BLACK KNIGHT

SiteX™ Report

OrderID: 90163926

SiteX Property Information Report



Subject Property Location

8017 VALLEY MANOR RD, OWINGS MILLS, MD 21117-5382

County:	**BALTIMORE MD**	Census Tract:	240054037.022000
Property Use:	Condominium Unit (Residential)	Zoning:	
Parcel Number:	03-2000011398	Thomas Bros Pg-Grid:	

Valuation

Value:	**$215,000**	FSD:	8
Value Range:	$197,800 - $232,200	Confidence Score:	92

County Tax & Assessment

Assessment Year:	2023	Market Value Year:	2023	Tax Rate Code Area:	
Assd Land Value:		Market Land Value:	$45,000	Tax Year:	2023
Assd Improvement:		Market Improvment Value:	$120,000	Total Taxable Value:	$1,513
Total Assessed Value:	$158,333	Total Assessor Market Value:	$165,000	Delinquent Year:	
				Tax Account ID:	2000011398
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 03 Map Ref: 67 11 423
Abbreviated Description: UNIT 3B STAGE 1 8017 VALLEY MANOR RD CLUB AT MCDONOGH TWNSHP

Property Characteristics

Lot Size:		Bedrooms:		Pool:	
Building Area:	1346 SF	Baths:		Fireplace:	
Year Built:	1986	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:	1	Garage Type:		Heating:	
Number of Stories:		Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/02/2019	Sales Price:	$159,900
Document #:	BK-PG 41277-027	Type of Sale:	Full Amount on Deed
Contract Date:	03/26/2019		
Document Type:	Deed		

Legal Description:
District: 03 Subdivision: GREENSPRING VALLEY Legal Unit: 3-B Map Ref: MB RHK JR 10 FO 37-3
Abbreviated Description: BLDG 1

Prior Transfer

Recording Date:	11/15/2017	Sales Price:	$115,000
Document #:	BK-PG 0039633-218	Type of Sale:	Full Amount on Deed
Contract Date:	11/08/2017		
Document Type:	Deed		

Legal Description:
Subdivision: THIRD ELECTTION Legal Unit: 3-B Map Ref: LB7295 FO119
Abbreviated Description: BLDG1
City/Muni/Twp: MCDONOGH

Prior Transfer

Recording Date:	05/04/2007	Sales Price:	$220,000
Document #:	359670 BK-PG 25586-0015	Type of Sale:	Full Amount on Deed
Document Type:	Deed		

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Legal Description:
District: 03 Map Ref: 67 11 423
Abbreviated Description: IMPS;UNIT 3B STAGE 1 ;8017 VALLEY MANOR RD ;CLUB AT MCDONOGH TWNSHP

Mortgage Record

Recording Date:	05/04/2007	Loan Amount:	N/A
Document #:	BK-PG 0025586-021	Loan Type:	Purchase Money Mortgage
TD Due Date:	04/01/2037	Type Finance:	

Legal Description:
District: 3 Subdivision: THE CLUB AT MCDONOUGH TOWNSHIP Legal Unit: 3-B
Abbreviated Description: TAX ID# 03-2000011398: BLDG1

Mortgage Record

Recording Date:	09/12/2006	Loan Amount:	N/A
Document #:	BK-PG 0024453-476	Loan Type:	Credit Line (Revolving)
TD Due Date:	01/01/2007	Type Finance:	UNK

Legal Description:
Subdivision: CLUB AT MCDONOGH TWNSP
Abbreviated Description: TAX ID# 03-2000011398

Prior Transfer

Recording Date:	08/18/2005	Sales Price:	N/A
Document #:	318464 BK-PG 22383-0623	Type of Sale:	Full-Computed from Transfer Tax
Document Type:	Deed		

Legal Description:
District: 03 Map Ref: 67 11 423
Abbreviated Description: IMPS;UNIT 3B STAGE 1 ;8017 VALLEY MANOR RD ;CLUB AT MCDONOGH TWNSHP

Prior Transfer

Recording Date:	08/25/1995	Sales Price:	$98,000
Document #:	BK-PG 11184-00526	Type of Sale:	Price Unconfirmed
Document Type:	Foreclosure Sale		

Legal Description:
District: 03 Subdivision: MCDONOGH CONDO Land Lot: 423 Map Ref: MAP 67
Abbreviated Description: BLDG-1

Area Sales Analysis

Total Area Sales	$3,213,014	Median # of Bedrooms	
Median Lot Size	1,193 SF	Median # of Baths	
Median Living Area	1,341 SF	Median Year Built	1989
Price Range - 2 Yrs	$149,900 to $317,000	Age Range	27 years to 36 years
Median Value	$205,000	Median Age	34 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.09Mi.	**8005 GREENSPRING WAY** **OWINGS MILLS, MD 21117-5470**	08/24/2023	$237,000	$171	1381	//	1990	1,381 SF	
		APN: 03-2200001012 Document #: Document Type: Deed Price Code: D Land Use: Condominium Unit (Residential) Legal: Section: 8 District: 03 Subdivision: THE LODGE AT MCDONOGH TOWNSHIP CONDOMINIUM Phase No: 4 Legal Unit: 8005-E MapRef: LB 8227 FO 664 Abbreviated Description: Section:8 District:03 Subdivision:THE LODGE AT MCDONOGH TOWNSHIP CONDOMINIUM Phase No:4 Legal Unit:8005-E Map Ref:LB 8227 FO 664Abbreviated Description:BLDG 16								
2	.13Mi.	**13 CHAMPIONSHIP CT** **OWINGS MILLS, MD 21117-5451**	06/26/2023	$288,900	$198	1452	//2	1990	SF	
		APN: 03-2200001308 Document #: Document Type: Deed Price Code: D Land Use: Condominium Unit (Residential) Legal: Subdivision: THE COACH HOUSE AT MCDONOGH TOWNSHIP A CONDOMINIUM Legal Unit: 1 MapRef: LB 8443 FO 770 Abbreviated Description: Subdivision:THE COACH HOUSE AT MCDONOGH TOWNSHIP A CONDOMINIUM Legal Unit:1 Map Ref:LB 8443 FO 770								
3	.08Mi.	**2 WINNERS CIR** **OWINGS MILLS, MD 21117-5321**	06/08/2023	$230,000	$169	1353	//	1987	SF	
		APN: 03-2100001749 Document #: Document Type: Deed Price Code: D Land Use: Condominium Unit (Residential) Legal: Section: 7 Subdivision: THE CLUB AT MCDONOGH TOWNSHIP Legal Unit: F-3C MapRef: MB EHK 10 FO138A-140 Abbreviated Description: Subdivision:THE CLUB AT MCDONOGH TOWNSHIP Legal Unit:F-3C Map Ref:MB EHK 10 FO138A-140Abbreviated Description:CONDO NAME: CLUB AT MCDONOGH TOWNSHIP; BLDG: 7								
4	.03Mi.	**8 WINNERS CIR** **OWINGS MILLS, MD 21117-5230**	06/08/2023	$205,000	$219	932	//	1987	SF	
		APN: 03-2100001729 Document #: Document Type: Deed Price Code: D Land Use: Condominium Unit (Residential) Legal: Subdivision: THE CLUB AT MCDONOGH TOWNSHIP A CONDOMINIUM Legal Unit: 1-A MapRef: BM EHK 10 FO 136 Abbreviated Description: Subdivision:THE CLUB AT MCDONOGH TOWNSHIP A CONDOMINIUM Legal Unit:1-A Map Ref:BM EHK 10 FO 136								
5	.09Mi.	**8005 F TOWNSHIP DR** **OWINGS MILLS, MD 21117-5347**	05/17/2023	$220,000	$184	1193	//	1994	1,193 SF	
		APN: 03-2200018313 Document #: Document Type: Deed Price Code: D Land Use: Condominium Unit (Residential) Legal: Section: 1 Subdivision: THE GARDEN CONDOMINIUM AT MCDONOGH TOWNSHIP Legal Unit: 202 MapRef: LB 10184 FO 069 Sec/Twnship/Range: MB 17 FO 27 Abbreviated Description: Section:1 Subdivision:THE GARDEN CONDOMINIUM AT MCDONOGH TOWNSHIP Legal Unit:202 Map Ref:LB 10184 FO 069Sec/Twnship/Range:MB 17 FO 27								
6	.04Mi.	**8018 VALLEY MANOR RD** **OWINGS MILLS, MD 21117-5017**	05/01/2023	$203,214	$148	1370	//	1987	1,370 SF	
		APN: 03-2000012917 Document #: Document Type: Deed Price Code: D Land Use: Condominium Unit (Residential) Legal: Block: 12 Subdivision: THE CLUB AT MCDONOGH TOWNSHIP Legal Unit: 3-C MapRef: LB EHK 7295 OF 119 Abbreviated Description: Subdivision:THE CLUB AT MCDONOGH TOWNSHIP Legal Unit:3-C Map Ref:LB EHK 7295 OF 119Abbreviated Description:BLDG 12								

7	.12Mi.	**8007 GREENSPRING WAY** **OWINGS MILLS, MD 21117-5436**	04/28/2023	$190,000	$141	1341	//	1989	1,341 SF

APN: 03-2100013853 Document #:
Document Type: Deed Price Code: D
Land Use: Condominium Unit (Residential)
Legal: Section: E Subdivision: LODGE AT MCDONOUGH TOWNSHIP CONDOMINIUM Phase No: 3 Legal Unit: 8007-D MapRef: MB 12 FO 136 Abbreviated Description: Section:E Subdivision:LODGE AT MCDONOUGH TOWNSHIP CONDOMINIUM Phase No:3 Legal Unit:8007-D Map Ref:MB 12 FO 136Abbreviated Description:BLDG 17

8	.06Mi.	**8014 VALLEY MANOR RD** **OWINGS MILLS, MD 21117-5019**	04/20/2023	$149,900	$161	930	//	1988	961 SF

APN: 03-2100000038 Document #:
Document Type: Deed Price Code: D
Land Use: Condominium Unit (Residential)
Legal: Subdivision: CLUB AT MCDONOGH TO TOWNSHIP Legal Unit: 2-A MapRef: MB SM 10 FO 97-99 Abbreviated Description: Subdivision:CLUB AT MCDONOGH TO TOWNSHIP Legal Unit:2-A Map Ref:MB SM 10 FO 97-99Abbreviated Description:BLDG: II

9	.09Mi.	**8103 DERBY LN** **OWINGS MILLS, MD 21117-5219**	04/05/2023	$317,000	$197	1607	//2	1988	SF

APN: 03-2000013227 Document #:
Document Type: Deed Price Code: D
Land Use: Condominium Unit (Residential)
Legal: Subdivision: THE COACH HOUSE Legal Unit: 4 MapRef: LB 7311 FO 397 Abbreviated Description: Subdivision:THE COACH HOUSE Legal Unit:4 Map Ref:LB 7311 FO 397City/Muni/Twp:MCDONOGH City/Muni/Twp: MCDONOGH

10	.08Mi.	**6 WINNERS CIR** **OWINGS MILLS, MD 21117-5229**	04/04/2023	$225,000	$172	1308	//	1987	SF

APN: 03-2100001759 Document #:
Document Type: Deed Price Code: D
Land Use: Condominium Unit (Residential)
Legal: District: 03 Subdivision: THE CLUB AT MCDONOGH TOWNSHIP Legal Unit: 1B MapRef: MB SM 10 FO 138A,139 Abbreviated Description: District:03 Subdivision:THE CLUB AT MCDONOGH TOWNSHIP Legal Unit:1B Map Ref:MB SM 10 FO 138A,139Abbreviated Description:BLDG 4

11	.06Mi.	**8012 VALLEY MANOR RD** **OWINGS MILLS, MD 21117-5030**	03/24/2023	$179,000	$137	1304	//	1988	1,376 SF

APN: 03-2100000035 Document #:
Document Type: Deed Price Code: D
Land Use: Condominium Unit (Residential)
Legal: Subdivision: THE CLUB AT MCDONOGH TOWNSHIP CONDOMINIUM Legal Unit: 3-D MapRef: MB 10 FO 97-99 Abbreviated Description: Subdivision:THE CLUB AT MCDONOGH TOWNSHIP CONDOMINIUM Legal Unit:3-D Map Ref:MB 10 FO 97-99Abbreviated Description:BLDG: 11

12	.12Mi.	**7903 VALLEY MANOR RD** **OWINGS MILLS, MD 21117-5343**	01/23/2023	$195,000	$163	1193	//	1996	1,193 SF

APN: 03-2200027156 Document #:
Document Type: Deed Price Code: D
Land Use: Condominium Unit (Residential)
Legal: Subdivision: BLDG#7903 SECTION 11 THE GARDEN CONDOMINIUM AT MCD Legal Unit: 202 MapRef: MB SM20 FO 15 Abbreviated Description: Subdivision:BLDG#7903 SECTION 11 THE GARDEN CONDOMINIUM AT MCD Legal Unit:202 Map Ref:MB SM20 FO 15

13	.12Mi.	**8011 GREENSPRING WAY** **OWINGS MILLS, MD 21117-5438**	01/05/2023	$167,000	$124	1341	//	1989	1,341 SF

APN: 03-2100013867 Document #:
Document Type: Deed Price Code: D
Land Use: Condominium Unit (Residential)
Legal: Subdivision: THE LODGE AT MCDONOGH TOWNSHIP CONDOMINIUMS Legal Unit: 8011-C MapRef: MB 12 FO 136&137 Abbreviated Description: Subdivision:THE LODGE AT MCDONOGH TOWNSHIP CONDOMINIUMS Legal Unit:8011-C Map Ref:MB 12 FO 136&137Abbreviated Description:BLDG 17 City/Muni/Twp:BALTIMORE City/Muni/Twp: BALTIMORE

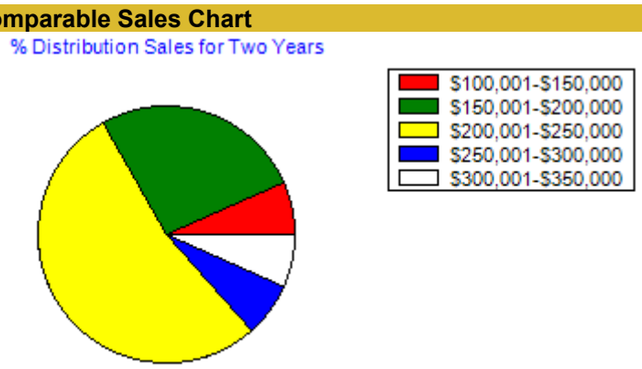
14	.11Mi.	**8004 TOWNSHIP DR** **OWINGS MILLS, MD 21117-5328**	11/22/2022	$205,000	$191	1073	//	1994	1,073 SF

APN: 03-2200021389 Document #:
Document Type: Deed Price Code: D
Land Use: Condominium Unit (Residential)
Legal: Block: 31 Section: 5 District: 03 Subdivision: THE GARDENS CONDOMINIUM AT MCDONOGH TOWNSHIP Legal Unit: 201 MapRef: MB 16 FO 121 Abbreviated Description: Block:31 Section:5 District:03 Subdivision:THE GARDENS CONDOMINIUM AT MCDONOGH TOWNSHIP Legal Unit:201 Map Ref:MB 16 FO 121Abbreviated Description:BLDG 8004

15	.09Mi.	**8003 GREENSPRING WAY** **OWINGS MILLS, MD 21117-5454**	11/04/2022	$201,000	$145	1381	//	1990	1,381 SF

APN: 03-2200001004 Document #:
Document Type: Deed Price Code: D
Land Use: Condominium Unit (Residential)
Legal: Phase No: 4 Legal Unit: 8003-E MapRef: MB 13 FO 53 Abbreviated Description: Phase No:4 Legal Unit:8003-E Map Ref:MB 13 FO 53Abbreviated Description:BLDG 16 City/Muni/Twp:LODGE AT MCDONOGH City/Muni/Twp: LODGE AT MCDONOGH

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.	**8017 VALLEY MANOR RD**	**04/02/2019**	$165,000	$158,333	1,346		1986		
0Mi.	**8015 VALLEY MANOR RD**	**02/10/1992**	$123,000	$117,667	952		1986		
0Mi.	**8015 VALLEY MANOR RD**	**11/23/2020**	$150,000	$143,333	1,316		1986		
0Mi.	**8015 VALLEY MANOR RD**	**07/26/1994**	$123,000	$117,667	975		1986		
0Mi.	**8015 VALLEY MANOR RD**	**02/11/2022**	$175,000	$151,667	1,330		1986		
0Mi.	**8015 VALLEY MANOR RD**	**06/25/2020**	$175,000	$165,000	1,830		1986		
0Mi.	**8015 VALLEY MANOR RD**	**04/06/2020**	$160,000	$146,667	1,349		1986		
0Mi.	**8015 VALLEY MANOR RD**	**05/03/2012**	$150,000	$143,333	1,350		1986		
0Mi.	**8017 VALLEY MANOR RD**	**06/27/2018**	$160,000	$153,333	1,319		1986		
0Mi.	**8017 VALLEY MANOR RD**	**05/28/2020**	$150,000	$143,333	1,331		1986		
0Mi.	**8017 VALLEY MANOR RD**	**05/11/2022**	$165,000	$148,333	1,321		1986		
0Mi.	**8019 VALLEY MANOR RD**	**07/25/2012**	$123,000	$117,667	952		1986		
0Mi.	**8019 VALLEY MANOR RD**	**01/27/2005**	$150,000	$143,333	1,326		1986		
0Mi.	**8019 VALLEY MANOR RD**	**09/16/2019**	$123,000	$117,667	974		1986		
0Mi.	**8019 VALLEY MANOR RD**	**06/06/2019**	$150,000	$143,333	1,325		1986		
0Mi.	**8019 VALLEY MANOR RD**	**11/15/2018**	$175,000	$165,000	1,840		1986		

Rent vs. Own

Households Occupied by Renters:	41%	Households Occupied by Owners:	53%

Demographics & Income

Median Age:	38.5 years old	Households:	24,629
Median Household Income:	$109,560	Households w/Family:	64%
Household Income Per Capita:	$58,302	Households w/Family Married:	44%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	32%

School District

School District Zone:	Baltimore County Public Schools	Students:	111,084
Number of Schools:	178	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.00Mi.	**Woodholme Elementary School**	C-	Public	KG - 5
Number of Students: 679				
Student-Teacher Ratio: 15.79				
2.54Mi.	**Northwest Academy of Health Sciences**	C-	Public	6 - 8
Number of Students: 784				
Student-Teacher Ratio: 13.75				
2.45Mi.	**Owings Mill High School**	D	Public	9 - 12
Number of Students: 1,120				
Student-Teacher Ratio: 12.78				
Advanced Placement: Yes				

Flood Report

The Subject Property of **8017 VALLEY MANOR RD, OWINGS MILLS, MD 21117-5382** 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	105%	SIMILAR
BURGLARY	72%	NOTABLY LOWER
MOTOR VEHICLE THEFT	108%	SIMILAR
FORCIBLE ROBBERY	82%	LOWER
AGGRAVATED ASSAULT	91%	LOWER
FORCIBLE RAPE	86%	LOWER
MURDER	93%	SIMILAR
OVERALL	89%	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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