ICE SiteX Report

OrderID: 97524345

SiteX Property Information Report



Subject Property Location

264 GREENHAVEN DR, ELKTON, MD 21921-7616

County:	**CECIL MD**	Census Tract:	240150309.044003
Property Use:	Single Family Residential	Zoning:	NAR
Parcel Number:	05-034345	Thomas Bros Pg-Grid:	

Valuation

Value:	**$523,000**	FSD:	20	Common Confidence Score:	40
Value Range:	$418,400 - $627,600	ICE Confidence Score:	80		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:		Market Land Value:	$169,100	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$209,300	Total Taxable Value:	$4,018
Total Assessed Value:	$361,700	Total Assessor Market Value:	$378,400	Delinquent Year:	
				Tax Account ID:	034345
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 20 District: 05 Map Ref: 42 14 356
Abbreviated Description: LOT 20 - .994 ACRE 264 GREENHAVEN DRIVE GREENHAVEN POINT

Property Characteristics

Lot Size:	43,298 SF	Bedrooms:		Pool:	Yes
Building Area:	1028 SF	Baths:	2	Fireplace:	1
Year Built:	1978	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding
Number of Units:	1	Garage Type:	Attached	Heating:	Forced Air
Number of Stories:	S/F+B	Number of Cars:	2	A/C:	Yes
Style:		Basement:	Finished	Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/13/2014	Sales Price:	$245,471
Document #:	BK-PG 3307-490	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/06/2012	Sales Price:	$250,000
Document #:	274418 BK-PG 3307 -484	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 20 District: 05 Map Ref: 42 14 356
Abbreviated Description: LOT 20 - .994 ACRE 264 GREENHAVEN DRIVE GREENHAVEN POINT

Mortgage Record

Recording Date:	12/06/2012	Loan Amount:	N/A
Document #:	BK-PG 3307-490	Loan Type:	FHA
TD Due Date:	12/01/2042	Type Finance:	

Legal Description:
Lot: 20 Subdivision: GREENHAVEN POINT

Prior Transfer

Recording Date:	12/06/2012	Sales Price:	$250,000
Document #:	BK-PG 3307-484	Type of Sale:	Full Amount on Deed

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Contract Date: 10/11/2012
Document Type:
Legal Description:
Subdivision: GREENHAVEN POINT Map Ref: LB WAS2 FO64

Prior Transfer

Recording Date: 04/03/2007 | Sales Price: N/A
Document #: 274417 BK-PG WLB02318-0685 | Type of Sale: Full-Computed from Transfer Tax
Document Type:
Legal Description:
Lot: 20 District: 05 Map Ref: 42 14 356
Abbreviated Description: IMPS;LOT 20 - .994 ACRE ;268 GREENHAVEN DRIVE ;GREENHAVEN POINT

Prior Transfer

Recording Date: 03/22/2007 | Sales Price: N/A
Document #: 274322 BK-PG WLB02312-0030 | Type of Sale: Full-Computed from Transfer Tax
Document Type:
Legal Description:
Lot: 20 District: 05 Map Ref: 42 14 356
Abbreviated Description: IMPS;LOT 20 - .994 ACRE ;268 GREENHAVEN DRIVE ;GREENHAVEN POINT

Prior Transfer

Recording Date: 10/18/2006 | Sales Price: $340,000
Document #: 273686 BK-PG WLB02229-0268 | Type of Sale: Full Amount on Deed
Document Type:
Legal Description:
Lot: 20 District: 05 Map Ref: 42 14 356
Abbreviated Description: IMPS;LOT 20 - .994 ACRE ;268 GREENHAVEN DRIVE ;GREENHAVEN POINT

Area Sales Analysis

Total Area Sales	$12,968,239	Median # of Bedrooms	
Median Lot Size	65,776 SF	Median # of Baths	2
Median Living Area	2,850 SF	Median Year Built	1998
Price Range - 2 Yrs	$462,500 to $2,300,000	Age Range	5 years to 98 years
Median Value	$599,000	Median Age	28 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.16Mi.	**85 CLEARFIELD CT** **ELKTON, MD 21921-7521**	03/12/2026	$875,000	$179	4886	//5	2021	74,488 SF	Yes
		APN: 05-124654 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 86 Subdivision: THE VILLAGE OF ELK NECK MapRef: MB PC 1101-80-82 Abbreviated Description: Lot:86 Subdivision:THE VILLAGE OF ELK NECK Map Ref:MB PC 1101-80-82								
2	1.09Mi.	**109 CLEARFIELD CT** **ELKTON, MD 21921-7512**	12/30/2025	$477,940	$128	3713	//4	2005	44,431 SF	
		APN: 05-124670 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 84 District: 05 Subdivision: THE VILLAGES OF E1K NECK SECTION IV WOODHOLME FOUR Abbreviated Description: Lot:84 District:05 Subdivision:THE VILLAGES OF E1K NECK SECTION IV WOODHOLME FOUR								
3	.89Mi.	**209 CASPARUS WAY** **ELKTON, MD 21921-7566**	11/20/2025	$1,275,000	$674	1891	//2	1981	108,029 SF	Spa Only
		APN: 05-071100 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 34 Section: 2 District: 05 Subdivision: ST JOHN MANOR MapRef: MB NDS 7 OF 4B&4C Abbreviated Description: Lot:34 Section:2 District:05 Subdivision:ST JOHN MANOR Map Ref:MB NDS 7 OF 4B&4C								
4	1.13Mi.	**196 BREON LN** **ELKTON, MD 21921-7667**	11/12/2025	$552,500	$249	2216	//2	1998	44,431 SF	
		APN: 05-109256 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 39 District: 05 Subdivision: FINAL MAJOR SUBDIVISION SECTION 2 LOT 23 42 BRADFI MapRef: CAB 665 FO 173&174 Abbreviated Description: Lot:39 District:05 Subdivision:FINAL MAJOR SUBDIVISION SECTION 2 LOT 23 42 BRADFI Map Ref:CAB 665 FO 173&174								
5	.91Mi.	**151 CASPARUS WAY** **ELKTON, MD 21921-7568**	10/29/2025	$462,500	$294	1568	//1	1983	77,537 SF	
		APN: 05-072018 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 27 Subdivision: FINAL MAJOR SUBDIVISION PLAT SECTION TWO LOTS 26 T Phase No: 5 MapRef: MB NDS 7 FO 4B Abbreviated Description: Lot:27 Subdivision:FINAL MAJOR SUBDIVISION PLAT SECTION TWO LOTS 26 T Phase No:5 Map Ref:MB NDS 7 FO 4B								
6	.83Mi.	**40 ROCK HOLLOW CT** **ELKTON, MD 21921-7673**	10/23/2025	$650,000	$228	2850	//3	2020	29,458 SF	
		APN: 05-128986 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 42 District: 05 Subdivision: FINAL PLAT FOUR SECTION I THE RESERVE AT ELK RIVER MapRef: MB 1104 PG18 Abbreviated Description: Lot:42 District:05 Subdivision:FINAL PLAT FOUR SECTION I THE RESERVE AT ELK RIVER Map Ref:MB 1104 PG18								
7	.92Mi.	**125 BREON LN** **ELKTON, MD 21921-7667**	09/30/2025	$550,000	$192	2852	//2	1998	57,499 SF	
		APN: 05-106923 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 19 District: 05 Subdivision: MAJOR SUBDIVISION MapRef: CAB 539 FO 977 Abbreviated Description: Lot:19 District:05 Subdivision:MAJOR SUBDIVISION Map Ref:CAB 539 FO 977								
8	.93Mi.	**160 LONGVIEW DR** **ELKTON, MD 21921-7591**	08/21/2025	$555,000	$205	2702	//2	1992	66,647 SF	
		APN: 05-099552 Document #:								

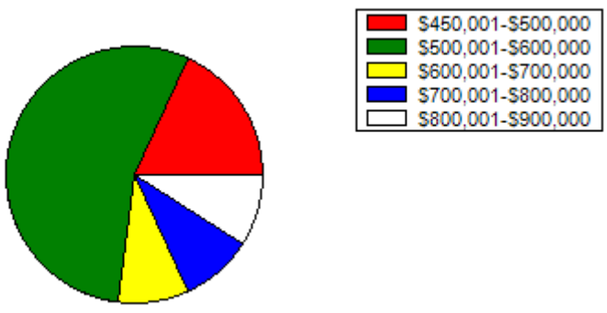
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	Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4 District: 05 Subdivision: AMENDED FINAL MAJOR SUBDIVISION PLAT VILAGE OF ELK MapRef: CAB 289 PG 476-479 Abbreviated Description: Lot:4 District:05 Subdivision:AMENDED FINAL MAJOR SUBDIVISION PLAT VILAGE OF ELK Map Ref:CAB 289 PG 476-479									
9	1.08Mi.	**29 SUSANNA DR** **ELKTON, MD 21921-7561**	08/07/2025	$510,000	$206	2464	//2	1986	65,776 SF	
	APN: 05-072743 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 15 District: 05 Subdivision: ST JOHNS MANOR SECTION 2 MapRef: MB NDS 7 FO 4-A Abbreviated Description: Lot:15 District:05 Subdivision:ST JOHNS MANOR SECTION 2 Map Ref:MB NDS 7 FO 4-A									
10	.88Mi.	**215 DOVE LN** **ELKTON, MD 21921-7643**	08/01/2025	$1,025,000	$441	2323	//3	1928	115,870 SF	
	APN: 05-100089 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: District: 05 Abbreviated Description: District:05									
11	.66Mi.	**209 OLDFIELD POINT CIR** **ELKTON, MD 21921-7627**	08/01/2025	$1,875,000	$433	4326	//4	1930	219,108 SF	Spa Only
	APN: 05-039851 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: District: 05 Abbreviated Description: District:05 City/Muni/Twp:COUNTY City/Muni/Twp: COUNTY									
12	.57Mi.	**24 WINSLOW DR** **ELKTON, MD 21921-7658**	07/21/2025	$599,000	$206	2904	//3	2019	34,978 SF	
	APN: 05-128781 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 57 Subdivision: FINAL PLAT THREE SECTION I THE RESERVE AT ELK RIVE MapRef: SL 1104 FO 17 Abbreviated Description: Lot:57 Subdivision:FINAL PLAT THREE SECTION I THE RESERVE AT ELK RIVE Map Ref:SL 1104 FO 17									
13	1.38Mi.	**233 WOODHOLME WAY** **ELKTON, MD 21921-7635**	06/20/2025	$749,999	$189	3952	//2	2004	41,120 SF	
	APN: 05-120772 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 55 Section: III District: 05 Subdivision: VILLAGES OF ELK NECK MapRef: FO 810-812 Abbreviated Description: Lot:55 Section:III District:05 Subdivision:VILLAGES OF ELK NECK Map Ref:FO 810-812									
14	.78Mi.	**253 CASPARUS WAY** **ELKTON, MD 21921-7566**	05/30/2025	$2,300,000	$470	4887	//3	2002	138,086 SF	Yes
	APN: 05-074509 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 37 District: 05 Subdivision: FINAL PLAT LOT 37 ST JOHNS MANOR SECTION 2 MapRef: MB NDS7 FO 63 Abbreviated Description: Lot:37 District:05 Subdivision:FINAL PLAT LOT 37 ST JOHNS MANOR SECTION 2 Map Ref:MB NDS7 FO 63									
15	.7Mi.	**193 PAIGE LN** **ELKTON, MD 21921-7632**	05/14/2025	$511,300	$219	2332	//2	2005	50,094 SF	
	APN: 05-114918 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 52 Section: 3 District: 05 Subdivision: BRADFIELD MapRef: CAB 809 FO 464 Abbreviated Description: Lot:52 Section:3 District:05 Subdivision:BRADFIELD Map Ref:CAB 809 FO 464									

Comparable Sales Chart

% Distribution Sales for Two Years



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.

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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.	**264 GREENHAVEN DR**	**12/06/2012**	$378,400	$361,700	1,028	//2	1978	43,298 SF	Yes
.03Mi.	**156 GREENHAVEN DR**	**06/29/2021**	$430,500	$409,433	1,868	//3	1978	36,721 SF	
.06Mi.	**171 GREENHAVEN DR**	**03/30/1994**	$447,200	$424,833	2,521	//3	1986	37,505 SF	
.06Mi.	**159 GREENHAVEN DR**	**08/29/1997**	$556,500	$525,433	3,591	//3	1972	37,500 SF	V
.06Mi.	**144 GREENHAVEN DR**	**02/05/2021**	$516,500	$488,933	2,142	//3	2022	1 SF	
.06Mi.	**263 GREENHAVEN DR**	**02/08/2023**	$730,800	$700,000	2,480	//3	1972	37,287 SF	Spa Only
.07Mi.	**283 GREENHAVEN DR**	**09/04/2014**	$639,700	$617,400	2,328	//2	1970	37,500 SF	Spa Only
.07Mi.	**183 GREENHAVEN DR**	**05/08/2002**	$321,200	$308,933	1,624	//2	1972	37,505 SF	
.07Mi.	**145 GREENHAVEN DR**	**08/07/2015**	$420,400	$399,333	2,018	//1	1986	37,500 SF	
.07Mi.	**257 GREENHAVEN DR**	**03/31/1997**	$906,600	$848,200	3,082	//3	1969	37,897 SF	
.09Mi.	**191 GREENHAVEN DR**	**05/19/2016**	$472,600	$448,033	2,620	//2	2003	36,241 SF	
.09Mi.	**243 GREENHAVEN DR**	**12/17/1998**	$621,400	$601,933	1,380	//2	1974	1 SF	
.09Mi.	**135 GREENHAVEN DR**	**06/19/2012**	$379,200	$361,600	1,816	//2	1984	37,500 SF	
.1Mi.	**315 GREENHAVEN DR**	**01/30/2024**	$947,500	$890,067	2,257	//2	1993	1 SF	Spa Only
.12Mi.	**70 GREENHAVEN DR**	**11/10/2004**	$489,700	$464,300	2,896	//2	1988	1 SF	
.13Mi.	**84 BONNEY SHORE RD**	**01/23/2023**	$852,500	$794,333	2,086	//3	2005	1 SF	

Rent vs. Own

Households Occupied by Renters:	30%	Households Occupied by Owners:	63%

Demographics & Income

Median Age:	39.2 years old	Households:	17,556
Median Household Income:	$84,447	Households w/Family:	68%
Household Income Per Capita:	$39,396	Households w/Family Married:	50%
Most Common Education Level:	High School Graduate	Households w/Family Children:	28%

School District

School District Zone:	Cecil County Public Schools	Students:	14,853
Number of Schools:	29	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.93Mi.	**Elk Neck Elementary School** Number of Students: 428 Student-Teacher Ratio: 14.97	B	Public	PK - 5
5.90Mi.	**North East Middle School** Number of Students: 758 Student-Teacher Ratio: 14.44	C-	Public	6 - 8
4.80Mi.	**North East High School** Number of Students: 1,057 Student-Teacher Ratio: 15.82 Advanced Placement: Yes	D+	Public	9 - 12

Flood Report

The Subject Property of **264 GREENHAVEN DR, ELKTON, MD 21921-7616** 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	113%	HIGHER
BURGLARY	93%	SIMILAR
MOTOR VEHICLE THEFT	110%	HIGHER
FORCIBLE ROBBERY	104%	SIMILAR
AGGRAVATED ASSAULT	80%	LOWER
FORCIBLE RAPE	87%	LOWER
MURDER	95%	SIMILAR
OVERALL	85%	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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