ICE SiteX Report

OrderID: 98738717

SiteX Property Information Report



Subject Property Location

3712 CRANSTON AVE, BALTIMORE, MD 21229-2015

County:	**BALTIMORE CITY MD**	Census Tract:	245101608.023014
Property Use:	Townhouse (Residential)	Zoning:	R-7
Parcel Number:	16-17-2515 -007	Thomas Bros Pg-Grid:	770-5F

Valuation

Value:	**$214,000**	FSD:	31	Common Confidence Score:	21
Value Range:	$147,660 - $280,340	ICE Confidence Score:	69		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:	$25,000	Market Land Value:	$25,000	Tax Year:	2023
Assd Improvement:	$164,900	Market Improvment Value:	$164,900	Total Taxable Value:	$3,358
Total Assessed Value:	$189,900	Total Assessor Market Value:	$189,900	Delinquent Year:	
				Tax Account ID:	172515 007
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 7 Block: 2515 Section: 17 District: 16 Map Ref: 16
Abbreviated Description: 14X100

Property Characteristics

Lot Size:		Bedrooms:		Pool:	
Building Area:	1180 SF	Baths:	2	Fireplace:	
Year Built:	1938	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick
Number of Units:	1	Garage Type:		Heating:	Forced Air
Number of Stories:	2+B	Number of Cars:		A/C:	Yes
Style:		Basement:	Finished	Roof Cover:	Built-up
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	06/04/2021	Loan Amount:	N/A
Document #:	BK-PG 23212-480	Loan Type:	FHA
TD Due Date:	03/01/2051	Type Finance:	

Legal Description:
City/Muni/Twp: BALTIMORE CITY

Prior Transfer

Recording Date:	02/12/2019	Sales Price:	N/A
Document #:	BK-PG 20624-363	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	11/01/2018	Loan Amount:	N/A
Document #:	BK-PG 20624-363	Loan Type:	FHA
TD Due Date:	04/01/2048	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	04/16/2018	Sales Price:	$144,000
Document #:	315542 BK-PG 20080 -236	Type of Sale:	Per Assessor Transaction History
Document Type:			

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Legal Description:
Lot: 7 Block: 2515 Section: 17 District: 16 Map Ref: 16
Abbreviated Description: 14X100

Mortgage Record

Recording Date:	04/16/2018	Loan Amount:	N/A
Document #:	BK-PG 20080-273	Loan Type:	Commercial
TD Due Date:		Type Finance:	

Legal Description:
City/Muni/Twp: BALTIMORE CITY

Mortgage Record

Recording Date:	04/16/2018	Loan Amount:	N/A
Document #:	BK-PG 20080-259	Loan Type:	Commercial
TD Due Date:		Type Finance:	

Legal Description:
City/Muni/Twp: BALTIMORE CITY

Prior Transfer

Recording Date:	04/16/2018	Sales Price:	$144,000
Document #:	BK-PG 20080-236	Type of Sale:	Full Amount on Deed
Contract Date:	03/19/2018		
Document Type:			

Legal Description:
City/Muni/Twp: BALTIMORE CITY

Prior Transfer

Recording Date:	10/11/2017	Sales Price:	$36,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	10/11/2017	Loan Amount:	N/A
Document #:	BK-PG 19573-36	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
City/Muni/Twp: BALTIMORE

Prior Transfer

Recording Date:	10/11/2017	Sales Price:	$36,000
Document #:	BK-PG 19573-32	Type of Sale:	Unpaid Principal Balance/Unpaid Debt
Contract Date:	09/01/2017		
Document Type:			

Legal Description:
Map Ref: LB 19255 FO 435
City/Muni/Twp: BALTIMORE

Prior Transfer

Recording Date:	06/20/2017	Sales Price:	$37,800
Document #:	19255-435 BK-PG 19255-435	Type of Sale:	Full Amount on Deed
Contract Date:	06/15/2017		
Document Type:			

Legal Description:
City/Muni/Twp: BALTIMORE

Prior Transfer

Recording Date:	07/21/2014	Sales Price:	$90,000
Document #:	BK-PG 9482-371	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/21/2007	Loan Amount:	N/A
Document #:	BK-PG 9482-371	Loan Type:	Stand Alone Second
TD Due Date:	06/01/2037	Type Finance:	

Legal Description:
District: 16
Abbreviated Description: TAX ID# 16-17-2515 -007

Area Sales Analysis

Total Area Sales	$1,572,500	Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	1
Median Living Area	1,200 SF	Median Year Built	1935
Price Range - 2 Yrs	$1,500 to $225,000	Age Range	78 years to 106 years
Median Value	$118,000	Median Age	91 years

Comparable Sales Data

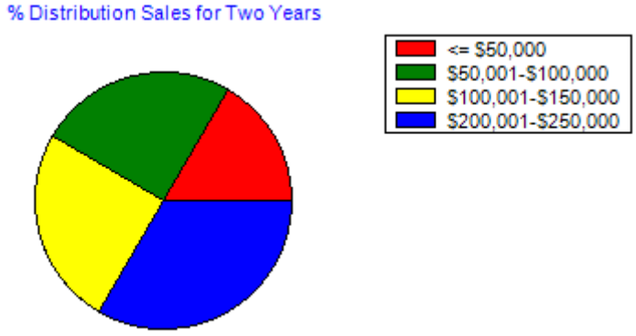
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.07Mi.	**3657 GELSTON DR BALTIMORE, MD 21229-2030**	10/22/2026	$131,000	$121	1080	//2	1928	SF	
		APN: 16-18-2505A-047 Document #:								
		Document Type: Price Code: D								
		Land Use: Townhouse (Residential)								
		Legal: Abbreviated Description: City/Muni/Twp:BALTIMORE CITY City/Muni/Twp: BALTIMORE CITY								
2	.12Mi.	**837 LYNDHURST ST**	10/14/2026	$97,000	$80	1200	//1	1940	SF	

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		BALTIMORE, MD 21229-1956							
	APN: 16-17-2514A-008 Document #:								
	Document Type: Price Code: D								
	Land Use: Townhouse (Residential)								
	Legal:								
3	.14Mi.	**920 MOUNT HOLLY ST**	08/31/2026	$90,000	$75	1200	//1	1942	SF
		BALTIMORE, MD 21229-1928							
	APN: 16-17-2522 -022 Document #:								
	Document Type: Price Code: D								
	Land Use: Townhouse (Residential)								
	Legal:								
4	.1Mi.	**3604 EVERSLEY ST**	08/26/2026	$1,500	$1	1196	//1	1928	SF
		BALTIMORE, MD 21229-2027							
	APN: 16-18-2505A-053 Document #:								
	Document Type: Price Code: D								
	Land Use: Townhouse (Residential)								
	Legal: Abbreviated Description: City/Muni/Twp:BALTIMORE City/Muni/Twp: BALTIMORE								
5	.14Mi.	**614 ALLENDALE ST**	08/25/2026	$220,000	$161	1360	//2	1927	SF
		BALTIMORE, MD 21229-2003							
	APN: 16-17-2487 -008 Document #:								
	Document Type: Price Code: D								
	Land Use: Townhouse (Residential)								
	Legal:								
6	.1Mi.	**733 LYNDHURST ST**	08/13/2026	$20,000	$14	1400	//1	1931	SF
		BALTIMORE, MD 21229-1948							
	APN: 16-17-2507A-020 Document #:								
	Document Type: Price Code: D								
	Land Use: Townhouse (Residential)								
	Legal:								
7	.21Mi.	**3902 EDMONDSON AVE**	08/12/2026	$150,000	$108	1384	//1	1920	SF
		BALTIMORE, MD 21229-1853							
	APN: 16-06-2489 -002 Document #:								
	Document Type: Price Code: D								
	Land Use: Townhouse (Residential)								
	Legal: MapRef: MB 9903 PG 108 Abbreviated Description: Map Ref:MB 9903 PG 108City/Muni/Twp:BALTIMORE City/Muni/Twp: BALTIMORE								
8	.18Mi.	**605 LYNDHURST ST**	08/05/2026	$220,000	$122	1798	//2	1929	SF
		BALTIMORE, MD 21229-1900							
	APN: 16-17-2488 -001 Document #:								
	Document Type: Price Code: D								
	Land Use: Townhouse (Residential)								
	Legal:								
9	.07Mi.	**3707 COLBORNE RD**	07/31/2026	$220,000	$186	1180	//2	1942	SF
		BALTIMORE, MD 21229-2014							
	APN: 16-17-2515A-025 Document #:								
	Document Type: Price Code: D								
	Land Use: Townhouse (Residential)								
	Legal: Abbreviated Description: City/Muni/Twp:BALTIMORE City/Muni/Twp: BALTIMORE								
10	.15Mi.	**3902 WOODRIDGE RD**	07/24/2026	$105,000	$87	1200	//1	1940	SF
		BALTIMORE, MD 21229-1911							
	APN: 16-06-2516 -002 Document #:								
	Document Type: Price Code: D								
	Land Use: Townhouse (Residential)								
	Legal: Abbreviated Description: City/Muni/Twp:BALTIMORE CITY City/Muni/Twp: BALTIMORE CITY								
11	.13Mi.	**921 MOUNT HOLLY ST**	07/15/2026	$225,000	$187	1200	//1	1942	SF
		BALTIMORE, MD 21229-1929							
	APN: 16-17-2523 -021 Document #:								
	Document Type: Price Code: D								
	Land Use: Townhouse (Residential)								
	Legal:								
12	.15Mi.	**1000 MOUNT HOLLY ST**	07/02/2026	$93,000	$81	1140	//1	1948	SF
		BALTIMORE, MD 21229-1930							
	APN: 16-17-2524 -022 Document #:								
	Document Type: Price Code: D								
	Land Use: Townhouse (Residential)								
	Legal:								

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.

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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.	**3712 CRANSTON AVE**	**04/16/2018**	$189,900	$189,900	1,180	//2	1938		
0Mi.	**3714 CRANSTON AVE**	**08/03/2022**	$119,100	$119,100	1,180	//1	1938		
0Mi.	**3710 CRANSTON AVE**	**03/17/2021**	$159,800	$159,800	1,180	//1	1938		
.01Mi.	**3716 CRANSTON AVE**		$119,100	$119,100	1,180	//1	1938		
.01Mi.	**3708 CRANSTON AVE**	**08/29/2007**	$119,100	$119,100	1,180	//1	1938		
.01Mi.	**3718 CRANSTON AVE**	**08/29/2025**	$129,200	$129,200	1,260	//1	1938		
.01Mi.	**3706 CRANSTON AVE**	**02/05/2026**	$119,100	$119,100	1,180	//1	1938		
.01Mi.	**3704 CRANSTON AVE**	**04/21/2017**	$145,000	$145,000	1,180	//2	1938		
.01Mi.	**3702 CRANSTON AVE**		$119,100	$119,100	1,180	//1	1938		
.02Mi.	**3700 CRANSTON AVE**		$128,500	$128,500	1,260	//1	1938		
.02Mi.	**805 MOUNT HOLLY ST**	**12/22/2023**	$122,200	$122,200	1,200	//1	1940		
.02Mi.	**803 MOUNT HOLLY ST**	**01/26/2017**	$161,100	$161,100	1,200	//2	1940		
.02Mi.	**807 MOUNT HOLLY ST**	**06/11/2001**	$122,200	$122,200	1,200	//1	1940		
.02Mi.	**801 MOUNT HOLLY ST**	**03/18/2014**	$122,200	$122,200	1,200	//1	1940		
.02Mi.	**809 MOUNT HOLLY ST**	**05/29/2002**	$168,000	$168,000	1,200	//1	1940		
.02Mi.	**811 MOUNT HOLLY ST**	**11/05/2019**	$131,100	$131,100	1,200	//2	1940		

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
3.19Mi.	**Baltimore I.T. Academy** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	6 - 8
3.27Mi.	**Baltimore Leadership School for Young Women** Number of Students: 466 Student-Teacher Ratio: 11.65 Advanced Placement: Yes	D	Public	6 - 12
6.02Mi.	**Afya Public Charter School** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	6 - 8
1.52Mi.	**Carver Vocational-Technical High School** Number of Students: 1,041 Student-Teacher Ratio: 17.21 Advanced Placement: Yes	D-	Public	9 - 12
3.73Mi.	**Baltimore Design School** Number of Students: 503 Student-Teacher Ratio: 13.06 Advanced Placement: Yes	C-	Public	6 - 10
1.63Mi.	**Coppin Academy** Number of Students: 450 Student-Teacher Ratio: 16.67	D-	Public	9 - 12
3.19Mi.	**Baltimore Montessori Public Charter Middle School** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	6 - 8
4.83Mi.	**Baltimore City College** Number of Students: 1,470 Student-Teacher Ratio: 18.61 Advanced Placement: Yes	A-	Public	9 - 12
3.19Mi.	**Northwestern High School** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	9 - 12
1.67Mi.	**ConneXions: A Community Based Arts School** Number of Students: 523 Student-Teacher Ratio: 16.6	F	Public	6 - 12
7.31Mi.	**Vanguard Collegiate Middle School** Number of Students: 313 Student-Teacher Ratio: 14.23	F	Public	6 - 8
6.36Mi.	**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				
0.25Mi. **Lyndhurst Elementary School** Number of Students: 743 Student-Teacher Ratio: 17.69		F	Public	PK - 5
4.32Mi. **New Era Academy** Number of Students: NA Student-Teacher Ratio: NA		NA	Public	6 - 12
3.19Mi. **Baltimore Community High School** Number of Students: NA Student-Teacher Ratio: NA		NA	Public	8 - 12
5.31Mi. **Mergenthaler Vocational-Technical High School** Number of Students: 1,714 Student-Teacher Ratio: 14.78 Advanced Placement: Yes		D-	Public	9 - 12
0.59Mi. **Edmondson-Westside High School** Number of Students: 910 Student-Teacher Ratio: 15.29 Advanced Placement: Yes		D-	Public	9 - 12
2.78Mi. **Renaissance Academy** Number of Students: 241 Student-Teacher Ratio: 10.71		F	Public	9 - 12
4.36Mi. **National Academy Foundation** Number of Students: 801 Student-Teacher Ratio: 13.35		F	Public	6 - 12
4.46Mi. **Stadium School** Number of Students: 259 Student-Teacher Ratio: 15.24		F	Public	6 - 8
7.63Mi. **Patterson High School** Number of Students: 1,330 Student-Teacher Ratio: 15.11		F	Public	9 - 12
3.19Mi. **Friendship Academy of Engineering and Technology** Number of Students: NA Student-Teacher Ratio: NA		NA	Public	6 - 12
7.98Mi. **N.A.C.A. Freedom and Democracy Academy II** Number of Students: NA Student-Teacher Ratio: NA		NA	Public	6 - 12
4.52Mi. **The Crossroads School** Number of Students: 162 Student-Teacher Ratio: 11.57		C	Public	6 - 8
4.88Mi. **Frederick Douglass High School** Number of Students: 539 Student-Teacher Ratio: 11.72		F	Public	9 - 12
3.32Mi. **Baltimore School for the Arts** Number of Students: 443 Student-Teacher Ratio: 15.82 Advanced Placement: Yes		B+	Public	9 - 12
4.32Mi. **Paul Laurence Dunbar High School** Number of Students: 1,087 Student-Teacher Ratio: 18.12		C	Public	9 - 12
4.84Mi. **The Reach! Partnership School** Number of Students: 724 Student-Teacher Ratio: 15.74		F	Public	8 - 12
2.03Mi. **Augusta Fells Savage Institute of Visual Arts** Number of Students: 337 Student-Teacher Ratio: 13.48 Advanced Placement: Yes		F	Public	9 - 12
2.78Mi. **Booker T. Washington Middle School** Number of Students: 192 Student-Teacher Ratio: 9.14		F	Public	6 - 8
3.92Mi. **Baltimore Polytechnic Institute** Number of Students: 1,632 Student-Teacher Ratio: 19.2 Advanced Placement: Yes		A+	Public	9 - 12
7.45Mi. **Reginald F. Lewis High School** Number of Students: 481 Student-Teacher Ratio: 16.03 Advanced Placement: Yes		F	Public	9 - 12
0.76Mi. **Green Street Academy** Number of Students: 808 Student-Teacher Ratio: 17.57 Advanced Placement: Yes		D-	Public	6 - 12
2.15Mi. **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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3.19Mi. **Knowledge and Success Academy** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	6 - 12
3.28Mi. **Independence School Local I** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	9 - 12
7.62Mi. **City Neighbors High School** Number of Students: 416 Student-Teacher Ratio: 13.64 Advanced Placement: Yes	D	Public	9 - 12
2.54Mi. **Forest Park High School** Number of Students: 1,024 Student-Teacher Ratio: 16.25 Advanced Placement: Yes	D-	Public	9 - 12
3.19Mi. **Maryland Academy of Technology and Health Sciences** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	6 - 12
3.19Mi. **Maritime Industries Academy** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	9 - 12
4.08Mi. **Digital Harbor High School** Number of Students: 1,359 Student-Teacher Ratio: 15.62 Advanced Placement: Yes	F	Public	9 - 12
2.02Mi. **Bluford Drew Jemison STEM Academy West** Number of Students: NA Student-Teacher Ratio: NA	F	Public	6 - 12
4.00Mi. **Western High School** Number of Students: 1,290 Student-Teacher Ratio: 16.75	B-	Public	9 - 12
3.24Mi. **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 **3712 CRANSTON AVE, BALTIMORE, MD 21229-2015** 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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