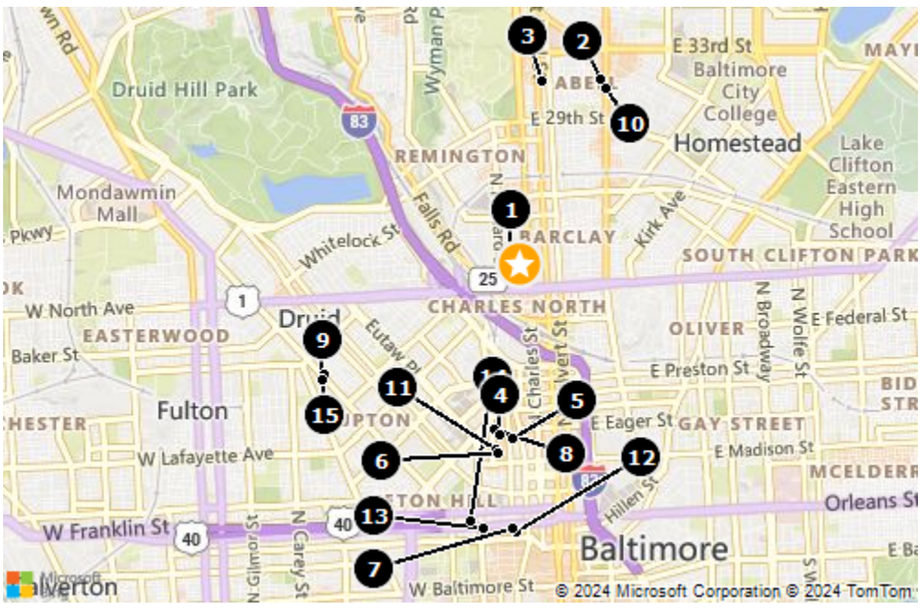
SiteX™ Report

OrderID: 91364968

SiteX Property Information Report



Subject Property Location

2027 MARYLAND AVE, BALTIMORE, MD 21218-5918

County:	**BALTIMORE CITY MD**	Census Tract:	245101206.003015
Property Use:	Commercial/Office/Residential (mixed use)	Zoning:	C-1
Parcel Number:	12-07-3603 -014	Thomas Bros Pg-Grid:	771-3D

Valuation

Value:	**N/A**	FSD:	N/A
Value Range:	N/A - N/A	Confidence Score:	N/A

County Tax & Assessment

Assessment Year:	2023	Market Value Year:	2023	Tax Rate Code Area:	
Assd Land Value:		Market Land Value:	$90,000	Tax Year:	2023
Assd Improvement:		Market Improvment Value:	$116,800	Total Taxable Value:	$4,338
Total Assessed Value:	$183,800	Total Assessor Market Value:	$206,800	Delinquent Year:	
				Tax Account ID:	073603 014
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 14 Block: 3603 Section: 7 District: 12 Map Ref: 12
Abbreviated Description: 20X150

Property Characteristics

Lot Size:	3,000 SF	Bedrooms:		Pool:	
Building Area:	3750 SF	Baths:		Fireplace:	
Year Built:	1900	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:	1	Garage Type:		Heating:	Hot Water
Number of Stories:	3+B	Number of Cars:		A/C:	
Style:		Basement:	Yes	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	07/05/2018	Loan Amount:	N/A
Document #:	BK-PG 20316-108	Loan Type:	FHA
TD Due Date:	06/01/2048	Type Finance:	

Legal Description:
City/Muni/Twp: BALTIMORE CITY

Mortgage Record

Recording Date:	02/05/2009	Loan Amount:	N/A
Document #:	BK-PG 11355-270	Loan Type:	FHA
TD Due Date:	09/01/2034	Type Finance:	

Legal Description:
Abbreviated Description: TAX ID# 12-07-3603 -014
City/Muni/Twp: BALTIMORE

Prior Transfer

Recording Date:	03/16/2004	Sales Price:	$148,900
Document #:	82221 BK-PG FMC05149-0264	Type of Sale:	Full Amount on Deed
Document Type:	Deed		

Legal Description:
Lot: 14 Block: 3603 Section: 7 District: 12 Map Ref: 12
Abbreviated Description: IMPS;20X150 ; ;

Prior Transfer

Recording Date:	05/02/1995	Sales Price:	$50,000
Document #:	BK-PG 04848-00172	Type of Sale:	Price Unconfirmed
Document Type:	Foreclosure Sale		

Legal Description:
Lot: 14 Block: 3603 Section: 7 District: 12 Map Ref: MAP 12

Area Sales Analysis

Total Area Sales	$6,938,927	Median # of Bedrooms	
Median Lot Size	1,699 SF	Median # of Baths	
Median Living Area	3,060 SF	Median Year Built	1900
Price Range - 2 Yrs	$95,000 to $1,250,000	Age Range	94 years to 124 years
Median Value	$380,000	Median Age	124 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.08Mi.	**2124 MARYLAND AVE** **BALTIMORE, MD 21218-5617**	04/10/2024	$390,000	$127	3060	//		4,759 SF	
		APN: 12-07-3609 -012 Document #: Document Type: Assignment deed Price Code: D Land Use: Commercial/Office/Residential (mixed use) Legal: Abbreviated Description: City/Muni/Twp:BALTIMORE CITY City/Muni/Twp: BALTIMORE CITY								
2	1.01Mi.	**418 E 31ST ST** **BALTIMORE, MD 21218-3598**	04/09/2024	$250,000	$145	1720	//	1930	2,000 SF	
		APN: 12-20-3881 -008 Document #: Document Type: Deed Price Code: D Land Use: Commercial/Office/Residential (mixed use) Legal: Abbreviated Description: City/Muni/Twp:BALTIMORE City/Muni/Twp: BALTIMORE								
3	.92Mi.	**3107 SAINT PAUL ST** **BALTIMORE, MD 21218-5586**	03/01/2024	$750,000	$223	3355	//	1900	2,576 SF	
		APN: 12-19-3861 -002B Document #: Document Type: Special Warranty Deed Price Code: D Land Use: Commercial/Office/Residential (mixed use) Legal:								
4	.86Mi.	**235 W READ ST** **BALTIMORE, MD 21201-4892**	02/16/2024	$392,200	$145	2692	//	1900	1,516 SF	
		APN: 11-09-0509 -079 Document #: Document Type: Deed Price Code: D Land Use: Commercial/Office/Residential (mixed use) Legal:								
5	.87Mi.	**847 PARK AVE** **BALTIMORE, MD 21201-4934**	01/04/2024	$935,000	$200	4672	//	1900	1,699 SF	
		APN: 11-02-0510 -014 Document #: Document Type: Deed Price Code: D Land Use: Commercial/Office/Residential (mixed use) Legal: Abbreviated Description: City/Muni/Twp:BALTIMORE City/Muni/Twp: BALTIMORE								
6	.95Mi.	**833 N HOWARD ST** **BALTIMORE, MD 21201-4948**	12/28/2023	$285,000	$176	1612	//	1900	1,300 SF	
		APN: 11-09-0509 -041 Document #: Document Type: Deed Price Code: D Land Use: Commercial/Office/Residential (mixed use) Legal: Abbreviated Description: City/Muni/Twp:BALTIMORE City/Muni/Twp: BALTIMORE								
7	1.33Mi.	**324 PARK AVE** **BALTIMORE, MD 21201-3623**	10/26/2023	$595,000	$168	3528	//	1920	1,442 SF	
		APN: 04-02-0578 -037 Document #: Document Type: Deed Price Code: D Land Use: Commercial/Office/Residential (mixed use) Legal: Abbreviated Description: City/Muni/Twp:BALTIMORE City/Muni/Twp: BALTIMORE								
8	.84Mi.	**899 N HOWARD ST** **BALTIMORE, MD 21201-4605**	10/10/2023	$350,000	$68	5097	//	1900	999 SF	
		APN: 11-09-0509 -073 Document #: Document Type: Assignment deed Price Code: D Land Use: Commercial/Office/Residential (mixed use) Legal:								
9	1.15Mi.	**1816 PENNSYLVANIA AVE** **BALTIMORE, MD 21217-3213**	09/21/2023	$95,000	$44	2135	//	1900	1,600 SF	
		APN: 14-07-0319 -007 Document #: Document Type: Deed Price Code: D Land Use: Commercial/Office/Residential (mixed use) Legal: Block: 3B Abbreviated Description: Block:3B City/Muni/Twp:BALTIMORE City/Muni/Twp: BALTIMORE								
10	.98Mi.	**3038 GREENMOUNT AVE** **BALTIMORE, MD 21218-3977**	09/19/2023	$127,200	$63	1990	//	1920	2,572 SF	
		APN: 12-20-3856 -010 Document #: Document Type: Assignment deed Price Code: D Land Use: Commercial/Office/Residential (mixed use) Legal: Abbreviated Description: City/Muni/Twp:BALTIMORE CITY City/Muni/Twp: BALTIMORE CITY								
11	.94Mi.	**841 N HOWARD ST** **BALTIMORE, MD 21201-4981**	09/12/2023	$875,000	$277	3150	//	1900	3,776 SF	
		APN: 11-09-0509 -045 Document #: Document Type: Deed Price Code: D Land Use: Commercial/Office/Residential (mixed use) Legal: Abbreviated Description: City/Muni/Twp:BALTIMORE CITY City/Muni/Twp: BALTIMORE CITY								
12	1.34Mi.	**317 PARK AVE** **BALTIMORE, MD 21201-3637**	08/10/2023	$380,000	$57	6660	//	1900	3,620 SF	
		APN: 04-02-0579 -001 Document #: Document Type: Deed Price Code: D Land Use: Commercial/Office/Residential (mixed use) Legal: Abbreviated Description: City/Muni/Twp:BALTIMORE City/Muni/Twp: BALTIMORE								
13	1.34Mi.	**327 N EUTAW ST** **BALTIMORE, MD 21201-2227**	07/21/2023	$125,000	$51	2450	//	1920	1,144 SF	
		APN: 04-02-0577 -021 Document #: Document Type: Deed Price Code: D Land Use: Commercial/Office/Residential (mixed use)								

Legal: MapRef: LB 20418 FO 492 Abbreviated Description: Map Ref:LB 20418 FO 492City/Muni/Twp:BALTIMORE City/Muni/Twp: BALTIMORE

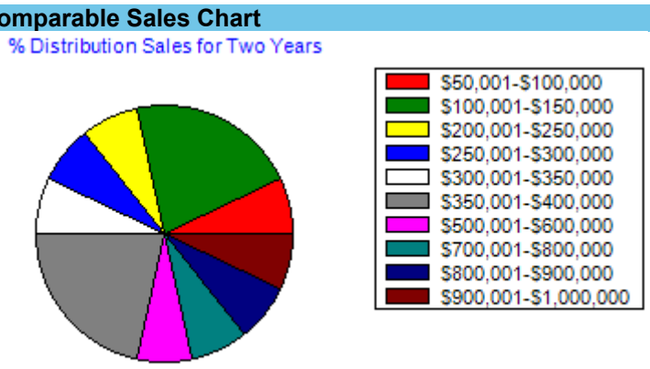
14	1.31Mi.	**407 N PACA ST** **BALTIMORE, MD 21201-1852**	07/19/2023	$1,250,000	$43	28684	//	1920	7,171 SF

APN: 17-08-0561 -015 Document #:
Document Type: Deed Price Code: D
Land Use: Commercial/Office/Residential (mixed use)
Legal: Abbreviated Description: City/Muni/Twp:BALTIMORE City/Muni/Twp: BALTIMORE

15	1.12Mi.	**1821 PENNSYLVANIA AVE** **BALTIMORE, MD 21217-3214**	07/13/2023	$139,527	$95	1460	//	1900	1,080 SF

APN: 14-07-0327 -044 Document #:
Document Type: Assignment deed Price Code: D
Land Use: Commercial/Office/Residential (mixed use)
Legal: Abbreviated Description: City/Muni/Twp:BALTIMORE City/Muni/Twp: BALTIMORE

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.	**2027 MARYLAND AVE**	**03/16/2004**	$206,800	$183,800	3,750		1900	3,000 SF	
0Mi.	**2025 MARYLAND AVE**	**11/15/2019**	$195,100	$186,167	3,450		1900	2,700 SF	
0Mi.	**2029 MARYLAND AVE**	**06/02/2021**	$289,800	$259,867	3,750		1900	3,000 SF	
.01Mi.	**2023 MARYLAND AVE**	**06/30/2014**	$315,400	$257,200	3,450		1900	2,700 SF	
.01Mi.	**2031 MARYLAND AVE**	**03/01/2022**	$498,400	$366,133	5,615		1900	3,450 SF	
.01Mi.	**2021 MARYLAND AVE**	**02/04/2020**	$284,700	$272,300	3,720		1900	2,700 SF	
.01Mi.	**2019 MARYLAND AVE**	**03/21/1995**	$353,800	$248,133	3,248		1900	2,700 SF	
.02Mi.	**2017 MARYLAND AVE**	**01/16/2007**	$33,600	$33,333				2,700 SF	
.02Mi.	**2015 MARYLAND AVE**	**01/16/2007**	$57,700	$53,967				2,850 SF	
.03Mi.	**2101 MARYLAND AVE**	**04/11/2022**	$592,300	$558,967	4,085		1900	2,913 SF	
.03Mi.	**2011 MARYLAND AVE**	**01/16/2007**	$223,000	$175,800	5,550		1938	5,550 SF	
.03Mi.	**5 W 21ST ST**	**01/04/2017**	$154,800	$127,133	945		1900	969 SF	
.03Mi.	**2022 N CHARLES ST**	**02/12/2013**	$853,600	$836,867	4,970		1900	3,496 SF	
.03Mi.	**2020 N CHARLES ST**	**02/12/2013**	$107,600	$107,600	4,305			3,075 SF	
.03Mi.	**2018 N CHARLES ST**	**04/30/2021**	$284,700	$275,167	5,055		1900	3,075 SF	
.03Mi.	**2014 N CHARLES ST**	**04/24/2018**	$600,600	$434,000	10,990		1900	5,575 SF	

Rent vs. Own

Households Occupied by Renters:	45%	Households Occupied by Owners:	39%

Demographics & Income

Median Age:	35.4 years old	Households:	18,340
Median Household Income:	$65,978	Households w/Family:	43%
Household Income Per Capita:	$39,702	Households w/Family Married:	23%
Most Common Education Level:	High School Graduate	Households w/Family Children:	20%

School District

School District Zone:	Baltimore City Public Schools	Students:	77,856
Number of Schools:	159	Rating:	D+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.67Mi.	**Augusta Fells Savage Institute of Visual Arts**	F	Public	9 - 12

Number of Students: 481
Student-Teacher Ratio: 18.5
Advanced Placement: Yes

0.86Mi.	**Booker T. Washington Middle School**	F	Public	6 - 8

Number of Students: 225

Student-Teacher Ratio: 10.98				
3.37Mi. **Green Street Academy** Number of Students: 876 Student-Teacher Ratio: 17.88 Advanced Placement: Yes		C-	Public	6 - 12
1.99Mi. **Frederick Douglass High School** Number of Students: 759 Student-Teacher Ratio: 16.87		D-	Public	9 - 12
1.96Mi. **Carver Vocational-Technical High School** Number of Students: 985 Student-Teacher Ratio: 18.41 Advanced Placement: Yes		D	Public	9 - 12
0.54Mi. **Baltimore Design School** Number of Students: 529 Student-Teacher Ratio: 17.06 Advanced Placement: Yes		D+	Public	6 - 10
2.12Mi. **Coppin Academy** Number of Students: 359 Student-Teacher Ratio: 16.32		B-	Public	9 - 12
0.58Mi. **Baltimore Montessori Public Charter Middle School** Number of Students: NA Student-Teacher Ratio: NA		NA	Public	6 - 8
1.41Mi. **Baltimore City College** Number of Students: 1,439 Student-Teacher Ratio: 20.41 Advanced Placement: Yes		B+	Public	9 - 12
0.58Mi. **Northwestern High School** Number of Students: NA Student-Teacher Ratio: NA		NA	Public	9 - 12
2.52Mi. **ConneXions: A Community Based Arts School** Number of Students: 526 Student-Teacher Ratio: 17.53		F	Public	6 - 12
1.63Mi. **Academy for College and Career Exploration** Number of Students: 715 Student-Teacher Ratio: 15.54 Advanced Placement: Yes		F	Public	6 - 12
5.69Mi. **Benjamin Franklin High School at Masonville Cove** Number of Students: 638 Student-Teacher Ratio: 17.24 Advanced Placement: Yes		D	Public	9 - 12
4.14Mi. **New Era Academy** Number of Students: 388 Student-Teacher Ratio: 18.48 Advanced Placement: Yes		D-	Public	6 - 12
0.58Mi. **Baltimore Community High School** Number of Students: NA Student-Teacher Ratio: NA		NA	Public	8 - 12
1.95Mi. **Mergenthaler Vocational-Technical High School** Number of Students: 1,785 Student-Teacher Ratio: 16.92 Advanced Placement: Yes		D+	Public	9 - 12
4.04Mi. **Edmondson-Westside High School** Number of Students: 867 Student-Teacher Ratio: 15.48 Advanced Placement: Yes		D-	Public	9 - 12
0.86Mi. **Renaissance Academy** Number of Students: 243 Student-Teacher Ratio: 13.14		F	Public	9 - 12
1.54Mi. **National Academy Foundation** Number of Students: 805 Student-Teacher Ratio: 14.12		D-	Public	6 - 12
1.02Mi. **Stadium School** Number of Students: 500 Student-Teacher Ratio: 17.54		F	Public	6 - 8
4.52Mi. **Patterson High School** Number of Students: 1,213 Student-Teacher Ratio: 14.79		D	Public	9 - 12
0.58Mi. **Friendship Academy of Engineering and Technology** Number of Students: NA Student-Teacher Ratio: NA		NA	Public	6 - 12
4.81Mi. **N.A.C.A. Freedom and Democracy Academy II** Number of Students: NA Student-Teacher Ratio: NA		NA	Public	6 - 12
4.38Mi. **Reginald F. Lewis High School** Number of Students: 615		F	Public	9 - 12

Student-Teacher Ratio: 16.85 Advanced Placement: Yes				
1.01Mi. **Baltimore School for the Arts** Number of Students: 433 Student-Teacher Ratio: 16.65 Advanced Placement: Yes		NA	Public	9 - 12
3.86Mi. **Vanguard Collegiate Middle School** Number of Students: 408 Student-Teacher Ratio: 17.74		F	Public	6 - 8
0.58Mi. **Baltimore I.T. Academy** Number of Students: NA Student-Teacher Ratio: NA		NA	Public	6 - 8
1.37Mi. **The Reach! Partnership School** Number of Students: 695 Student-Teacher Ratio: 18.29		D+	Public	8 - 12
2.42Mi. **The Crossroads School** Number of Students: 163 Student-Teacher Ratio: 12.54		C+	Public	6 - 8
0.58Mi. **Maritime Industries Academy** Number of Students: NA Student-Teacher Ratio: NA		NA	Public	9 - 12
2.57Mi. **Digital Harbor High School** Number of Students: 1,315 Student-Teacher Ratio: 17.3 Advanced Placement: Yes		F	Public	9 - 12
2.65Mi. **Baltimore Polytechnic Institute** Number of Students: 1,619 Student-Teacher Ratio: 20.89 Advanced Placement: Yes		NA	Public	9 - 12
1.58Mi. **Paul Laurence Dunbar High School** Number of Students: 928 Student-Teacher Ratio: 22.36		C	Public	9 - 12
1.96Mi. **Vivien T. Thomas Medical Arts Academy** Number of Students: 413 Student-Teacher Ratio: 16.2 Advanced Placement: Yes		D+	Public	9 - 12
0.58Mi. **Knowledge and Success Academy** Number of Students: NA Student-Teacher Ratio: NA		NA	Public	6 - 12
0.23Mi. **Dallas F. Nicholas, Sr. Elementary School** Number of Students: 217 Student-Teacher Ratio: 12.06		F	Public	PK - 5
1.64Mi. **Independence School Local I** Number of Students: 155 Student-Teacher Ratio: 13.48		D-	Public	9 - 12
4.24Mi. **City Neighbors High School** Number of Students: 424 Student-Teacher Ratio: 14.88 Advanced Placement: Yes		C+	Public	9 - 12
4.06Mi. **Forest Park High School** Number of Students: 726 Student-Teacher Ratio: 15.96 Advanced Placement: Yes		D-	Public	9 - 12
0.58Mi. **Maryland Academy of Technology and Health Sciences** Number of Students: NA Student-Teacher Ratio: NA		NA	Public	6 - 12
1.22Mi. **Baltimore Leadership School for Young Women** Number of Students: 531 Student-Teacher Ratio: 14.35 Advanced Placement: Yes		D+	Public	6 - 12
2.54Mi. **Afya Public Charter School** Number of Students: 112 Student-Teacher Ratio: 9.74		NA	Public	6 - 8
1.67Mi. **Bluford Drew Jemison STEM Academy West** Number of Students: 226 Student-Teacher Ratio: 10.76		F	Public	6 - 12
2.71Mi. **Western High School** Number of Students: 1,236 Student-Teacher Ratio: 19.78		NA	Public	9 - 12

SiteX™ Report

OrderID: 91364968

Flood Report

The Subject Property of **2027 MARYLAND AVE, BALTIMORE, MD 21218-5918** 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	132%	NOTABLY HIGHER
BURGLARY	111%	HIGHER
MOTOR VEHICLE THEFT	125%	HIGHER
FORCIBLE ROBBERY	101%	SIMILAR
AGGRAVATED ASSAULT	101%	SIMILAR
FORCIBLE RAPE	122%	HIGHER
MURDER	112%	HIGHER
OVERALL	102%	SIMILAR

Disaster Alerts

No alerts noted

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Data deemed reliable, but not guaranteed.
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