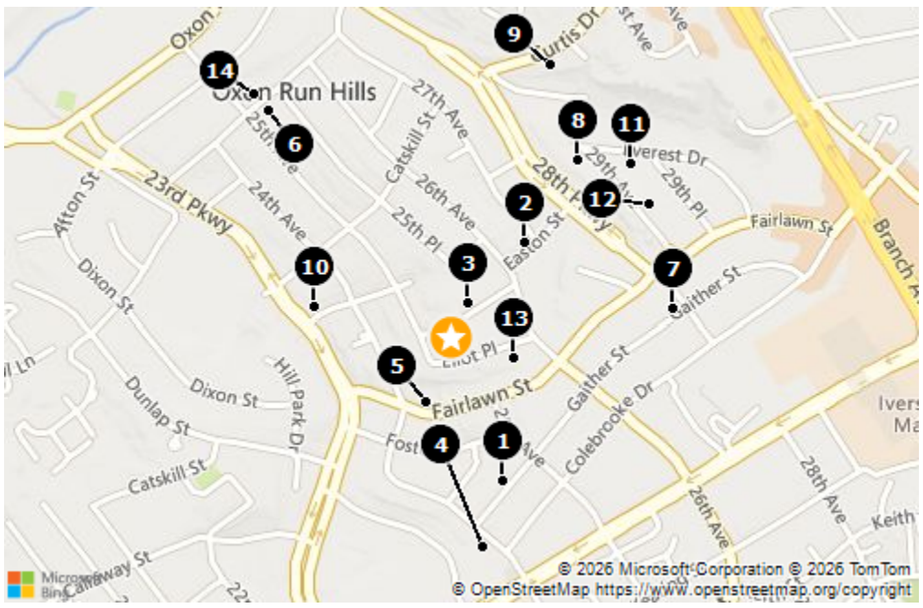
ICE SiteX Report

OrderID: 98273866

SiteX Property Information Report



Subject Property Location

2505 EASTON ST, TEMPLE HILLS, MD 20748-2942

County:	**PRINCE GEORGES MD**	Census Tract:	240338018.092011
Property Use:	Single Family Residential	Zoning:	RSF65
Parcel Number:	06-0569756	Thomas Bros Pg-Grid:	1037-5B

Valuation

Value:	**$430,000**	FSD:	15	Common Confidence Score:	45
Value Range:	$365,500 - $494,500	ICE Confidence Score:	85		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:	$90,300	Market Land Value:	$90,300	Tax Year:	2026
Assd Improvement:	$257,900	Market Improvment Value:	$257,900	Total Taxable Value:	$5,357
Total Assessed Value:	$348,200	Total Assessor Market Value:	$348,200	Delinquent Year:	
				Tax Account ID:	0569756
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 20 Block: F District: 06 Map Ref: 87 F1 0
Abbreviated Description: HILLCREST HEIGHTS

Property Characteristics

Lot Size:	5,911 SF	Bedrooms:		Pool:	
Building Area:	1369 SF	Baths:	3	Fireplace:	1
Year Built:	1957	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick
Number of Units:	1	Garage Type:	Underground	Heating:	Forced Air
Number of Stories:	1+B	Number of Cars:	1	A/C:	Yes
Style:		Basement:	Finished	Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	08/12/2024	Loan Amount:	N/A
Document #:	BK-PG 50053-482	Loan Type:	FHA
TD Due Date:	07/01/2064	Type Finance:	

Legal Description:
Lot: 20 Block: F Subdivision: HILLCREST HEIGHTS

Prior Transfer

Recording Date:	10/16/2014	Sales Price:	N/A
Document #:	BK-PG 27533-254	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	07/23/2012	Loan Amount:	N/A
Document #:	BK-PG 33808-257	Loan Type:	FHA
TD Due Date:	07/01/2042	Type Finance:	

Legal Description:
Lot: 20 Block: F District: 06 Subdivision: HILLCREST HEIGHTS

Prior Transfer

Recording Date:	05/27/2011	Sales Price:	$132,000
Document #:	BK-PG 31927-289	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

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Legal Description:

Prior Transfer

Recording Date:	03/02/2011	Sales Price:	$222,000
Document #:	BK-PG 32471 -151	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 20 Block: F District: 06 Map Ref: 87 F1 0
Abbreviated Description: HILLCREST HEIGHTS

Mortgage Record

Recording Date:	03/02/2011	Loan Amount:	N/A
Document #:	BK-PG 32471-157	Loan Type:	FHA
TD Due Date:	03/01/2041	Type Finance:	

Legal Description:
Lot: 20 Block: F Subdivision: HILLCREST HEIGHTS

Prior Transfer

Recording Date:	03/02/2011	Sales Price:	$222,000
Document #:	BK-PG 32471-0151	Type of Sale:	Full Amount on Deed
Document Type:			

Legal Description:
Lot: 20 Block: F District: 6
Abbreviated Description: 1HILLCREST HEIGHTS\18-21\2505 EASTON ST

Prior Transfer

Recording Date:	08/12/2010	Sales Price:	$115,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	08/12/2010	Loan Amount:	N/A
Document #:	BK-PG 31927-289	Loan Type:	Stand Alone Second
TD Due Date:	01/07/2011	Type Finance:	

Legal Description:
Lot: 20 Block: F Subdivision: HILLCREST HEIGHTS

Prior Transfer

Recording Date:	08/12/2010	Sales Price:	$115,000
Document #:	BK-PG 31927-0285	Type of Sale:	Full Amount on Deed
Contract Date:	08/12/2010		
Document Type:			

Legal Description:
Lot: 20 Block: F District: 06 Map Ref: A-1739
Abbreviated Description: IMPS; ; ;

Prior Transfer

Recording Date:	06/19/2010	Sales Price:	$235,000
Document #:	BK-PG 31505-0542	Type of Sale:	Full Amount on Deed
Contract Date:	03/15/2010		
Document Type:			

Legal Description:
Lot: 20 Block: F District: 06 Map Ref: 87 F1
Abbreviated Description: IMPS; ; ;

Mortgage Record

Recording Date:	04/03/2007	Loan Amount:	N/A
Document #:	BK-PG 27533-254	Loan Type:	Credit Line (Revolving)
TD Due Date:	01/31/2037	Type Finance:	

Legal Description:
Lot: 20 Block: F Subdivision: HILLCREST HEIGHTS
Abbreviated Description: TAX ID# 0569756

Mortgage Record

Recording Date:	04/03/2007	Loan Amount:	N/A
Document #:	BK-PG 27533-234	Loan Type:	Stand Alone Refi
TD Due Date:	02/01/2037	Type Finance:	

Legal Description:
Lot: 20 Block: F Subdivision: HILLCREST HEIGHTS

Prior Transfer

Recording Date:	11/29/2005	Sales Price:	$320,000
Document #:	BK-PG 23579-0001	Type of Sale:	Full Amount on Deed
Document Type:			

Legal Description:
Lot: 20 Block: F District: 06 Map Ref: 87 F1
Abbreviated Description: IMPS; ; ;HILLCREST HEIGHTS

Prior Transfer

Recording Date:	11/08/2004	Sales Price:	$240,000 Multiple Parcels Involved in this transaction
Document #:	BK-PG -	Type of Sale:	Full Amount on Deed
Document Type:			

Legal Description:
Lot: 20 Block: F District: 06 Map Ref: 87 F1
Abbreviated Description: IMPS; ; ;HILLCREST HEIGHTS

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Area Sales Analysis

Total Area Sales	$5,369,925	Median # of Bedrooms	
Median Lot Size	7,737 SF	Median # of Baths	2
Median Living Area	1,441 SF	Median Year Built	1954
Price Range - 2 Yrs	$280,000 to $500,000	Age Range	64 years to 77 years
Median Value	$385,000	Median Age	72 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.19Mi.	**2410 GAITHER ST** **TEMPLE HILLS, MD 20748-3028**	08/14/2026	$445,000	$356	1247	//2	1954	12,800 SF	
		APN: 06-0442251 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6-8 Block: K District: 6 Subdivision: SECTION 3 HILLCREST HEIGHTS MapRef: MB BB 15 PL 58 Abbreviated Description: Lot:6-8 Block:K District:6 Subdivision:SECTION 3 HILLCREST HEIGHTS Map Ref:MB BB 15 PL 58Abbreviated Description:PORTION LOTS6&8								
2	.15Mi.	**3515 27TH AVE** **TEMPLE HILLS, MD 20748-2916**	07/08/2026	$445,000	$353	1260	//2	1962	7,985 SF	
		APN: 06-0621649 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Block: 2 District: 6 Subdivision: SECTION 1 HILLCREST GARDENS MapRef: MB BB 12 PL 66 Abbreviated Description: Lot:1 Block:2 District:6 Subdivision:SECTION 1 HILLCREST GARDENS Map Ref:MB BB 12 PL 66								
3	.05Mi.	**2510 EASTON ST** **TEMPLE HILLS, MD 20748-2943**	06/18/2026	$307,500	$199	1543	//1	1950	8,280 SF	
		APN: 06-0463448 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 10 Block: E Subdivision: HILLCREST HEIGHTS MapRef: MB BB 10 PL 86 Abbreviated Description: Lot:10 Block:E Subdivision:HILLCREST HEIGHTS Map Ref:MB BB 10 PL 86								
4	.27Mi.	**3907 24TH AVE** **TEMPLE HILLS, MD 20748-3005**	06/16/2026	$435,000	$268	1622	//3	1958	7,210 SF	
		APN: 06-0639393 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 47 Block: Q Subdivision: PARTS OF BLOCKS R AND Q SECTION 3 HILLCREST HEIGHT MapRef: MB WWW 29 FO 80 Abbreviated Description: Lot:47 Block:Q Subdivision:PARTS OF BLOCKS R AND Q SECTION 3 HILLCREST HEIGHT Map Ref:MB WWW 29 FO 80								
5	.08Mi.	**2402 FAIRLAWN ST** **TEMPLE HILLS, MD 20748-3018**	05/28/2026	$500,000	$281	1774	//3	1954	12,406 SF	
		APN: 06-0474759 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 57 Block: G District: 6 Subdivision: SECTION 3 HILLCREST HEIGHTS MapRef: MB WWW 25 PL 18 Abbreviated Description: Lot:57 Block:G District:6 Subdivision:SECTION 3 HILLCREST HEIGHTS Map Ref:MB WWW 25 PL 18								
6	.36Mi.	**2503 BERKLEY ST** **TEMPLE HILLS, MD 20748-2827**	03/31/2026	$420,000	$260	1613	//2	1950	6,050 SF	
		APN: 06-0433284 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Block: H Subdivision: SECTION ONE HILLCREST ESTATES MapRef: MB WWW 18 PL 5 Abbreviated Description: Lot:2 Block:H Subdivision:SECTION ONE HILLCREST ESTATES Map Ref:MB WWW 18 PL 5								
7	.28Mi.	**2710 GAITHER ST** **TEMPLE HILLS, MD 20748-1319**	03/10/2026	$280,000	$146	1917	//1	1950	7,148 SF	
		APN: 06-0573998 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 10 Block: K Subdivision: SECTION TWO COLEBROOKE MapRef: MB 9 FO 45 Abbreviated Description: Lot:10 Block:K Subdivision:SECTION TWO COLEBROOKE Map Ref:MB 9 FO 45								
8	.27Mi.	**3411 29TH AVE** **TEMPLE HILLS, MD 20748-1231**	02/25/2026	$306,500	$190	1609	//2	1957	8,390 SF	
		APN: 06-0650028 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 40 Block: 6 Section: 2 District: 6 Subdivision: HILLCREST GARDENS MapRef: MB WWW-25 PL 29 Abbreviated Description: Lot:40 Block:6 Section:2 District:6 Subdivision:HILLCREST GARDENS Map Ref:MB WWW-25 PL 29								
9	.36Mi.	**2807 CURTIS DR** **TEMPLE HILLS, MD 20748-1211**	01/02/2026	$322,925	$280	1150	//2	1955	7,489 SF	
		APN: 06-0554105 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 12 Block: 10 Subdivision: SECTION 2 HILLCREST GARDENS MapRef: MB BB 14 PL 64 Abbreviated Description: Lot:12 Block:10 Subdivision:SECTION 2 HILLCREST GARDENS Map Ref:MB BB 14 PL 64								
10	.18Mi.	**3604 23RD PKWY** **TEMPLE HILLS, MD 20748-4228**	12/05/2025	$469,000	$372	1260	//3	1958	10,277 SF	
		APN: 06-0555383 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 8 Block: M District: 6 Subdivision: HILLCREST ESTATES MapRef: MB WWW 34 FO 28 Abbreviated Description: Lot:8 Block:M District:6 Subdivision:HILLCREST ESTATES Map Ref:MB WWW 34 FO 28								
11	.31Mi.	**3505 EVEREST DR** **TEMPLE HILLS, MD 20748-1219**	11/26/2025	$300,000	$218	1372	//1	1955	10,082 SF	
		APN: 06-0512228 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3&4 Block: 7 Section: 2 District: 6 Subdivision: HILLCREST GARDENS MapRef: MB BB 14 PL 64 Abbreviated Description: Lot:3&4 Block:7 Section:2 District:6 Subdivision:HILLCREST GARDENS Map Ref:MB BB 14 PL 64Abbreviated Description:PORTION LOT4								
12	.3Mi.	**3516 29TH AVE** **TEMPLE HILLS, MD 20748-1234**	11/13/2025	$450,000	$298	1509	//2	1949	7,200 SF	
		APN: 06-0643494 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 12 Block: 7 Subdivision: SECTION 2 HILLCREST GARDENS MapRef: MB 14 PL 64 Abbreviated Description: Lot:12 Block:7 Subdivision:SECTION 2 HILLCREST GARDENS Map Ref:MB 14 PL 64								
13	.08Mi.	**2517 ELIOT PL**	11/07/2025	$339,000	$329	1028	//1	1950	6,250 SF	

ICE SiteX Report

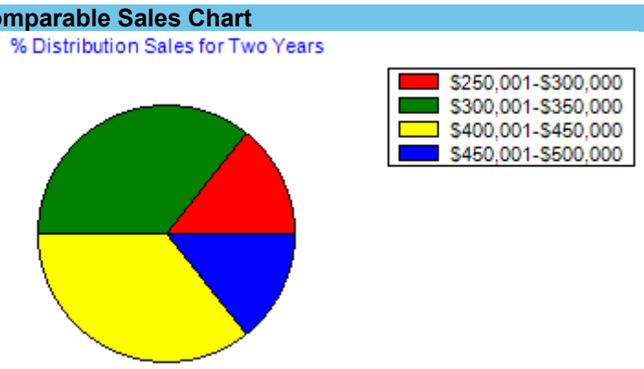
OrderID: 98273866

TEMPLE HILLS, MD 20748-2944
APN: 06-0486753 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 6 Block: G District: 6 Subdivision: HILLCREST HEIGHTS A SUBDIVISION OF LOT 4 AND PARTS MapRef: MB 10 PL 86 Abbreviated Description: Lot:6 Block:G District:6 Subdivision:HILLCREST HEIGHTS A SUBDIVISION OF LOT 4 AND PARTS Map Ref:MB 10 PL 86

14	.4Mi.	**2502 BERKLEY ST**	10/30/2025	$350,000	$324	1080	//1	1950	6,600 SF

TEMPLE HILLS, MD 20748-2828
APN: 06-0536342 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 2 Block: B District: 6 Subdivision: SECTION 1 HILLCREST ESTATES MapRef: MB WWW 18 PL 5 Abbreviated Description: Lot:2 Block:B District:6 Subdivision:SECTION 1 HILLCREST ESTATES Map Ref:MB WWW 18 PL 5

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.	**2505 EASTON ST**	**03/02/2011**	$348,200	$348,200	1,369	//3	1957	5,911 SF	
.01Mi.	**2503 EASTON ST**	**05/07/2025**	$320,000	$320,000	1,302	//1	1957	5,618 SF	
.01Mi.	**2509 EASTON ST**	**10/15/2024**	$293,400	$293,400	1,128	//1	1954	6,591 SF	
.02Mi.	**2502 ELIOT PL**	**12/19/2011**	$327,800	$327,800	1,355	//1	1957	6,000 SF	
.02Mi.	**2504 ELIOT PL**	**08/29/2012**	$343,700	$343,700	1,408	//2	1958	6,000 SF	
.02Mi.	**3612 25TH AVE**	**06/10/1992**	$335,800	$335,800	1,344	//2	1957	8,541 SF	
.02Mi.	**2500 ELIOT PL**	**01/05/2022**	$361,400	$361,400	1,440	//3	1957	8,366 SF	
.03Mi.	**2506 ELIOT PL**	**02/23/1994**	$435,000	$435,000	1,160	//3	1976	5,888 SF	
.03Mi.	**2511 EASTON ST**	**03/27/2024**	$303,000	$303,000	1,305	//1	1953	13,063 SF	
.03Mi.	**2504 EASTON ST**	**06/28/2012**	$358,200	$358,200	1,499	//1	1958	6,631 SF	
.03Mi.	**2502 EASTON ST**	**08/13/2002**	$353,400	$353,400	1,336	//2	1958	6,871 SF	
.03Mi.	**2500 EASTON ST**	**06/01/2016**	$331,600	$331,600	1,316	//2	1958	8,800 SF	
.04Mi.	**2508 ELIOT PL**	**07/01/2022**	$391,400	$391,400	1,104	//3	1976	6,159 SF	
.04Mi.	**2508 EASTON ST**	**09/30/2020**	$410,200	$410,200	1,350	//2	1952	14,497 SF	
.04Mi.	**2510 ELIOT PL**	**06/22/2021**	$349,800	$349,800	1,314	//3	1952	6,258 SF	
.05Mi.	**3606 25TH AVE**	**03/14/1979**	$309,100	$309,100	1,153	//1	1959	7,313 SF	

Rent vs. Own

Households Occupied by Renters:	41%	Households Occupied by Owners:	54%

Demographics & Income

Median Age:	40.2 years old	Households:	15,981
Median Household Income:	$89,284	Households w/Family:	57%
Household Income Per Capita:	$42,507	Households w/Family Married:	28%
Most Common Education Level:	High School Graduate	Households w/Family Children:	28%

School District

School District Zone:	Prince George's County Public Schools	Students:	132,123
Number of Schools:	199	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.68Mi.	**Panorama Elementary School**	C	Public	PK - 5
Number of Students: 554				
Student-Teacher Ratio: 12.2				
0.84Mi.	**Benjamin Stoddert Middle School**	D+	Public	6 - 8
Number of Students: 628				
Student-Teacher Ratio: 14.27				

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1.64Mi.	**Potomac High School**	F	Public	9 - 12

Number of Students: 1,347
Student-Teacher Ratio: 15.48
Advanced Placement: Yes

Flood Report

The Subject Property of **2505 EASTON ST, TEMPLE HILLS, MD 20748-2942** 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	115%	HIGHER
BURGLARY	102%	SIMILAR
MOTOR VEHICLE THEFT	107%	SIMILAR
FORCIBLE ROBBERY	80%	LOWER
AGGRAVATED ASSAULT	133%	NOTABLY HIGHER
FORCIBLE RAPE	84%	LOWER
MURDER	117%	HIGHER
OVERALL	126%	HIGHER

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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