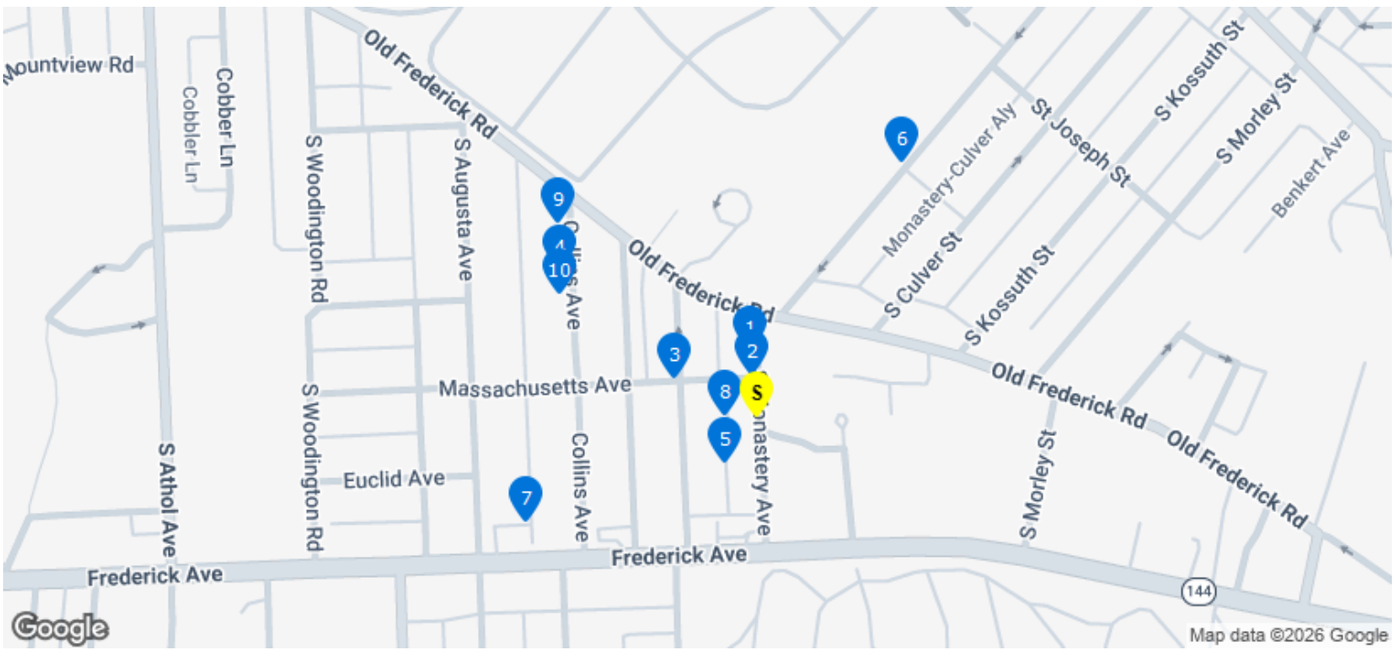
ICE SiteX Report

OrderID: 98751635

SiteX Property Information Report



Subject Property Location

232 S MONASTERY AVE, BALTIMORE, MD 21229-3637

County:	**BALTIMORE CITY MD**	Census Tract:	2008.00
Property Use:	Townhouse (Residential)	Zoning:	R-6
Parcel Number:	20-04-2247 -021	Thomas Bros Pg-Grid:	

Valuation

Value:	**$125,000**	FSD:	42	Common Confidence Score:	16
Value Range:	$72,500 - $177,500	ICE Confidence Score:	58		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:	$10,000	Market Land Value:	$10,000	Tax Year:	2023
Assd Improvement:	$101,200	Market Improvment Value:	$101,200	Total Taxable Value:	$1,902
Total Assessed Value:	$111,200	Total Assessor Market Value:	$111,200	Delinquent Year:	
				Tax Account ID:	042247 021
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 21 Block: 2247 Section: 4 District: 20 Map Ref: 20
Abbreviated Description: 20X88

Property Characteristics

Lot Size:		Bedrooms:		Pool:	
Building Area:	1220 SF	Baths:	1	Fireplace:	
Year Built:	1920	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick
Number of Units:	1	Garage Type:		Heating:	Forced air unit
Number of Stories:	2+B	Number of Cars:		A/C:	
Style:		Basement:	Improved Basement (Finished)	Roof Cover:	Built-up
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/17/2025	Sales Price:	$122,500
Document #:	BK-PG 25497-450	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	02/21/2023	Sales Price:	N/A
Document #:	BK-PG 24254-103	Type of Sale:	
Document Type:	Release		
Legal Description:			

Mortgage Record

Recording Date:	01/23/2023	Loan Amount:	N/A
Document #:	BK-PG 25497-450	Loan Type:	Future Advance Clause/Open End Mortgage
Contract Date:	01/17/2023		
TD Due Date:		Type Finance:	
Legal Description:			
Map Ref: 0			
City/Muni/Twp: BALTIMORE			

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Mortgage Record

Recording Date:	02/10/2022	Loan Amount:	N/A
Document #:	BK-PG 24254-103	Loan Type:	Commercial Loan
Contract Date:	01/07/2022		
TD Due Date:	02/01/2023	Type Finance:	

Legal Description:
Map Ref: 0
City/Muni/Twp: BALTIMORE

Prior Transfer

Recording Date:	11/18/2021	Sales Price:	N/A
Document #:	BK-PG 23899-158	Type of Sale:	Non Arms-Length Transfer
Contract Date:	07/13/2021		
Document Type:	Deed		

Legal Description:
City/Muni/Twp: BALTIMORE CITY

Prior Transfer

Recording Date:	04/26/2016	Sales Price:	$27,000
Document #:	BK-PG 18064-268	Type of Sale:	Non Residential Transfer
Contract Date:	02/10/2016		
Document Type:	Deed		

Legal Description:
City/Muni/Twp: BALTIMORE

Area Sales Analysis

Total Area Sales	$1,593,500	Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	1
Median Living Area	1,232 SF	Median Year Built	1920
Price Range - 2 Yrs	$60,000 to $246,000	Age Range	96 years to 111 years
Median Value	$131,500	Median Age	106 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.04Mi.	**210 S MONASTERY AVE** **BALTIMORE, MD 21229-3636**	10/09/2026	$235,000	$200	1176	//1	1930	SF	
		APN: 20-04-2248 -027 Document #: Document Type: Assignment deed Price Code: A Land Use: Townhouse (Residential) Legal:								
2	.06Mi.	**200 S LOUDON AVE** **BALTIMORE, MD 21229-3628**	10/22/2026	$1,000			//		1,600 SF	
		APN: 20-04-2539 -001 Document #: Document Type: Deed Price Code: Land Use: Exempt (full or partial) Legal:								
3	.1Mi.	**272 S LOUDON AVE** **BALTIMORE, MD 21229-3628**	09/22/2026	$215,000	$159	1352	//1	1920	SF	
		APN: 20-04-2539 -027 Document #: Document Type: Warranty Deed Price Code: Land Use: Townhouse (Residential) Legal:								
4	.13Mi.	**143 S MONASTERY AVE** **BALTIMORE, MD 21229-3635**	10/14/2026	$1,100	$1	1512	//1	1925	SF	
		APN: 20-18-2252 -067 Document #: Document Type: Deed Price Code: A Land Use: Townhouse (Residential) Legal: MapRef: LB 13108 FO 443 Abbreviated Description: Map Ref:LB 13108 FO 443City/Muni/Twp:BALTIMORE City/Muni/Twp: BALTIMORE								
5	.13Mi.	**178 COLLINS AVE** **BALTIMORE, MD 21229-3603**	10/05/2026	$204,000	$144	1414	//3	1900	SF	
		APN: 20-04-2541 -026 Document #: Document Type: Deed Price Code: A Land Use: Townhouse (Residential) Legal:								
6	.14Mi.	**3740 OLD FREDERICK RD** **BALTIMORE, MD 21229-3639**	09/29/2026	$75,000	$89	840	//1	1958	3,100 SF	
		APN: 20-18-2253 -003 Document #: Document Type: Deed Price Code: Land Use: Single Family Residential Legal: Lot: 4&5 Block: 4 Subdivision: WHITEHALL MapRef: DD 105 FO 302 Abbreviated Description: Lot:4&5 Block:4 Subdivision:WHITEHALL Map Ref:DD 105 FO 302								
7	.17Mi.	**237 S AUGUSTA AVE** **BALTIMORE, MD 21229-3508**	08/27/2026	$130,000	$101	1290	//1	1920	SF	
		APN: 20-04-2542 -045 Document #: Document Type: Deed Price Code: Land Use: Townhouse (Residential) Legal:								
8	.2Mi.	**66 S MONASTERY AVE** **BALTIMORE, MD 21229-3632**	09/02/2026	$133,000	$108	1232	//1	1915	SF	
		APN: 20-18-2249A-017 Document #: Document Type: Deed Price Code: A Land Use: Townhouse (Residential) Legal: Lot: 33 Block: I Subdivision: WHITEHALL Abbreviated Description: Lot:33 Block:I Subdivision:WHITEHALL City/Muni/Twp:BALTIMORE CITY City/Muni/Twp: BALTIMORE CITY								
9	.21Mi.	**214 S AUGUSTA AVE** **BALTIMORE, MD 21229-3506**	10/02/2026	$358,000	$195	1838	//3	1920	7,000 SF	
		APN: 20-04-2544 -008 Document #: Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 2544 Subdivision: IRVINGTON Abbreviated Description: Lot:2544 Subdivision:IRVINGTON City/Muni/Twp:BALTIMORE City/Muni/Twp: BALTIMORE								
10	.23Mi.	**4203 CONNECTICUT AVE**	10/02/2026	$200,000	$46	4308	//1	1900	7,500 SF	

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BALTIMORE, MD 21229-3510
APN: 20-04-2543 -021 Document #:
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal:

11	.23Mi.	**4026 WALRAD ST**	08/17/2026	$1,500	$1	1218	//1	1912	SF

BALTIMORE, MD 21229-4139
APN: 20-04-2538 -031 Document #:
Document Type: Deed Price Code: A
Land Use: Townhouse (Residential)
Legal: MapRef: LB 29328 FO 351 Abbreviated Description: Map Ref:LB 29328 FO 351

12	.23Mi.	**307 S AUGUSTA AVE**	08/12/2026	$155,000	$76	2048	//2	1920	2,975 SF

BALTIMORE, MD 21229-4113
APN: 20-04-2537 -012 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:BALTIMORE City/Muni/Twp: BALTIMORE

13	.25Mi.	**21 S MONASTERY AVE**	09/14/2026	$258,000	$195	1320	//1	1929	SF

BALTIMORE, MD 21229-3633
APN: 20-18-2252A-012 Document #:
Document Type: Deed Price Code: A
Land Use: Townhouse (Residential)
Legal:

14	.26Mi.	**4220 FREDERICK AVE**	08/31/2026	$147,000	$102	1440	//1	1940	SF

BALTIMORE, MD 21229-3513
APN: 20-04-2545 -008 Document #:
Document Type: Deed Price Code: A
Land Use: Townhouse (Residential)
Legal: Abbreviated Description: City/Muni/Twp:BALTIMORE City/Muni/Twp: BALTIMORE

15	.29Mi.	**4217 CONNECTICUT AVE**	08/13/2026	$90,000	$48	1872	//1	1920	9,871 SF

BALTIMORE, MD 21229-3510
APN: 20-04-2543 -027 Document #:
Document Type: Deed Price Code:
Land Use: Single Family Residential
Legal:

16	.32Mi.	**4209 OLD FREDERICK RD**	09/02/2026	$215,000	$210	1024	//1	1951	SF

BALTIMORE, MD 21229-3549
APN: 20-04-2546 -012B Document #:
Document Type: Deed Price Code: A
Land Use: Townhouse (Residential)
Legal:

17	.35Mi.	**52 N CULVER ST**	10/06/2026	$110,000	$47	2320	//1	1900	7,919 SF

BALTIMORE, MD 21229-3613
APN: 20-18-2251 -035 Document #:
Document Type: Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 37-39 Block: 3 Subdivision: WHITEHALL Abbreviated Description: Lot:37-39 Block:3 Subdivision:WHITEHALL City/Muni/Twp:BALTIMORE CITY City/Muni/Twp: BALTIMORE CITY

18	.37Mi.	**449 YALE AVE**	10/15/2026	$60,000	$45	1344	//1	1920	SF

BALTIMORE, MD 21229-4146
APN: 20-04-2533 -029 Document #:
Document Type: Special Warranty Deed Price Code: A
Land Use: Townhouse (Residential)
Legal:

19	.37Mi.	**3432 FREDERICK AVE**	09/09/2026	$1,975,000	$215	9200	//	2016	11,394 SF

BALTIMORE, MD 21229-3811
APN: 20-04-2244A-002 Document #:
Document Type: Deed Price Code: A
Land Use: Wholesale Outlet, Discount Store
Legal:

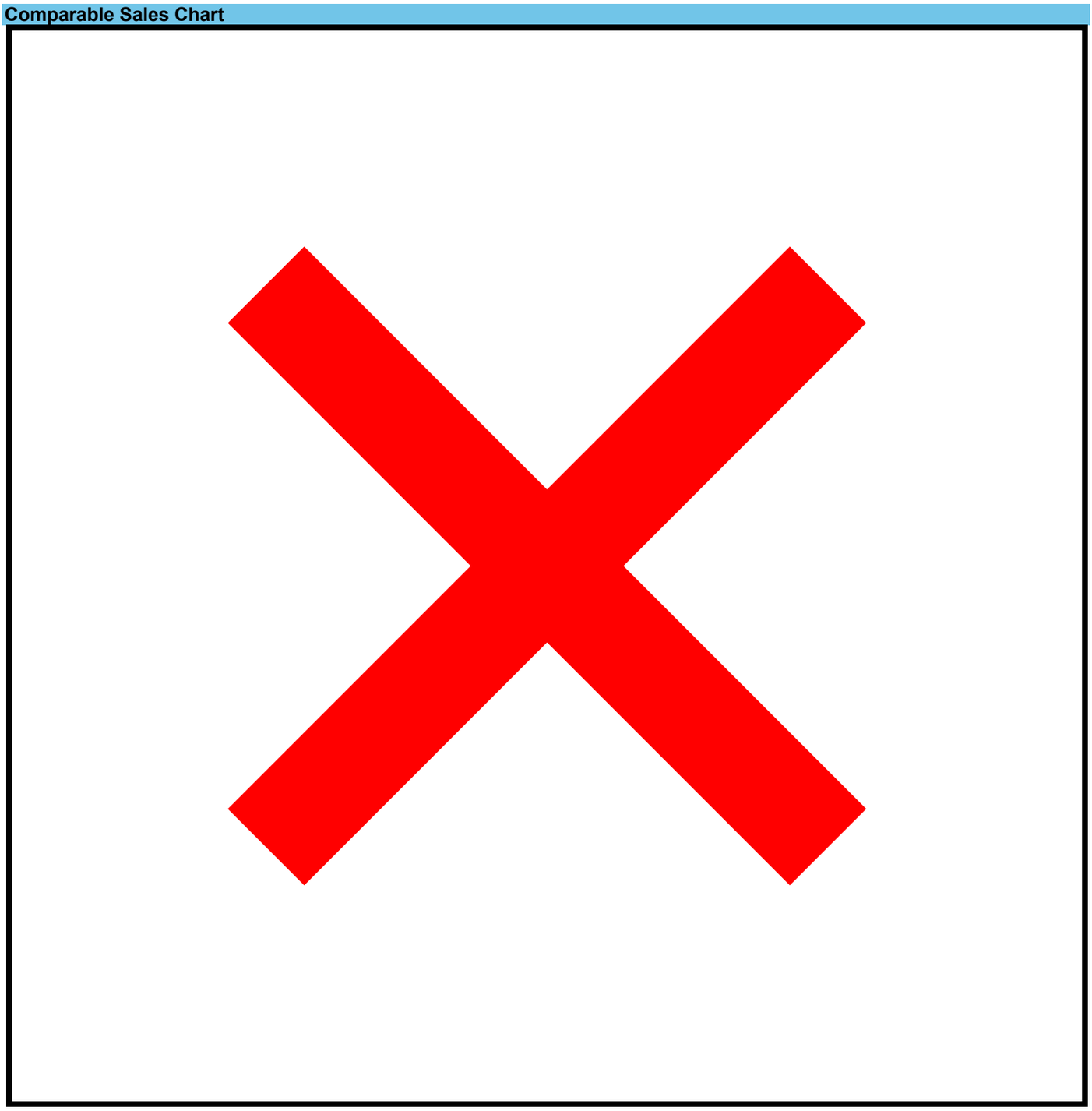
20	.39Mi.	**3433 OLD FREDERICK RD**	09/29/2026	$160,000	$32	5016	//6	1920	7,122 SF

BALTIMORE, MD 21229-3840
APN: 20-04-2244A-023 Document #:
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 23 Block: 2244A Section: 4 Abbreviated Description: Lot:23 Block:2244A Section:4 City/Muni/Twp:BALTIMORE CITY City/Muni/Twp: BALTIMORE CITY

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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.

ICE SiteX Report

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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.	**232 S MONASTERY AVE**	**11/18/2021**	$111,200	$111,200	1,220	//1	1920		
0Mi.	**234 S MONASTERY AVE**	**03/24/2006**	$104,500	$104,500	1,220	//1	1920		
0Mi.	**230 S MONASTERY AVE**	**02/25/2019**	$104,300	$104,300	1,220	//1	1920		
.01Mi.	**236 S MONASTERY AVE**	**09/28/2017**	$102,500	$102,500	1,220	//1	1920		
.01Mi.	**228 S MONASTERY AVE**	**03/18/2022**	$150,600	$150,600	1,260	//2	1920		
.01Mi.	**238 S MONASTERY AVE**	**09/23/2024**	$102,700	$102,700	1,260	//1	1920		
.02Mi.	**242 S MONASTERY AVE**	**03/23/2017**	$108,600	$108,600	1,232	//2	1924		
.02Mi.	**207 S LOUDON AVE**	**12/19/2022**	$197,000	$197,000	1,356	//2	1920		
.02Mi.	**205 S LOUDON AVE**	**08/28/2025**	$89,300	$89,300	1,196	//1	1920		
.02Mi.	**209 S LOUDON AVE**		$89,300	$89,300	1,196	//1	1920		
.02Mi.	**203 S LOUDON AVE**	**01/07/2026**	$94,000	$94,000	1,274	//1	1920		
.02Mi.	**244 S MONASTERY AVE**	**06/02/2008**	$115,600	$115,600	1,232	//1	1924		
.02Mi.	**226 S MONASTERY AVE**	**08/10/2022**	$182,800	$182,800	1,428	//2	1930		
.02Mi.	**201 S LOUDON AVE**	**01/12/2021**	$96,500	$96,500	1,274	//2	1920		
.02Mi.	**211 S LOUDON AVE**		$100,600	$100,600	1,404	//1	1920		
.03Mi.	**246 S MONASTERY AVE**	**12/12/2002**	$103,400	$103,400	1,232	//1	1924		

Rent vs. Own

Households Occupied by Renters:	43%	Households Occupied by Owners:	47%

Demographics & Income

Median Age:	40.1 years old	Households:	17,057
Median Household Income:	$58,967	Households w/Family:	53%
Household Income Per Capita:	$32,360	Households w/Family Married:	21%
Most Common Education Level:	High School Graduate	Households w/Family Children:	26%

School District

School District Zone:	Baltimore City Public Schools	Students:	76,807
Number of Schools:	151	Rating:	F

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.57Mi.	**Baltimore I.T. Academy** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	6 - 8
3.48Mi.	**Baltimore Leadership School for Young Women** Number of Students: 466 Student-Teacher Ratio: 11.65 Advanced Placement: Yes	D	Public	6 - 12
6.46Mi.	**Afya Public Charter School** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	6 - 8
2.12Mi.	**Carver Vocational-Technical High School** Number of Students: 1,041 Student-Teacher Ratio: 17.21 Advanced Placement: Yes	D-	Public	9 - 12
4.11Mi.	**Baltimore Design School** Number of Students: 503 Student-Teacher Ratio: 13.06 Advanced Placement: Yes	C-	Public	6 - 10
2.42Mi.	**Coppin Academy** Number of Students: 450 Student-Teacher Ratio: 16.67	D-	Public	9 - 12
3.57Mi.	**Baltimore Montessori Public Charter Middle School** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	6 - 8
5.37Mi.	**Baltimore City College** Number of Students: 1,470 Student-Teacher Ratio: 18.61 Advanced Placement: Yes	A-	Public	9 - 12
3.57Mi.	**Northwestern High School** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	9 - 12
2.56Mi.	**ConneXions: A Community Based Arts School** Number of Students: 523 Student-Teacher Ratio: 16.6	F	Public	6 - 12
7.67Mi.	**Vanguard Collegiate Middle School** Number of Students: 313 Student-Teacher Ratio: 14.23	F	Public	6 - 8
5.84Mi.	**Benjamin Franklin High School at Masonville Cove** Number of Students: 786 Student-Teacher Ratio: 15.12	F	Public	9 - 12

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Advanced Placement: Yes				
3.83Mi. **New Era Academy** Number of Students: NA Student-Teacher Ratio: NA		NA	Public	6 - 12
3.57Mi. **Baltimore Community High School** Number of Students: NA Student-Teacher Ratio: NA		NA	Public	8 - 12
5.88Mi. **Mergenthaler Vocational-Technical High School** Number of Students: 1,714 Student-Teacher Ratio: 14.78 Advanced Placement: Yes		D-	Public	9 - 12
0.67Mi. **Edmondson-Westside High School** Number of Students: 910 Student-Teacher Ratio: 15.29 Advanced Placement: Yes		D-	Public	9 - 12
3.17Mi. **Renaissance Academy** Number of Students: 241 Student-Teacher Ratio: 10.71		F	Public	9 - 12
4.56Mi. **National Academy Foundation** Number of Students: 801 Student-Teacher Ratio: 13.35		F	Public	6 - 12
4.98Mi. **Stadium School** Number of Students: 259 Student-Teacher Ratio: 15.24		F	Public	6 - 8
7.77Mi. **Patterson High School** Number of Students: 1,330 Student-Teacher Ratio: 15.11		F	Public	9 - 12
3.57Mi. **Friendship Academy of Engineering and Technology** Number of Students: NA Student-Teacher Ratio: NA		NA	Public	6 - 12
8.65Mi. **N.A.C.A. Freedom and Democracy Academy II** Number of Students: NA Student-Teacher Ratio: NA		NA	Public	6 - 12
4.51Mi. **The Crossroads School** Number of Students: 162 Student-Teacher Ratio: 11.57		C	Public	6 - 8
5.75Mi. **Frederick Douglass High School** Number of Students: 539 Student-Teacher Ratio: 11.72		F	Public	9 - 12
3.57Mi. **Knowledge and Success Academy** Number of Students: NA Student-Teacher Ratio: NA		NA	Public	6 - 12
3.57Mi. **Baltimore School for the Arts** Number of Students: 443 Student-Teacher Ratio: 15.82 Advanced Placement: Yes		B+	Public	9 - 12
4.50Mi. **Paul Laurence Dunbar High School** Number of Students: 1,087 Student-Teacher Ratio: 18.12		C	Public	9 - 12
5.28Mi. **The Reach! Partnership School** Number of Students: 724 Student-Teacher Ratio: 15.74		F	Public	8 - 12
2.34Mi. **Augusta Fells Savage Institute of Visual Arts** Number of Students: 337 Student-Teacher Ratio: 13.48 Advanced Placement: Yes		F	Public	9 - 12
3.17Mi. **Booker T. Washington Middle School** Number of Students: 192 Student-Teacher Ratio: 9.14		F	Public	6 - 8
8.15Mi. **Reginald F. Lewis High School** Number of Students: 481 Student-Teacher Ratio: 16.03 Advanced Placement: Yes		F	Public	9 - 12
0.67Mi. **Beechfield Elementary/Middle School** Number of Students: 510 Student-Teacher Ratio: 17		F	Public	PK - 8
0.59Mi. **Green Street Academy** Number of Students: 808 Student-Teacher Ratio: 17.57 Advanced Placement: Yes		D-	Public	6 - 12
2.26Mi. **Vivien T. Thomas Medical Arts Academy** Number of Students: 386 Student-Teacher Ratio: 16.78 Advanced Placement: Yes		D-	Public	9 - 12

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4.06Mi. **Independence School Local I** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	9 - 12
8.19Mi. **City Neighbors High School** Number of Students: 416 Student-Teacher Ratio: 13.64 Advanced Placement: Yes	D	Public	9 - 12
3.43Mi. **Forest Park High School** Number of Students: 1,024 Student-Teacher Ratio: 16.25 Advanced Placement: Yes	D-	Public	9 - 12
3.57Mi. **Maryland Academy of Technology and Health Sciences** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	6 - 12
3.57Mi. **Maritime Industries Academy** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	9 - 12
3.97Mi. **Digital Harbor High School** Number of Students: 1,359 Student-Teacher Ratio: 15.62 Advanced Placement: Yes	F	Public	9 - 12
4.79Mi. **Baltimore Polytechnic Institute** Number of Students: 1,632 Student-Teacher Ratio: 19.2 Advanced Placement: Yes	A+	Public	9 - 12
2.34Mi. **Bluford Drew Jemison STEM Academy West** Number of Students: NA Student-Teacher Ratio: NA	F	Public	6 - 12
4.87Mi. **Western High School** Number of Students: 1,290 Student-Teacher Ratio: 16.75	B-	Public	9 - 12
4.02Mi. **Academy for College and Career Exploration** Number of Students: 967 Student-Teacher Ratio: 14.43 Advanced Placement: Yes	D-	Public	6 - 12

Flood Report

The Subject Property of **232 S MONASTERY AVE, BALTIMORE, MD 21229-3637** 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	103%	SIMILAR
BURGLARY	101%	SIMILAR
MOTOR VEHICLE THEFT	106%	SIMILAR
FORCIBLE ROBBERY	74%	NOTABLY LOWER
AGGRAVATED ASSAULT	104%	SIMILAR
FORCIBLE RAPE	101%	SIMILAR
MURDER	89%	LOWER
OVERALL	94%	SIMILAR

Disaster Alerts

1/23/2026 - Severe Winter Storm

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