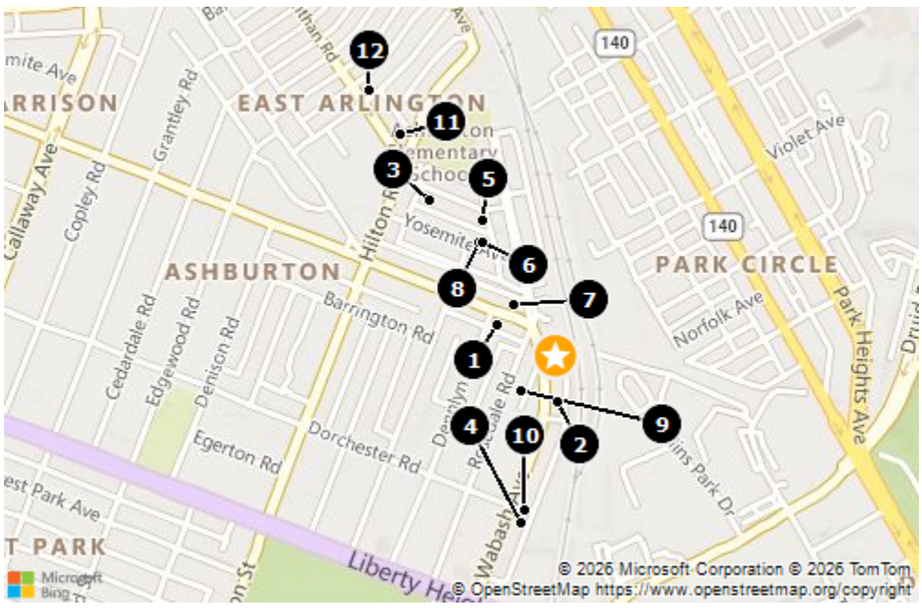
ICE SiteX Report

OrderID: 98738516

SiteX Property Information Report



Subject Property Location

3663 WABASH AVE, BALTIMORE, MD 21215-7435

County:	**BALTIMORE CITY MD**	Census Tract:	245101511.003007
Property Use:	Townhouse (Residential)	Zoning:	R-6
Parcel Number:	15-24-3112 -069	Thomas Bros Pg-Grid:	

Valuation

Value:	**$216,000**	FSD:	37	Common Confidence Score:	19
Value Range:	$136,080 - $295,920	ICE Confidence Score:	63		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:		Market Land Value:	$60,000	Tax Year:	2023
Assd Improvement:		Market Improvment Value:	$114,100	Total Taxable Value:	$3,384
Total Assessed Value:	$164,967	Total Assessor Market Value:	$174,100	Delinquent Year:	
				Tax Account ID:	243112 069
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 69 Block: 3112 Section: 24 District: 15 Map Ref: 15
Abbreviated Description: 20X90

Property Characteristics

Lot Size:		Bedrooms:		Pool:	
Building Area:	1320 SF	Baths:	1	Fireplace:	
Year Built:	1949	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick
Number of Units:	1	Garage Type:	Underground	Heating:	Radiant
Number of Stories:	2+B	Number of Cars:		A/C:	
Style:		Basement:	Yes	Roof Cover:	Built-up
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/18/2017	Sales Price:	N/A
Document #:	19765-241 BK-PG 13560-417	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	11/07/2017	Sales Price:	$117,000
Document #:	308192 BK-PG 19653 -196	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Lot: 69 Block: 3112 Section: 24 District: 15 Map Ref: 15
Abbreviated Description: 20X90

Prior Transfer

Recording Date:	11/07/2017	Sales Price:	$117,000
Document #:	19653-196 BK-PG 19653-196	Type of Sale:	Full Amount on Deed
Contract Date:	10/31/2017		
Document Type:			
Legal Description:			

City/Muni/Twp: BALTIMORE CITY

Prior Transfer

Recording Date:	06/15/2011	Sales Price:	$70,000

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

Mortgage Record

Recording Date:	06/15/2011	Loan Amount:	N/A
Document #:	BK-PG 13560-417	Loan Type:	FHA
TD Due Date:	07/01/2026	Type Finance:	
Legal Description:			
City/Muni/Twp: BALTIMORE CITY			

Area Sales Analysis

Total Area Sales	$2,129,850	Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	1
Median Living Area	1,361 SF	Median Year Built	1952
Price Range - 2 Yrs	$80,000 to $295,000	Age Range	71 years to 96 years
Median Value	$178,925	Median Age	74 years

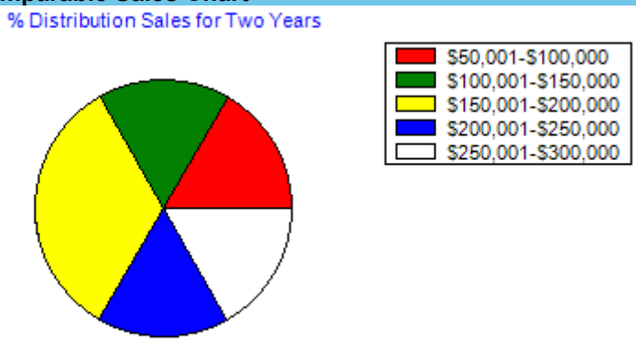
Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.09Mi.	**3121 SEQUOIA AVE** **BALTIMORE, MD 21215-7508**	09/15/2026	$285,000	$239	1190	//1	1935	SF	
		APN: 15-24-3120 -045 Document #: Document Type: Price Code: D Land Use: Townhouse (Residential) Legal:								
2	.06Mi.	**3635 WABASH AVE** **BALTIMORE, MD 21215-7435**	08/31/2026	$295,000	$210	1400	//1	1949	SF	
		APN: 15-24-3112 -055 Document #: Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Abbreviated Description: City/Muni/Twp:BALTIMORE City/Muni/Twp: BALTIMORE								
3	.25Mi.	**3235 DORITHAN RD** **BALTIMORE, MD 21215-7501**	08/20/2026	$95,000	$74	1280	//1	1955	SF	
		APN: 15-24-3100L-083 Document #: Document Type: Price Code: D Land Use: Townhouse (Residential) Legal:								
4	.21Mi.	**3433 WABASH AVE** **BALTIMORE, MD 21215-7431**	08/13/2026	$219,000	$160	1362	//2	1949	SF	
		APN: 15-24-3112 -018 Document #: Document Type: Price Code: D Land Use: Townhouse (Residential) Legal:								
5	.19Mi.	**3201 DORITHAN RD** **BALTIMORE, MD 21215-7501**	07/08/2026	$175,000	$136	1280	//1	1955	SF	
		APN: 15-24-3100L-066 Document #: Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Abbreviated Description: City/Muni/Twp:BALTIMORE City/Muni/Twp: BALTIMORE								
6	.17Mi.	**3206 YOSEMITE AVE** **BALTIMORE, MD 21215-7513**	05/27/2026	$215,000	$158	1360	//1	1955	SF	
		APN: 15-24-3100L-013 Document #: Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Abbreviated Description: City/Muni/Twp:BALTIMORE City/Muni/Twp: BALTIMORE								
7	.08Mi.	**3106 SEQUOIA AVE** **BALTIMORE, MD 21215-7509**	04/09/2026	$80,000	$68	1165	//1	1935	SF	
		APN: 15-24-3100E-004 Document #: Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Abbreviated Description: City/Muni/Twp:BALTIMORE City/Muni/Twp: BALTIMORE								
8	.17Mi.	**3208 YOSEMITE AVE** **BALTIMORE, MD 21215-7513**	01/22/2026	$135,000	$99	1360	//2	1955	SF	
		APN: 15-24-3100L-014 Document #: Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Abbreviated Description: City/Muni/Twp:BALTIMORE City/Muni/Twp: BALTIMORE								
9	.06Mi.	**3615 ROSEDALE RD** **BALTIMORE, MD 21215-7428**	12/11/2025	$157,000	$98	1590	//2	1930	SF	
		APN: 15-24-3121 -014 Document #: Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Abbreviated Description: City/Muni/Twp:BALTIMORE CITY City/Muni/Twp: BALTIMORE CITY								
10	.2Mi.	**3505 WABASH AVE** **BALTIMORE, MD 21215-7433**	11/05/2025	$182,850	$130	1404	//1	1949	SF	
		APN: 15-24-3112 -022 Document #: Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Abbreviated Description: City/Muni/Twp:BALTIMORE CITY City/Muni/Twp: BALTIMORE CITY								
11	.34Mi.	**3304 DORITHAN RD** **BALTIMORE, MD 21215-7213**	08/19/2025	$106,000	$73	1452	//2	1955	SF	
		APN: 15-24-3100N-065 Document #: Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Abbreviated Description: City/Muni/Twp:BALTIMORE City/Muni/Twp: BALTIMORE								
12	.41Mi.	**4002 EDGEWOOD RD** **BALTIMORE, MD 21215-7230**	06/23/2025	$185,000	$127	1452	//2	1955	SF	
		APN: 15-24-3100P-002 Document #: Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Abbreviated Description: 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.

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.	**3663 WABASH AVE**	**11/07/2017**	$174,100	$164,967	1,320	//1	1949		
0Mi.	**3661 WABASH AVE**	**04/18/2007**	$175,400	$165,400	1,320	//1	1949		
.01Mi.	**3665 WABASH AVE**	**04/16/2020**	$189,000	$179,533	1,260	//2	1949		
.01Mi.	**3659 WABASH AVE**	**12/05/2022**	$179,000	$169,733	1,400	//1	1949		
.01Mi.	**3657 WABASH AVE**	**10/06/1992**	$178,200	$168,933	1,386	//1	1949		
.02Mi.	**3655 WABASH AVE**	**04/15/2005**	$183,300	$173,967	1,386	//1	1949		
.02Mi.	**3653 WABASH AVE**	**08/23/2022**	$147,400	$115,800	1,400	//1	1949		
.02Mi.	**3651 WABASH AVE**		$174,200	$165,067	1,320	//1	1949		
.03Mi.	**3649 WABASH AVE**	**08/08/2019**	$213,900	$203,433	1,320	//2	1949		
.03Mi.	**3627 ROSEDALE RD**	**07/13/2006**	$179,700	$168,433	1,448	//1	1930		
.03Mi.	**3647 WABASH AVE**	**05/10/2006**	$175,100	$165,900	1,260	//1	1949		
.03Mi.	**3625 ROSEDALE RD**	**02/09/2018**	$188,600	$179,200	1,216	//2	1930		
.04Mi.	**3623 ROSEDALE RD**	**07/18/2016**	$201,400	$189,333	1,590	//2	1930		
.04Mi.	**3645 WABASH AVE**	**09/19/2023**	$174,000	$164,867	1,260	//1	1949		
.04Mi.	**3620 WABASH AVE**	**02/02/2006**	$182,100	$170,833	1,572	//1	1930		
.04Mi.	**3621 ROSEDALE RD**	**03/21/2017**	$183,200	$171,800	1,590	//1	1930		

Rent vs. Own

Households Occupied by Renters:	42%	Households Occupied by Owners:	44%

Demographics & Income

Median Age:	42.4 years old	Households:	20,241
Median Household Income:	$57,218	Households w/Family:	53%
Household Income Per Capita:	$31,682	Households w/Family Married:	25%
Most Common Education Level:	High School Graduate	Households w/Family Children:	23%

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
0.64Mi.	**ConneXions: A Community Based Arts School** Number of Students: 523 Student-Teacher Ratio: 16.6	F	Public	6 - 12
6.36Mi.	**Vanguard Collegiate Middle School** Number of Students: 313 Student-Teacher Ratio: 14.23	F	Public	6 - 8
1.74Mi.	**Baltimore Polytechnic Institute** Number of Students: 1,632 Student-Teacher Ratio: 19.2 Advanced Placement: Yes	A+	Public	9 - 12
3.89Mi.	**The Reach! Partnership School** Number of Students: 724 Student-Teacher Ratio: 15.74	F	Public	8 - 12
2.42Mi.	**Augusta Fells Savage Institute of Visual Arts** Number of Students: 337 Student-Teacher Ratio: 13.48 Advanced Placement: Yes	F	Public	9 - 12

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4.79Mi. **The Crossroads School** Number of Students: 162 Student-Teacher Ratio: 11.57	C	Public	6 - 8
1.69Mi. **Carver Vocational-Technical High School** Number of Students: 1,041 Student-Teacher Ratio: 17.21 Advanced Placement: Yes	D-	Public	9 - 12
3.19Mi. **Baltimore Design School** Number of Students: 503 Student-Teacher Ratio: 13.06 Advanced Placement: Yes	C-	Public	6 - 10
1.05Mi. **Coppin Academy** Number of Students: 450 Student-Teacher Ratio: 16.67	D-	Public	9 - 12
2.83Mi. **Baltimore Montessori Public Charter Middle School** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	6 - 8
3.61Mi. **Baltimore City College** Number of Students: 1,470 Student-Teacher Ratio: 18.61 Advanced Placement: Yes	A-	Public	9 - 12
2.83Mi. **Northwestern High School** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	9 - 12
2.76Mi. **Green Street Academy** Number of Students: 808 Student-Teacher Ratio: 17.57 Advanced Placement: Yes	D-	Public	6 - 12
3.33Mi. **Baltimore Leadership School for Young Women** Number of Students: 466 Student-Teacher Ratio: 11.65 Advanced Placement: Yes	D	Public	6 - 12
4.93Mi. **Afya Public Charter School** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	6 - 8
2.41Mi. **Bluford Drew Jemison STEM Academy West** Number of Students: NA Student-Teacher Ratio: NA	F	Public	6 - 12
1.82Mi. **Western High School** Number of Students: 1,290 Student-Teacher Ratio: 16.75	B-	Public	9 - 12
1.46Mi. **Academy for College and Career Exploration** Number of Students: 967 Student-Teacher Ratio: 14.43 Advanced Placement: Yes	D-	Public	6 - 12
7.55Mi. **Benjamin Franklin High School at Masonville Cove** Number of Students: 786 Student-Teacher Ratio: 15.12 Advanced Placement: Yes	F	Public	9 - 12
5.62Mi. **New Era Academy** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	6 - 12
2.83Mi. **Baltimore Community High School** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	8 - 12
3.95Mi. **Mergenthaler Vocational-Technical High School** Number of Students: 1,714 Student-Teacher Ratio: 14.78 Advanced Placement: Yes	D-	Public	9 - 12
0.31Mi. **Dr. Nathan A. Pitts-Ashburton Elementary/Middle School** Number of Students: 287 Student-Teacher Ratio: 14	F	Public	PK - 8
2.76Mi. **Edmondson-Westside High School** Number of Students: 910 Student-Teacher Ratio: 15.29 Advanced Placement: Yes	D-	Public	9 - 12
2.57Mi. **Renaissance Academy** Number of Students: 241 Student-Teacher Ratio: 10.71	F	Public	9 - 12
4.15Mi. **National Academy Foundation** Number of Students: 801 Student-Teacher Ratio: 13.35	F	Public	6 - 12
3.35Mi. **Stadium School** Number of Students: 259 Student-Teacher Ratio: 15.24	F	Public	6 - 8

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7.23Mi. **Patterson High School** Number of Students: 1,330 Student-Teacher Ratio: 15.11	F	Public	9 - 12
2.83Mi. **Friendship Academy of Engineering and Technology** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	6 - 12
6.20Mi. **N.A.C.A. Freedom and Democracy Academy II** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	6 - 12
2.83Mi. **Baltimore I.T. Academy** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	6 - 8
2.83Mi. **Maryland Academy of Technology and Health Sciences** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	6 - 12
2.83Mi. **Maritime Industries Academy** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	9 - 12
4.64Mi. **Digital Harbor High School** Number of Students: 1,359 Student-Teacher Ratio: 15.62 Advanced Placement: Yes	F	Public	9 - 12
5.62Mi. **Reginald F. Lewis High School** Number of Students: 481 Student-Teacher Ratio: 16.03 Advanced Placement: Yes	F	Public	9 - 12
3.22Mi. **Baltimore School for the Arts** Number of Students: 443 Student-Teacher Ratio: 15.82 Advanced Placement: Yes	B+	Public	9 - 12
4.16Mi. **Paul Laurence Dunbar High School** Number of Students: 1,087 Student-Teacher Ratio: 18.12	C	Public	9 - 12
2.87Mi. **Vivien T. Thomas Medical Arts Academy** Number of Students: 386 Student-Teacher Ratio: 16.78 Advanced Placement: Yes	D-	Public	9 - 12
3.35Mi. **Frederick Douglass High School** Number of Students: 539 Student-Teacher Ratio: 11.72	F	Public	9 - 12
2.83Mi. **Knowledge and Success Academy** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	6 - 12
1.49Mi. **Independence School Local I** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	9 - 12
6.09Mi. **City Neighbors High School** Number of Students: 416 Student-Teacher Ratio: 13.64 Advanced Placement: Yes	D	Public	9 - 12
1.37Mi. **Forest Park High School** Number of Students: 1,024 Student-Teacher Ratio: 16.25 Advanced Placement: Yes	D-	Public	9 - 12
2.57Mi. **Booker T. Washington Middle School** Number of Students: 192 Student-Teacher Ratio: 9.14	F	Public	6 - 8

Flood Report

The Subject Property of **3663 WABASH AVE, BALTIMORE, MD 21215-7435** 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.

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	107%	SIMILAR
BURGLARY	95%	SIMILAR
MOTOR VEHICLE THEFT	116%	HIGHER
FORCIBLE ROBBERY	87%	LOWER
AGGRAVATED ASSAULT	120%	HIGHER
FORCIBLE RAPE	107%	SIMILAR
MURDER	95%	SIMILAR
OVERALL	102%	SIMILAR

Disaster Alerts

1/23/2026 - Severe Winter Storm

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