08/1995**	$353,800	$328,400	1,080	//2	1996	1,600 SF	
.03Mi.	**13055 SALFORD TER**	**05/21/2001**	$353,800	$328,400	1,080	//2	1996	1,600 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:	D-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.62Mi.	**Dr. Henry A. Wise Jr. High School**	D+	Public	9 - 12
Number of Students: 2,291 Student-Teacher Ratio: 18.93 Advanced Placement: Yes				
0.57Mi.	**Barack Obama Elementary School**	C+	Public	PK - 5
Number of Students: 629 Student-Teacher Ratio: 16.34				
4.28Mi.	**James Madison Middle School**	D+	Public	6 - 8
Number of Students: 800 Student-Teacher Ratio: 16.16				

Flood Report

The Subject Property of **13050 SALFORD TER, UPPER MARLBORO, MD 20772-6131** 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

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

OrderID: 98655556

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