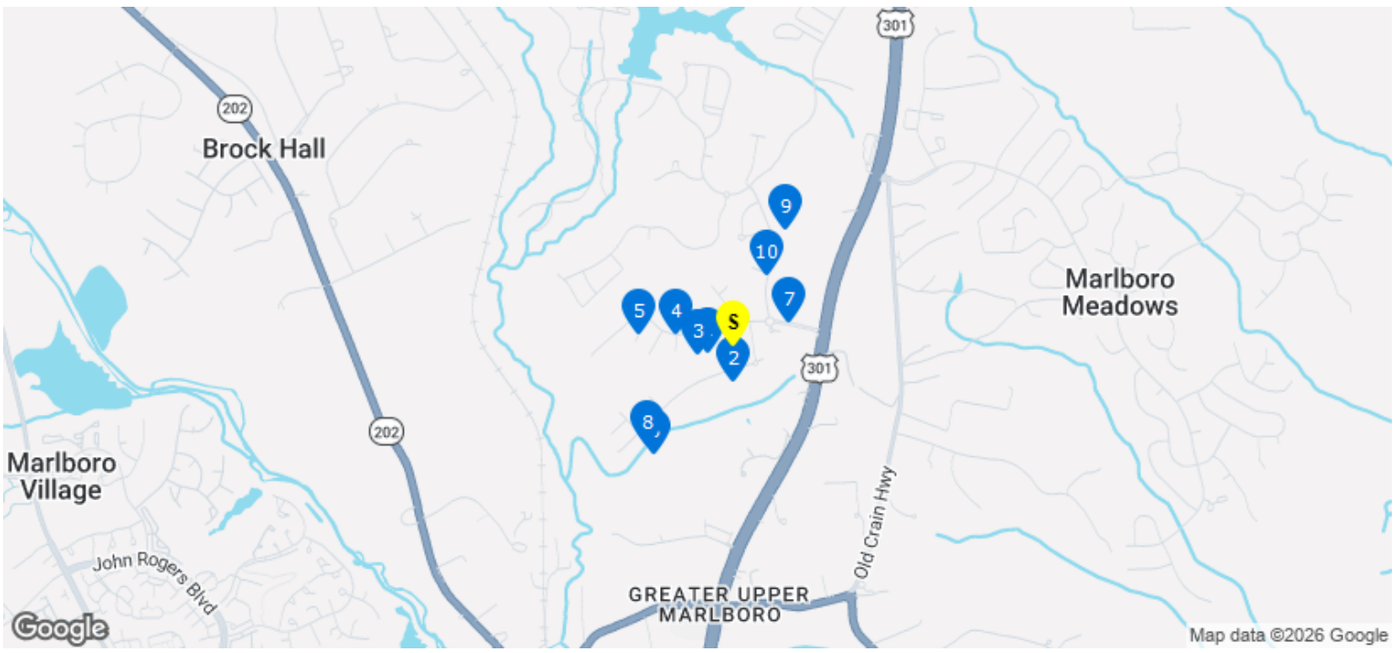
ICE SiteX Report

OrderID: 98761718

SiteX Property Information Report



Subject Property Location

15507 GOVERNORS PARK LN, UPPER MARLBORO, MD 20772-8290

County:	**PRINCE GEORGES MD**	Census Tract:	8006.08
Property Use:	Single Family Residential	Zoning:	LCD
Parcel Number:	03-4008116	Thomas Bros Pg-Grid:	

Valuation

Value:	**$929,000**	FSD:	13	Common Confidence Score:	55
Value Range:	$808,230 - $1,049,770	ICE Confidence Score:	87		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:		Market Land Value:	$185,600	Tax Year:	2026
Assd Improvement:		Market Improvment Value:	$676,900	Total Taxable Value:	$379
Total Assessed Value:	$850,900	Total Assessor Market Value:	$862,500	Delinquent Year:	
				Tax Account ID:	4008116
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 2 Block: C Section: 2 District: 03 Map Ref: 93 B2 0
Abbreviated Description: SEC 2 PLAT 1

Property Characteristics

Lot Size:	7,200 SF	Bedrooms:		Pool:	
Building Area:	4730 SF	Baths:	2	Fireplace:	1
Year Built:	2019	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:	1	Garage Type:	Attached Garage	Heating:	Forced air unit
Number of Stories:	2+B	Number of Cars:	2	A/C:	Yes
Style:		Basement:	Improved Basement (Finished)	Roof Cover:	Composition Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/05/2023	Sales Price:	N/A
Document #:	BK-PG 42515-106	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	11/13/2020	Sales Price:	$651,566
Document #:	BK-PG 42515-106	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Mortgage Record

Recording Date:	09/16/2019	Loan Amount:	N/A
Document #:	42515/106 BK-PG -	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	08/26/2019		
TD Due Date:	09/01/2049	Type Finance:	

Legal Description:
Block: C Subdivision: PLAT ONE SECTION TWO LOTS 1 7 BLOCK C LOTS 28 & 29 Map Ref: MB PM 231 PG 1

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Prior Transfer

Recording Date:	09/16/2019	Sales Price:	$636,295
Document #:	BK-PG 42515-098	Type of Sale:	Arms-Length Transfer
Contract Date:	08/26/2019		
Document Type:	Deed		

Legal Description:
Block: C Subdivision: PLAT ONE SECTION TWO LOTS 1 7 BLOCK C LOTS 28 & 29 Map Ref: MB PM 231 PG 1

Prior Transfer

Recording Date:	04/30/2019	Sales Price:	$145,119
Document #:	BK-PG 42044-531	Type of Sale:	Non Residential Transfer
Contract Date:	04/12/2019		
Document Type:	Deed		

Legal Description:
Block: C Subdivision: PLAT ONE SECTION TWO LOTS 1-7 BLOCK C LOTS 28 & 29 Map Ref: MB PM 231 PG 1

Area Sales Analysis

Total Area Sales	$7,884,995	Median # of Bedrooms	
Median Lot Size	7,635 SF	Median # of Baths	3
Median Living Area	3,706 SF	Median Year Built	2017
Price Range - 2 Yrs	$647,000 to $900,000	Age Range	6 years to 16 years
Median Value	$765,000	Median Age	9 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.07Mi.	**15411 GOVERNORS PARK LN** **UPPER MARLBORO, MD 20772-8279**	04/15/2026	$890,000	$193	4616	//5	2019	8,070 SF	
		APN: 03-4008157 Document #: Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 6 Block: C Subdivision: PLAT ONE SECTION TWO LOTS 1 7 BLOCK C LOTS 28 & 29 MapRef: MB PM 231 PG 1 Abbreviated Description: Lot:6 Block:C Subdivision:PLAT ONE SECTION TWO LOTS 1 7 BLOCK C LOTS 28 & 29 Map Ref:MB PM 231 PG 1								
2	.1Mi.	**15407 GOVERNORS PARK LN** **UPPER MARLBORO, MD 20772-8279**	05/18/2026	$820,000	$213	3848	//4	2019	8,622 SF	
		APN: 03-4008256 Document #: Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 8 Block: C Subdivision: PLAT TWO SECTION TWO LOTS 8 18 BLOCK C LOT 27 BLOC MapRef: MB PM 231 PG 2 Abbreviated Description: Lot:8 Block:C Subdivision:PLAT TWO SECTION TWO LOTS 8 18 BLOCK C LOT 27 BLOC Map Ref:MB PM 231 PG 2								
3	.1Mi.	**15602 SIR EDWARDS DR** **UPPER MARLBORO, MD 20772-8087**	07/14/2025	$765,000	$169	4534	//3	2010	7,087 SF	
		APN: 03-3805827 Document #: Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 47 Block: B Subdivision: BALMORAL MapRef: MB REP 215 PL 5 Abbreviated Description: Lot:47 Block:B Subdivision:BALMORAL Map Ref:MB REP 215 PL 5								
4	.16Mi.	**15318 GOVERNORS PARK LN** **UPPER MARLBORO, MD 20772-8277**	01/22/2026	$860,000	$227	3788	//5	2019	8,285 SF	
		APN: 03-4008652 Document #: Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 25 Block: D Subdivision: PLAT FOUR SECTION TWO LOT 35 BLOCK C LOTS 14 26 BL MapRef: MB PM 231 PG 4 Abbreviated Description: Lot:25 Block:D Subdivision:PLAT FOUR SECTION TWO LOT 35 BLOCK C LOTS 14 26 BL Map Ref:MB PM 231 PG 4								
5	.17Mi.	**3900 CHANCELSORS DR** **UPPER MARLBORO, MD 20772-8251**	11/14/2025	$705,000	$256	2753	//3	2014	7,200 SF	
		APN: 03-4009353 Document #: Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 10 Block: K Subdivision: BALMORAL SUBDIVISION MapRef: MB PM 231 PL 12 Abbreviated Description: Lot:10 Block:K Subdivision:BALMORAL SUBDIVISION Map Ref:MB PM 231 PL 12								
6	.22Mi.	**15700 GRAND ST** **UPPER MARLBORO, MD 20772-8258**	02/03/2026	$647,000	$223	2901	//3	2016	7,119 SF	
		APN: 03-4009494 Document #: Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 10 Block: F Subdivision: PLAT THIRTEEN SECTION TWO LOTS 7 12 BLOCK F PARCEL MapRef: MB PM 231 PL 13 Abbreviated Description: Lot:10 Block:F Subdivision:PLAT THIRTEEN SECTION TWO LOTS 7 12 BLOCK F PARCEL Map Ref:MB PM 231 PL 13								
7	.26Mi.	**3617 PENTLAND HILLS DR** **UPPER MARLBORO, MD 20774-9236**	04/27/2026	$775,000	$234	3318	//3	2019	7,956 SF	
		APN: 03-5598547 Document #: Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 9 Block: G Subdivision: PLAT THIRTEEN BEECH TREE SOUTH VILLAGE MapRef: MB SJH 247 PG 11 Abbreviated Description: Lot:9 Block:G Subdivision:PLAT THIRTEEN BEECH TREE SOUTH VILLAGE Map Ref:MB SJH 247 PG 11								
8	.26Mi.	**15304 GOVERNORS PARK LN** **UPPER MARLBORO, MD 20772-8277**	10/02/2025	$900,000	$220	4098	//4	2020	8,440 SF	
		APN: 03-4008835 Document #: Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 13 Block: D Subdivision: BALMORAL MapRef: MB PM 231 PL 5 Abbreviated Description: Lot:13 Block:D Subdivision:BALMORAL Map Ref:MB PM 231 PL 5								
9	.29Mi.	**3804 TABACUM CT** **UPPER MARLBORO, MD 20774-9265**	06/09/2025	$699,999	$274	2552	//3	2018	8,648 SF	
		APN: 03-5599928 Document #: Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 17 Block: H Subdivision: PLAT OF CORRECTION PLAT FIFTEEN BEECH TREE SOUTH V MapRef: MB SJH 349 PG 95 Abbreviated Description: Lot:17 Block:H Subdivision:PLAT OF CORRECTION PLAT FIFTEEN BEECH TREE SOUTH V Map Ref:MB SJH 349 PG 95								
10	.3Mi.	**3812 EFFIE FOX WAY** **UPPER MARLBORO, MD 20774-9251**	06/16/2025	$632,000	$312	2026	//3	2018	2,720 SF	
		APN: 03-5604332 Document #: Document Type: Deed Price Code: A								

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Land Use: Exempt (full or partial)
Legal: Lot: 7 Block: I Subdivision: PLAT SEVENTEEN BEECH TREE SOUTH VILLAGE MapRef: MB SJH 247 PG 58 Abbreviated Description: Lot:7 Block:I Subdivision:PLAT SEVENTEEN BEECH TREE SOUTH VILLAGE Map Ref:MB SJH 247 PG 58

11	.33Mi.	**3823 EFFIE FOX WAY** **UPPER MARLBORO, MD 20774-9253**	03/18/2026	$544,000	$269	2023	//2	2018	2,720 SF

APN: 03-5604800 Document #:
Document Type: Deed Price Code: A
Land Use: Townhouse (Residential)
Legal: Lot: 102 Block: I Subdivision: PLAT EIGHTEEN BEECH TREE SOUTH VILLAGE MapRef: MB SJH 247 PG 59 Abbreviated Description: Lot:102 Block:I Subdivision:PLAT EIGHTEEN BEECH TREE SOUTH VILLAGE Map Ref:MB SJH 247 PG 59

12	.33Mi.	**3819 EFFIE FOX WAY** **UPPER MARLBORO, MD 20774-9253**	10/09/2025	$495,000	$244	2026	//2	2018	1,920 SF

APN: 03-5604786 Document #:
Document Type: Deed Price Code: A
Land Use: Townhouse (Residential)
Legal: Lot: 100 Block: I Subdivision: PLAT EIGHTEEN BEECH TREE SOUTH VILLAGE MapRef: MB SJH 247 PG 59 Abbreviated Description: Lot:100 Block:I Subdivision:PLAT EIGHTEEN BEECH TREE SOUTH VILLAGE Map Ref:MB SJH 247 PG 59City/Muni/Twp:UPPER MARLBORO City/Muni/Twp: UPPER MARLBORO

13	.33Mi.	**3840 EFFIE FOX WAY** **UPPER MARLBORO, MD 20774-9251**	05/01/2025	$595,000	$293	2032	//3	2019	1,920 SF

APN: 03-5603441 Document #:
Document Type: Deed Price Code: A
Land Use: Exempt (full or partial)
Legal: Lot: 21 Block: I Subdivision: PLAT NINETEEN BEECH TREE SOUTH VILLAGE MapRef: MB SJH 247 PL 60 Abbreviated Description: Lot:21 Block:I Subdivision:PLAT NINETEEN BEECH TREE SOUTH VILLAGE Map Ref:MB SJH 247 PL 60

14	.35Mi.	**3715 PENTLAND HILLS DR** **UPPER MARLBORO, MD 20774-9241**	06/05/2025	$770,000	$225	3428	//4	2019	6,380 SF

APN: 03-5599792 Document #:
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 23 Block: G Subdivision: PLAT FIFTEEN BEECH TREE SOUTH VILLAGE MapRef: MB 249 PG 95 Abbreviated Description: Lot:23 Block:G Subdivision:PLAT FIFTEEN BEECH TREE SOUTH VILLAGE Map Ref:MB 249 PG 95

15	.36Mi.	**15312 SIR EDWARDS DR** **UPPER MARLBORO, MD 20772-8012**	04/27/2026	$750,000	$215	3484	//3	2013	8,771 SF

APN: 03-3806270 Document #:
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 6 Block: B Subdivision: BALMORAL MapRef: MB REP 215 PL 8 Abbreviated Description: Lot:6 Block:B Subdivision:BALMORAL Map Ref:MB REP 215 PL 8

16	.36Mi.	**15214 RICHARD BOWIE LN** **UPPER MARLBORO, MD 20774-9247**	01/29/2026	$560,000	$292	1920	//2	2019	1,920 SF

APN: 03-5604877 Document #:
Document Type: Deed Price Code: A
Land Use: Townhouse (Residential)
Legal: Lot: 109 Block: I Subdivision: PLAT EIGHTEEN BEECH TREE SOUTH VILLAGE MapRef: MB SJH 247 PL 59 Abbreviated Description: Lot:109 Block:I Subdivision:PLAT EIGHTEEN BEECH TREE SOUTH VILLAGE Map Ref:MB SJH 247 PL 59

17	.37Mi.	**15311 SIR EDWARDS DR** **UPPER MARLBORO, MD 20772-8114**	09/11/2026	$723,000	$200	3624	//2	2011	7,200 SF

APN: 03-3806320 Document #:
Document Type: Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 37 Block: A Subdivision: BALMORAL MapRef: MB REP 215 PL 8 Abbreviated Description: Lot:37 Block:A Subdivision:BALMORAL Map Ref:MB REP 215 PL 8

18	.37Mi.	**3900 EFFIE FOX WAY** **UPPER MARLBORO, MD 20774-9263**	05/01/2025	$535,000	$279	1920	//2	2018	2,720 SF

APN: 03-5603554 Document #:
Document Type: Deed Price Code: A
Land Use: Townhouse (Residential)
Legal: Lot: 32 Block: I Subdivision: PLAT NINETEEN BEECH TREE SOUTH VILLAGE MapRef: MB 247 PG 60 Abbreviated Description: Lot:32 Block:I Subdivision:PLAT NINETEEN BEECH TREE SOUTH VILLAGE Map Ref:MB 247 PG 60

19	.38Mi.	**3803 PENTLAND HILLS DR** **UPPER MARLBORO, MD 20774-9242**	07/23/2026	$570,000	$281	2026	//2	2019	1,920 SF

APN: 03-5604194 Document #:
Document Type: Deed Price Code: A
Land Use: Townhouse (Residential)
Legal: Lot: 80 Block: I Subdivision: PLAT SEVENTEEN BEECH TREE SOUTH VILLAGE MapRef: MB SJH 247 PG 58 Abbreviated Description: Lot:80 Block:I Subdivision:PLAT SEVENTEEN BEECH TREE SOUTH VILLAGE Map Ref:MB SJH 247 PG 58

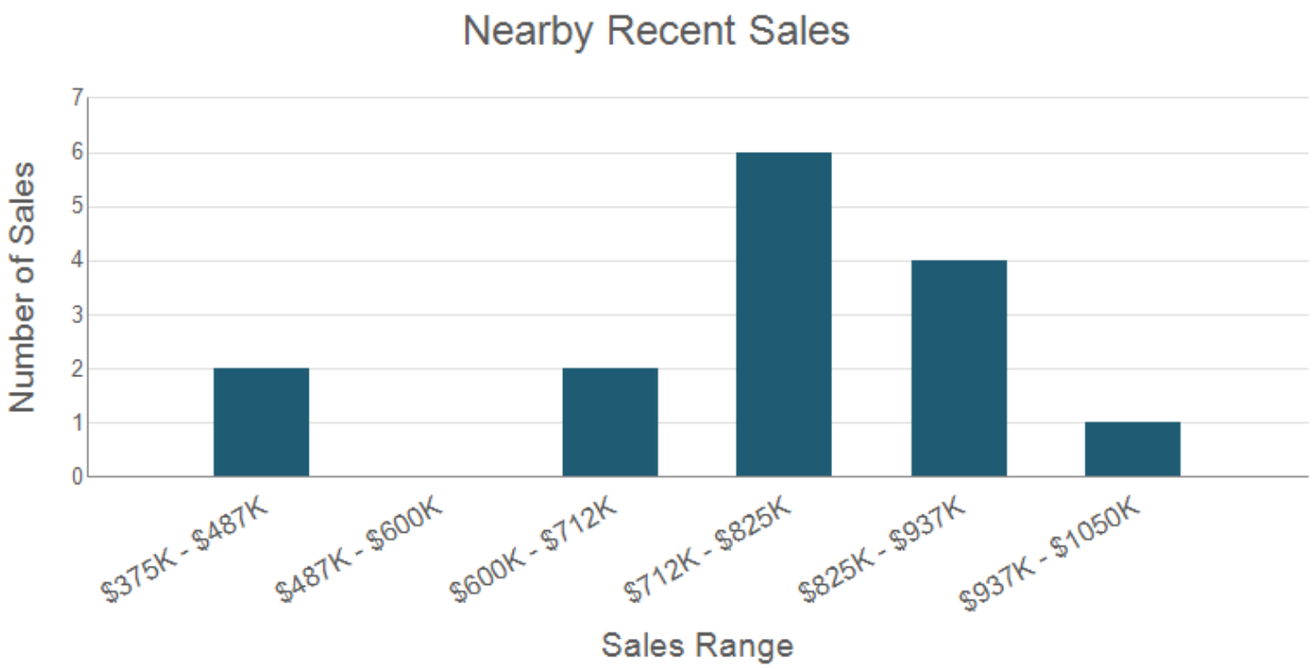
20	.38Mi.	**3807 PENTLAND HILLS DR** **UPPER MARLBORO, MD 20774-9242**	05/14/2026	$565,000	$271	2088	//2	2019	1,920 SF

APN: 03-5604172 Document #:
Document Type: Deed Price Code: A
Land Use: Townhouse (Residential)
Legal: Lot: 78 Block: I Subdivision: PLAT SEVENTEEN BEECH TREE SOUTH VILLAGE MapRef: MB SJH 247 PG 58 Abbreviated Description: Lot:78 Block:I Subdivision:PLAT SEVENTEEN BEECH TREE SOUTH VILLAGE Map Ref:MB SJH 247 PG 58

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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.	**15507 GOVERNORS PARK LN**	**09/16/2019**	$862,500	$850,900	4,730	//2	2019	7,200 SF	
.01Mi.	**15505 GOVERNORS PARK LN**	**05/17/2019**	$738,400	$672,000	3,138	//5	2019	7,200 SF	
.01Mi.	**15509 GOVERNORS PARK LN**	**11/15/2021**	$827,800	$749,267	3,837	//5	2019	7,286 SF	
.03Mi.	**15503 GOVERNORS PARK LN**	**10/22/2019**	$700,200	$638,400	3,126	//2	2019	6,480 SF	
.03Mi.	**4001 WALES LN**	**11/24/2010**	$827,600	$810,533	4,520	//4	2009	8,315 SF	
.03Mi.	**15506 GOVERNORS PARK LN**	**10/15/2019**	$761,900	$747,433	3,712	//3	2019	7,200 SF	
.03Mi.	**4003 WALES LN**	**04/27/2011**	$680,900	$617,433	3,038	//2	2011	6,850 SF	
.03Mi.	**15504 GOVERNORS PARK LN**	**05/10/2019**	$763,300	$753,367	4,098	//2	2019	7,200 SF	
.03Mi.	**15508 GOVERNORS PARK LN**	**06/11/2019**	$843,800	$829,400	4,042	//5	2019	7,329 SF	
.04Mi.	**15502 GOVERNORS PARK LN**	**08/14/2019**	$649,800	$594,000	2,748	//2	2019	6,255 SF	
.04Mi.	**4005 WALES LN**	**09/06/2018**	$683,100	$619,367	3,038	//3	2010	6,900 SF	
.04Mi.	**15501 GOVERNORS PARK LN**	**11/14/2019**	$771,200	$699,467	3,483	//4	2019	5,619 SF	
.04Mi.	**15600 GOVERNORS PARK LN**	**09/18/2020**	$808,900	$797,100	4,190	//4	2016	8,676 SF	
.05Mi.	**4007 WALES LN**	**01/20/2022**	$684,100	$620,233	3,302	//3	2010	6,967 SF	
.05Mi.	**15500 GOVERNORS PARK LN**	**05/01/2020**	$675,200	$613,667	2,892	//3	2019	6,473 SF	
.05Mi.	**3905 PERTHSHIRE PL**	**05/06/2020**	$812,700	$737,300	3,848	//4	2020	7,138 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-

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Assigned Schools

Proxim.	Name	Rating	Type	Grade
5.79Mi.	**Kettering Middle School** Number of Students: 874 Student-Teacher Ratio: 10.28	C-	Public	6 - 8
1.49Mi.	**Patuxent Elementary School** Number of Students: 281 Student-Teacher Ratio: 13.91	C-	Public	PK - 5
2.80Mi.	**Dr. Henry A. Wise Jr. High School** Number of Students: 2,291 Student-Teacher Ratio: 18.93 Advanced Placement: Yes	D+	Public	9 - 12

Flood Report

The Subject Property of **15507 GOVERNORS PARK LN, UPPER MARLBORO, MD 20772-8290** 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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Data deemed reliable, but not guaranteed.
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