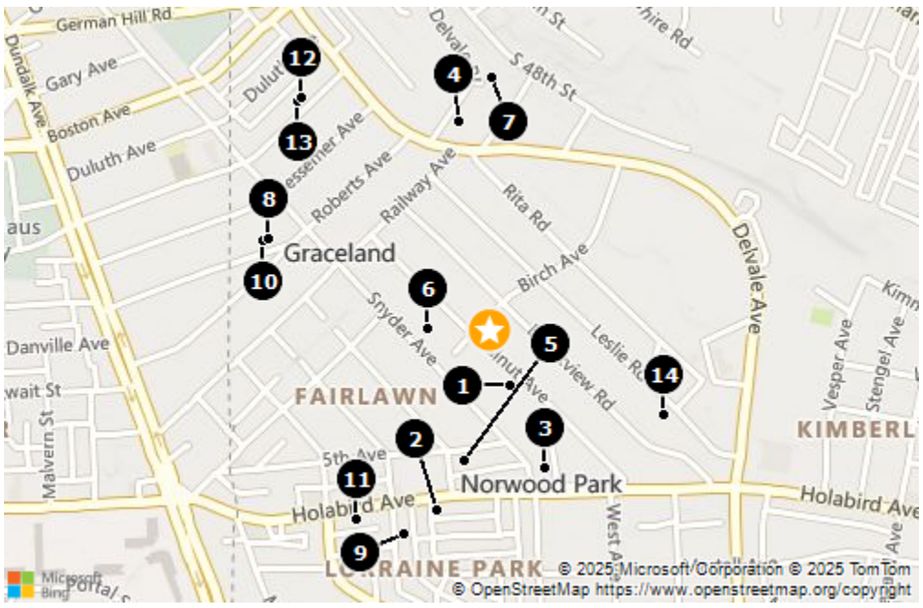
ICE SiteX Report

OrderID: 94001697

SiteX Property Information Report



Subject Property Location

1901 WALNUT AVE, DUNDALK, MD 21222-1719

County:	**BALTIMORE MD**	Census Tract:	240054207.021020
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	12-1218049780	Thomas Bros Pg-Grid:	802-2E

Valuation

Value:	**$267,000**	FSD:	13
Value Range:	$232,290 - $301,710	Confidence Score:	87

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	
Assd Land Value:		Market Land Value:	$65,200	Tax Year:	2023
Assd Improvement:		Market Improvment Value:	$118,900	Total Taxable Value:	$1,144
Total Assessed Value:	$161,767	Total Assessor Market Value:	$184,100	Delinquent Year:	
				Tax Account ID:	1218049780
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 60 District: 12 Map Ref: 103 3 11
Abbreviated Description: SE COR BIRCH AVE HOLABIRD PK

Property Characteristics

Lot Size:	7,500 SF	Bedrooms:		Pool:	
Building Area:	780 SF	Baths:	1	Fireplace:	
Year Built:	1948	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding
Number of Units:	1	Garage Type:	Detached	Heating:	Forced Air
Number of Stories:	1+AB	Number of Cars:	2	A/C:	Yes
Style:		Basement:	Yes	Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	11/17/2023	Sales Price:	N/A
Document #:	BK-PG 45658-140	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/20/2021	Sales Price:	$225,000
Document #:	BK-PG 45658 -134	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 60 District: 12 Map Ref: 103 3 11
Abbreviated Description: SE COR BIRCH AVE HOLABIRD PK

Prior Transfer

Recording Date:	10/20/2021	Sales Price:	$225,000
Document #:	BK-PG 45658-134	Type of Sale:	Full Amount on Deed
Contract Date:	07/15/2021		
Document Type:	Deed		

Legal Description:
Lot: 60 Subdivision: HOLABIRD PARK Map Ref: MB CWB JR 12 FO 35

Prior Transfer

Recording Date:	08/09/2021	Sales Price:	$262,500

ICE SiteX Report

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Document #:	BK-PG 39778-164	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	12/22/2017	Loan Amount:	N/A
Document #:	BK-PG 0039778-164	Loan Type:	Reverse Mortgage
TD Due Date:		Type Finance:	ADJ
Legal Description:			

Lot: 60 District: 12 Subdivision: HOLABIRD PARK

Prior Transfer

Recording Date:	09/04/1973	Sales Price:	$28,500
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Area Sales Analysis

Total Area Sales	$3,627,400	Median # of Bedrooms	
Median Lot Size	6,250 SF	Median # of Baths	1
Median Living Area	1,286 SF	Median Year Built	1941
Price Range - 2 Yrs	$1,500 to $492,000	Age Range	65 years to 171 years
Median Value	$284,000	Median Age	84 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.08Mi.	**1914 WALNUT AVE** **DUNDALK, MD 21222-1718**	01/03/2025	$299,900	$384	780	//1	1948	8,250 SF	
		APN: 12-1223001800 Document #: Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 15 District: 12 Subdivision: HOLABIRD PARK MapRef: MB CWBJR12 FO 35 Abbreviated Description: Lot:15 District:12 Subdivision:HOLABIRD PARK Map Ref:MB CWBJR12 FO 35								
2	.23Mi.	**6901 HOLABIRD AVE** **DUNDALK, MD 21222-1748**	12/17/2024	$215,000	$146	1464	//1	1910	5,130 SF	
		APN: 12-1208032040 Document #: Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 12 Section: 2 District: 12 MapRef: MB WPC 8 FO 52 Abbreviated Description: Lot:12 Section:2 District:12 Map Ref:MB WPC 8 FO 52City/Muni/Twp:BALTIMORE City/Muni/Twp: BALTIMORE								
3	.19Mi.	**1938 CEDAR LN** **DUNDALK, MD 21222-1721**	12/09/2024	$284,500	$199	1429	//2	1942	5,375 SF	
		APN: 12-1202006840 Document #: Document Type: Special Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Subdivision: HOLABIRD PARK MapRef: MB CWB 12 FO 45 Abbreviated Description: Subdivision:HOLABIRD PARK Map Ref:MB CWB 12 FO 45Abbreviated Description:PART OF LOT 3								
4	.26Mi.	**6901 DELVALE PL** **DUNDALK, MD 21222-1148**	08/12/2024	$295,000	$319	924	//1	1955	19,107 SF	
		APN: 12-1223016001 Document #: Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 9 Subdivision: DEVALE PLACE MapRef: MB GLB 20 FO 149 Abbreviated Description: Lot:9 Subdivision:DEVALE PLACE Map Ref:MB GLB 20 FO 149								
5	.17Mi.	**7005 5TH AVE** **DUNDALK, MD 21222-1703**	07/03/2024	$1,500	$1	1459	//3	1934	9,375 SF	
		APN: 12-1203052180 Document #: Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 3-5 Block: D Subdivision: FAIRLAWN MapRef: MB WPC 6 FO 100 Abbreviated Description: Lot:3-5 Block:D Subdivision:FAIRLAWN Map Ref:MB WPC 6 FO 100								
6	.08Mi.	**1911 SNYDER AVE** **DUNDALK, MD 21222-1713**	06/10/2024	$128,000	$186	686	//1	1921	9,375 SF	
		APN: 12-1225070660 Document #: Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 27-29 Block: O District: 12 Subdivision: FAIRLAWN MapRef: LB WPC6 FO 100 Abbreviated Description: Lot:27-29 Block:O District:12 Subdivision:FAIRLAWN Map Ref:LB WPC6 FO 100								
7	.32Mi.	**6911 DELVALE PL** **DUNDALK, MD 21222-1148**	06/05/2024	$207,000	$174	1189	//1	1960	8,502 SF	
		APN: 12-1216046180 Document #: Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 9 Block: B Subdivision: DELVARE MANOR MapRef: MB WJR 26 FO 37 Abbreviated Description: Lot:9 Block:B Subdivision:DELVARE MANOR Map Ref:MB WJR 26 FO 37								
8	.3Mi.	**6740 DANVILLE AVE** **DUNDALK, MD 21222-1129**	05/10/2024	$95,000	$123	768	//1	1941	5,000 SF	
		APN: 12-1220030470 Document #: Document Type: Special Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 439&440 District: 12 Subdivision: GRACELAND PARK Abbreviated Description: Lot:439&440 District:12 Subdivision:GRACELAND PARK Abbreviated Description:EASTERNMOST 20 FT OF LOT 440 & WESTERNMOST 20 FT OF LOT 439								
9	.28Mi.	**1806 KINSHIP RD** **DUNDALK, MD 21222-3004**	05/01/2024	$283,500	$224	1264	//1	1929	5,000 SF	
		APN: 12-1216055050 Document #: Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 15 Section: 1 Subdivision: LORRAINE PARK MapRef: MB WPC 8 FO 52 Abbreviated Description: Lot:15 Section:1 Subdivision:LORRAINE PARK Map Ref:MB WPC 8 FO 52City/Muni/Twp:LORRAINE PARK City/Muni/Twp: LORRAINE PARK								
10	.31Mi.	**6738 DANVILLE AVE** **DUNDALK, MD 21222-1129**	04/30/2024	$350,000	$267	1308	//2	1941	5,000 SF	
		APN: 12-1219000440 Document #:								

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Document Type: Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 440-442 Subdivision: GRACELAND PARK Abbreviated Description: Lot:440-442 Subdivision:GRACELAND PARK Abbreviated Description:WESTERNMOST 5 FT OF LOT 440 & E 10 FT OF LOT 442

11	.3Mi.	**6815 HOLABIRD AVE DUNDALK, MD 21222-1746**	03/11/2024	$492,000	$211	2324	//2	1854	15,045 SF	

APN: 12-1219008742 Document #:
Document Type: Deed Price Code: D
Land Use: Single Family Residential
Legal:

12	.38Mi.	**6814 YOUNGSTOWN AVE DUNDALK, MD 21222-1112**	02/16/2024	$381,000	$242	1568	//2	1960	6,250 SF	

APN: 12-1212001240 Document #:
Document Type: Deed Price Code: D
Land Use: Single Family Residential
Legal:

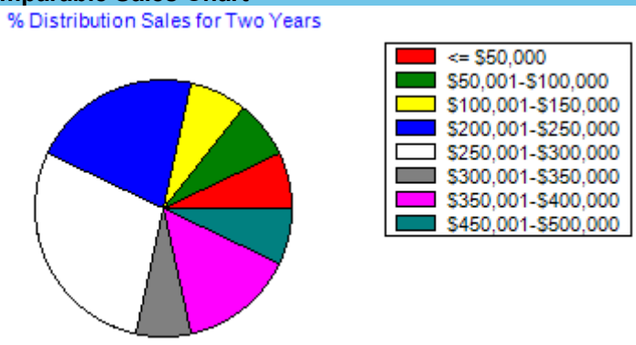
13	.38Mi.	**6812 YOUNGSTOWN AVE DUNDALK, MD 21222-1112**	02/12/2024	$355,000	$178	1994	//2	1950	6,250 SF	V

APN: 12-1223053620 Document #:
Document Type: Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 73 Subdivision: REVISED PLAT OF PARL OF DEL RAY PARK MapRef: MB JWB 14 FO 66 Abbreviated Description: Lot:73 Subdivision:REVISED PLAT OF PARL OF DEL RAY PARK Map Ref:MB JWB 14 FO 66

14	.24Mi.	**1728 LESLIE RD DUNDALK, MD 21222-1218**	01/22/2024	$240,000	$220	1088	//1	1937	6,000 SF	

APN: 12-1216060140 Document #:
Document Type: Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 13 Section: A Subdivision: PLAT NO 1 OF NORWOOD PARK MapRef: MB WPC 8 FO 77 Abbreviated Description: Lot:13 Section:A Subdivision:PLAT NO 1 OF NORWOOD PARK Map Ref:MB WPC 8 FO 77

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.	**1901 WALNUT AVE**	**10/20/2021**	$184,100	$161,767	780	//1	1948	7,500 SF	
.01Mi.	**1903 WALNUT AVE**	**12/12/1988**	$165,100	$147,433	780	//1	1948	6,250 SF	
.02Mi.	**1905 WALNUT AVE**	**11/09/2021**	$182,100	$161,567	780	//1	1948	6,250 SF	
.02Mi.	**1831 WALNUT AVE**	**03/29/2018**	$317,100	$273,500	2,392	//2	1948	7,500 SF	
.02Mi.	**1734 BROOKVIEW RD**	**12/20/2010**	$194,200	$170,467	1,209	//1	1942	5,650 SF	
.02Mi.	**1736 BROOKVIEW RD**	**04/11/1979**	$230,300	$200,367	1,629	//1	1942	5,600 SF	
.03Mi.	**1907 WALNUT AVE**	**11/03/2015**	$205,900	$181,300	780	//1	1948	6,250 SF	
.03Mi.	**1732 BROOKVIEW RD**	**09/11/2007**	$195,800	$170,267	1,400	//1	1948	5,650 SF	
.03Mi.	**1738 BROOKVIEW RD**	**08/22/1995**	$192,600	$169,467	1,209	//1	1942	5,600 SF	
.03Mi.	**1829 WALNUT AVE**	**05/12/2020**	$247,100	$215,100	940	//2	1947	7,500 SF	
.04Mi.	**1900 WALNUT AVE**	**05/31/2013**	$198,600	$174,200	1,062	//1	1948	8,880 SF	
.04Mi.	**1902 WALNUT AVE**	**05/04/2012**	$181,000	$160,267	780	//1	1948	7,500 SF	
.04Mi.	**1730 BROOKVIEW RD**	**05/06/2022**	$235,700	$187,033	1,584	//2	1948	5,650 SF	
.04Mi.	**1740 BROOKVIEW RD**	**01/09/2004**	$204,700	$179,433	1,739	//1	1942	5,600 SF	
.04Mi.	**1909 WALNUT AVE**	**08/03/2005**	$200,300	$175,033	1,289	//1	1948	6,250 SF	
.04Mi.	**1830 WALNUT AVE**	**08/02/2007**	$242,800	$211,800	936	//1	1948	8,520 SF	

Rent vs. Own

Households Occupied by Renters:	34%	Households Occupied by Owners:	59%

Demographics & Income

Median Age:	38.4 years old	Households:	22,434
Median Household Income:	$63,172	Households w/Family:	64%
Household Income Per Capita:	$32,392	Households w/Family Married:	36%
Most Common Education Level:	High School Graduate	Households w/Family Children:	32%

ICE SiteX Report

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School District

School District Zone:	Baltimore County Public Schools	Students:	111,084
Number of Schools:	178	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.38Mi.	**Holabird Middle School** Number of Students: 945 Student-Teacher Ratio: 13.9	F	Public	4 - 8
0.29Mi.	**Norwood Elementary School** Number of Students: 470 Student-Teacher Ratio: 15.67	NA	Public	PK - 3
0.75Mi.	**Dundalk High School** Number of Students: 1,842 Student-Teacher Ratio: 14.85 Advanced Placement: Yes	F	Public	9 - 12

Flood Report

The Subject Property of **1901 WALNUT AVE, DUNDALK, MD 21222-1719** 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	127%	HIGHER
BURGLARY	133%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	118%	HIGHER
FORCIBLE ROBBERY	100%	SIMILAR
AGGRAVATED ASSAULT	97%	SIMILAR
FORCIBLE RAPE	98%	SIMILAR
MURDER	120%	HIGHER
OVERALL	129%	HIGHER

Disaster Alerts

No alerts noted

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