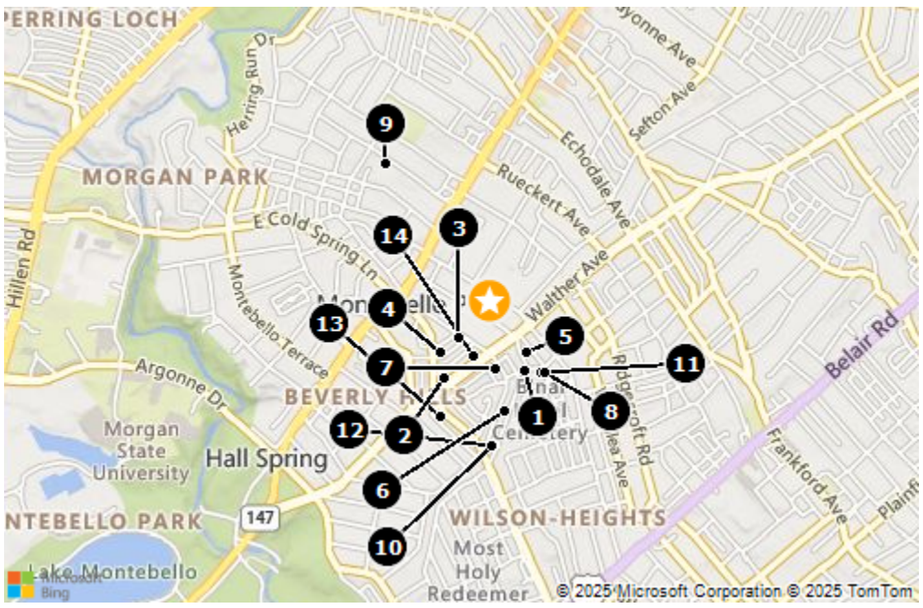
ICE SiteX Report

OrderID: 96266756

SiteX Property Information Report



Subject Property Location

3213 SOUTHERN AVE, BALTIMORE, MD 21214-3222

County:	**BALTIMORE CITY MD**	Census Tract:	245102703.022006
Property Use:	Townhouse (Residential)	Zoning:	R-3
Parcel Number:	27-01-5811 -018	Thomas Bros Pg-Grid:	742-6A

Valuation

Value:	**$261,000**	FSD:	14
Value Range:	$224,460 - $297,540	Confidence Score:	86

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:		Market Land Value:	$36,000	Tax Year:	2023
Assd Improvement:		Market Improvment Value:	$123,300	Total Taxable Value:	$2,878
Total Assessed Value:	$135,700	Total Assessor Market Value:	$159,300	Delinquent Year:	
				Tax Account ID:	015811 018
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 18 Block: 5811 Section: 1 District: 27 Map Ref: 27
Abbreviated Description: 36-8X135-9

Property Characteristics

Lot Size:		Bedrooms:		Pool:	
Building Area:	1750 SF	Baths:	1	Fireplace:	
Year Built:	1910	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding
Number of Units:	1	Garage Type:		Heating:	Radiant
Number of Stories:	2.5+B	Number of Cars:		A/C:	
Style:		Basement:	Yes	Roof Cover:	Built-up
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	01/16/2024	Loan Amount:	N/A
Document #:	BK-PG 26556-311	Loan Type:	FHA
TD Due Date:	12/01/2063	Type Finance:	

Legal Description:
City/Muni/Twp: BALTIMORE

Prior Transfer

Recording Date:	07/31/2003	Sales Price:	$74,900
Document #:	069816 BK-PG FMC04106-00166	Type of Sale:	Full Amount on Deed
Document Type:			

Legal Description:
Lot: 00018 Block: 5811 Section: 001 District: 27 Map Ref: 27

Prior Transfer

Recording Date:	07/31/2003	Sales Price:	$74,900
Document #:	069816 BK-PG 4106 -166	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 18 Block: 5811 Section: 1 District: 27 Map Ref: 27
Abbreviated Description: 36-8X135-9

Prior Transfer

Recording Date:	05/30/2003	Sales Price:	$32,000

ICE SiteX Report

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Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/30/2003	Sales Price:	$32,000
Document #:	064740 BK-PG FMC03848-00231	Type of Sale:	Full Amount on Deed
Document Type:			
Legal Description:			

Lot: 00018 Block: 5811 Section: 001 District: 27 Map Ref: 27

Prior Transfer

Recording Date:	10/10/2002	Sales Price:	$5,000
Document #:	054787 BK-PG CWM54725-09999	Type of Sale:	Full Amount on Deed
Document Type:			
Legal Description:			

Lot: 00018 Block: 5811 Section: 001 District: 27 Map Ref: 27

Area Sales Analysis

Total Area Sales	$3,292,000	Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	2
Median Living Area	1,302 SF	Median Year Built	1940
Price Range - 2 Yrs	$132,000 to $315,000	Age Range	66 years to 95 years
Median Value	$240,000	Median Age	85 years

Comparable Sales Data

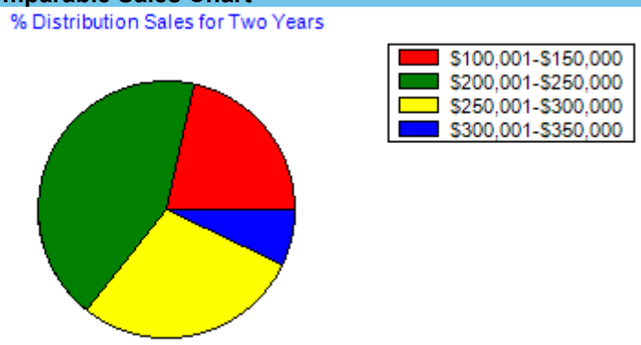
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.19Mi.	**3517 ROSEKEMP AVE** **BALTIMORE, MD 21214-3037**	11/25/2025	$235,000	$159	1472	//2	1950	SF	
		APN: 27-01-5864J-002 Document #: Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Abbreviated Description: City/Muni/Twp:BALTIMORE CITY City/Muni/Twp: BALTIMORE CITY								
2	.23Mi.	**4604 WALTHER AVE** **BALTIMORE, MD 21214-3243**	11/24/2025	$132,000	$101	1296	//2	1931	SF	
		APN: 27-01-5864I-019 Document #: Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Abbreviated Description: City/Muni/Twp:BALTIMORE City/Muni/Twp: BALTIMORE								
3	.12Mi.	**4618 ARABIA AVE** **BALTIMORE, MD 21214-3233**	11/06/2025	$315,000	$240	1308	//2	1931	SF	
		APN: 27-01-5864G-010 Document #: Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Abbreviated Description: City/Muni/Twp:BALTIMORE City/Muni/Twp: BALTIMORE								
4	.18Mi.	**4602 ARABIA AVE** **BALTIMORE, MD 21214-3233**	10/30/2025	$232,000	$169	1368	//1	1930	SF	
		APN: 27-01-5864G-002 Document #: Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Abbreviated Description: City/Muni/Twp:BALTIMORE City/Muni/Twp: BALTIMORE								
5	.16Mi.	**3510 ROSEKEMP AVE** **BALTIMORE, MD 21214-3036**	09/18/2025	$281,000	$219	1280	//2	1950	SF	
		APN: 27-01-5811A-027 Document #: Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Abbreviated Description: City/Muni/Twp:BALTIMG City/Muni/Twp: BALTIMG								
6	.28Mi.	**4627 HARCOURT RD** **BALTIMORE, MD 21214-3339**	07/03/2025	$245,000	$191	1280	//2	1940	SF	
		APN: 27-01-5864N-027 Document #: Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Abbreviated Description: City/Muni/Twp:BALTIMORE CITY City/Muni/Twp: BALTIMORE CITY								
7	.17Mi.	**3301 CEDARHURST RD** **BALTIMORE, MD 21214-3240**	05/15/2025	$149,000	$105	1418	//3	1939	SF	
		APN: 27-01-5864K-015 Document #: Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Abbreviated Description: City/Muni/Twp:BALTIMORE City/Muni/Twp: BALTIMORE								
8	.22Mi.	**4713 CROSSWOOD AVE** **BALTIMORE, MD 21214-3031**	05/12/2025	$249,000	$194	1280	//1	1951	SF	
		APN: 27-01-5811A-018 Document #: Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Abbreviated Description: City/Muni/Twp:BALTIMORE City/Muni/Twp: BALTIMORE								
9	.43Mi.	**2711 SHIREY AVE** **BALTIMORE, MD 21214-2772**	05/02/2025	$235,000	$183	1280	//3	1959	SF	
		APN: 27-26-5366 -054N Document #: Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 2711 Subdivision: PLAT OF THE PROPERTY OF THEODORE R NEWBURG MapRef: FLR JFC1248 Abbreviated Description: Lot:2711 Subdivision:PLAT OF THE PROPERTY OF THEODORE R NEWBURG Map Ref:FLR JFC1248City/Muni/Twp:BALTIMORE City/Muni/Twp: BALTIMORE								
10	.37Mi.	**4505 HARCOURT RD** **BALTIMORE, MD 21214-3337**	03/20/2025	$300,000	$218	1374	//1	1941	SF	
		APN: 27-01-5864N-009 Document #: Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Abbreviated Description: City/Muni/Twp:BALTIMORE City/Muni/Twp: BALTIMORE								
11	.22Mi.	**4711 CROSSWOOD AVE** **BALTIMORE, MD 21214-3031**	03/13/2025	$135,000	$105	1280	//2	1950	SF	
		APN: 27-01-5811A-017 Document #: Document Type: Price Code: D								

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	Land Use: Townhouse (Residential)									
	Legal:									
12	.36Mi.	**4507 HARCOURT RD** **BALTIMORE, MD 21214-3337**	02/06/2025	$285,000	$202	1404	//1	1941	SF	
	APN: 27-01-5864N-010 Document #:									
	Document Type: Price Code: D									
	Land Use: Townhouse (Residential)									
	Legal: Abbreviated Description: City/Muni/Twp:BALTIMORE City/Muni/Twp: BALTIMORE									
13	.32Mi.	**3305 MORAVIA RD** **BALTIMORE, MD 21214-3341**	11/21/2024	$219,000	$179	1218	//2	1931	SF	
	APN: 27-01-5864D-026 Document #:									
	Document Type: Price Code: D									
	Land Use: Townhouse (Residential)									
	Legal:									
14	.14Mi.	**4638 WALTHER AVE** **BALTIMORE, MD 21214-3243**	11/18/2024	$280,000	$194	1442	//3	1935	SF	
	APN: 27-01-5864I-036 Document #:									
	Document Type: Price Code: D									
	Land Use: Townhouse (Residential)									
	Legal: MapRef: LB 25484 FO 92 Abbreviated Description: Map Ref:LB 25484 FO 92City/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.	**3213 SOUTHERN AVE**	**07/31/2003**	$159,300	$135,700	1,750	//1	1910		
.01Mi.	**3301 SOUTHERN AVE**	**10/19/2005**	$166,400	$141,400	1,985	//1	1910		
.01Mi.	**3303 SOUTHERN AVE**	**06/07/2023**	$157,900	$134,567	1,758	//2	1905		
.02Mi.	**3305 SOUTHERN AVE**		$151,600	$129,467	1,590	//1	1905		
.03Mi.	**3302 ROSEKEMP AVE**	**08/17/2018**	$153,800	$139,000	1,506	//1	1910		
.03Mi.	**3304 ROSEKEMP AVE**	**04/19/2005**	$119,500	$107,900	1,282	//1	1910		
.06Mi.	**3200 ROSEKEMP AVE**	**07/24/2009**	$156,900	$130,567	1,344	//2	1927		
.07Mi.	**3213 ROSEKEMP AVE**	**04/06/1990**	$141,000	$128,067	1,420	//1	1935		
.07Mi.	**3211 ROSEKEMP AVE**	**07/18/1997**	$89,300	$82,767	780	//1	1935		
.07Mi.	**3116 ROSEKEMP AVE**	**07/21/2010**	$154,400	$128,600	1,393	//1	1927		
.09Mi.	**4716 WALTHER AVE**	**01/11/2022**	$217,900	$154,100	1,200	//2	1945		
.09Mi.	**4714 WALTHER AVE**	**09/23/2014**	$167,000	$140,067	1,396	//1	1945		
.09Mi.	**4712 WALTHER AVE**		$149,500	$126,167	1,080	//1	1945		
.09Mi.	**4710 WALTHER AVE**	**12/18/2013**	$156,400	$131,667	1,260	//1	1945		
.1Mi.	**4708 WALTHER AVE**	**03/11/2008**	$240,900	$198,900	2,088	//2	1945		
.1Mi.	**4706 WALTHER AVE**		$189,000	$164,600	2,090	//1	1945		

Rent vs. Own

Households Occupied by Renters:	21%	Households Occupied by Owners:	71%

Demographics & Income

Median Age:	41.9 years old	Households:	7,092
Median Household Income:	$86,382	Households w/Family:	60%
Household Income Per Capita:	$39,735	Households w/Family Married:	38%
Most Common Education Level:	Some College	Households w/Family Children:	26%

School District

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

Assigned Schools

Proxim.	Name	Rating	Type	Grade

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3.73Mi.	**Paul Laurence Dunbar High School** Number of Students: 928 Student-Teacher Ratio: 22.36	D	Public	9 - 12
5.41Mi.	**Vivien T. Thomas Medical Arts Academy** Number of Students: 413 Student-Teacher Ratio: 16.2 Advanced Placement: Yes	D-	Public	9 - 12
4.54Mi.	**The Crossroads School** Number of Students: 163 Student-Teacher Ratio: 12.54	C+	Public	6 - 8
3.97Mi.	**Knowledge and Success Academy** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	6 - 12
3.96Mi.	**Independence School Local I** Number of Students: 155 Student-Teacher Ratio: 13.48	NA	Public	9 - 12
0.75Mi.	**City Neighbors High School** Number of Students: 424 Student-Teacher Ratio: 14.88 Advanced Placement: Yes	D+	Public	9 - 12
6.69Mi.	**Forest Park High School** Number of Students: 726 Student-Teacher Ratio: 15.96 Advanced Placement: Yes	F	Public	9 - 12
3.97Mi.	**Baltimore Community High School** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	8 - 12
1.59Mi.	**Mergenthaler Vocational-Technical High School** Number of Students: 1,785 Student-Teacher Ratio: 16.92 Advanced Placement: Yes	D-	Public	9 - 12
7.48Mi.	**Edmondson-Westside High School** Number of Students: 867 Student-Teacher Ratio: 15.48 Advanced Placement: Yes	F	Public	9 - 12
1.62Mi.	**Reginald F. Lewis High School** Number of Students: 615 Student-Teacher Ratio: 16.85 Advanced Placement: Yes	F	Public	9 - 12
4.16Mi.	**Baltimore School for the Arts** Number of Students: 433 Student-Teacher Ratio: 16.65 Advanced Placement: Yes	A	Public	9 - 12
5.19Mi.	**Frederick Douglass High School** Number of Students: 759 Student-Teacher Ratio: 16.87	D-	Public	9 - 12
3.48Mi.	**Baltimore Design School** Number of Students: 529 Student-Teacher Ratio: 17.06 Advanced Placement: Yes	C-	Public	6 - 10
5.36Mi.	**Coppin Academy** Number of Students: 359 Student-Teacher Ratio: 16.32	D-	Public	9 - 12
3.97Mi.	**Maryland Academy of Technology and Health Sciences** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	6 - 12
3.97Mi.	**Maritime Industries Academy** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	9 - 12
5.11Mi.	**Digital Harbor High School** Number of Students: 1,315 Student-Teacher Ratio: 17.3 Advanced Placement: Yes	F	Public	9 - 12
4.19Mi.	**Baltimore Polytechnic Institute** Number of Students: 1,619 Student-Teacher Ratio: 20.89 Advanced Placement: Yes	A+	Public	9 - 12
1.84Mi.	**Vanguard Collegiate Middle School** Number of Students: 408 Student-Teacher Ratio: 17.74	C-	Public	6 - 8
3.97Mi.	**Baltimore I.T. Academy** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	6 - 8
2.30Mi.	**The Reach! Partnership School** Number of Students: 695 Student-Teacher Ratio: 18.29	F	Public	8 - 12

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5.17Mi.	**Augusta Fells Savage Institute of Visual Arts** Number of Students: 481 Student-Teacher Ratio: 18.5 Advanced Placement: Yes	F	Public	9 - 12
4.34Mi.	**Booker T. Washington Middle School** Number of Students: 225 Student-Teacher Ratio: 10.98	B-	Public	6 - 8
0.52Mi.	**Garrett Heights Elementary/Middle School** Number of Students: 318 Student-Teacher Ratio: 16.31	C+	Public	PK - 8
6.87Mi.	**Green Street Academy** Number of Students: 876 Student-Teacher Ratio: 17.88 Advanced Placement: Yes	D-	Public	6 - 12
4.35Mi.	**Baltimore Leadership School for Young Women** Number of Students: 531 Student-Teacher Ratio: 14.35 Advanced Placement: Yes	C+	Public	6 - 12
1.35Mi.	**Afya Public Charter School** Number of Students: 112 Student-Teacher Ratio: 9.74	NA	Public	6 - 8
5.17Mi.	**Bluford Drew Jemison STEM Academy West** Number of Students: 226 Student-Teacher Ratio: 10.76	D-	Public	6 - 12
4.17Mi.	**Western High School** Number of Students: 1,236 Student-Teacher Ratio: 19.78	C+	Public	9 - 12
3.99Mi.	**Academy for College and Career Exploration** Number of Students: 715 Student-Teacher Ratio: 15.54 Advanced Placement: Yes	D+	Public	6 - 12
7.76Mi.	**Benjamin Franklin High School at Masonville Cove** Number of Students: 638 Student-Teacher Ratio: 17.24 Advanced Placement: Yes	F	Public	9 - 12
3.97Mi.	**Friendship Academy of Engineering and Technology** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	6 - 12
1.66Mi.	**N.A.C.A. Freedom and Democracy Academy II** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	6 - 12
5.39Mi.	**Carver Vocational-Technical High School** Number of Students: 985 Student-Teacher Ratio: 18.41 Advanced Placement: Yes	F	Public	9 - 12
6.90Mi.	**New Era Academy** Number of Students: 388 Student-Teacher Ratio: 18.48 Advanced Placement: Yes	NA	Public	6 - 12
3.97Mi.	**Baltimore Montessori Public Charter Middle School** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	6 - 8
2.09Mi.	**Baltimore City College** Number of Students: 1,439 Student-Teacher Ratio: 20.41 Advanced Placement: Yes	A-	Public	9 - 12
3.97Mi.	**Northwestern High School** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	9 - 12
5.59Mi.	**ConneXions: A Community Based Arts School** Number of Students: 526 Student-Teacher Ratio: 17.53	D-	Public	6 - 12
4.34Mi.	**Renaissance Academy** Number of Students: 243 Student-Teacher Ratio: 13.14	F	Public	9 - 12
3.63Mi.	**National Academy Foundation** Number of Students: 805 Student-Teacher Ratio: 14.12	D-	Public	6 - 12
2.48Mi.	**Stadium School** Number of Students: 500 Student-Teacher Ratio: 17.54	C+	Public	6 - 8
3.76Mi.	**Patterson High School** Number of Students: 1,213 Student-Teacher Ratio: 14.79	F	Public	9 - 12

ICE SiteX Report

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Flood Report

The Subject Property of **3213 SOUTHERN AVE, BALTIMORE, MD 21214-3222** 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	91%	LOWER
BURGLARY	72%	NOTABLY LOWER
MOTOR VEHICLE THEFT	68%	NOTABLY LOWER
FORCIBLE ROBBERY	140%	NOTABLY HIGHER
AGGRAVATED ASSAULT	74%	NOTABLY LOWER
FORCIBLE RAPE	142%	NOTABLY HIGHER
MURDER	61%	NOTABLY LOWER
OVERALL	57%	NOTABLY LOWER

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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