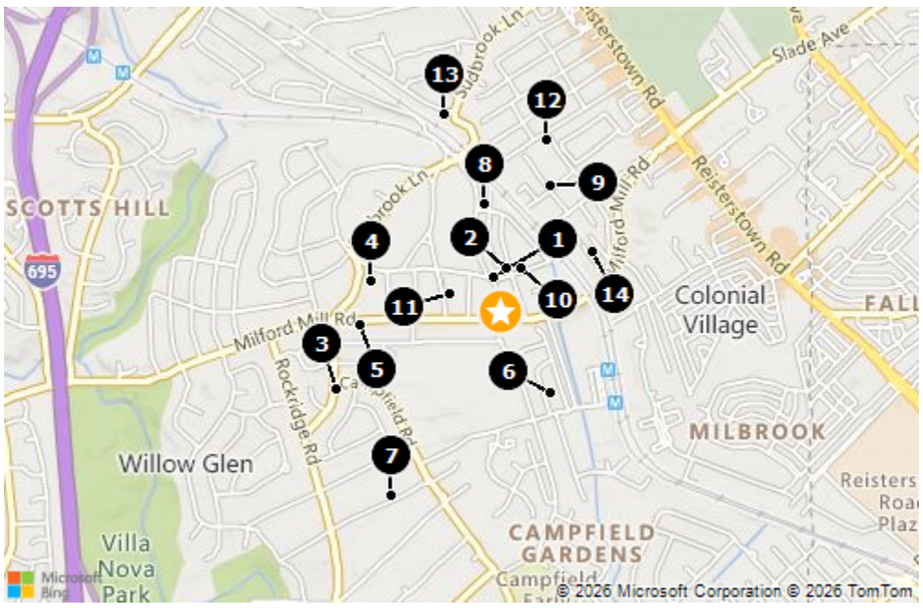
ICE SiteX Report

OrderID: 98738672

SiteX Property Information Report



Subject Property Location

422 MILFORD MILL RD, PIKESVILLE, MD 21208-5904

County:	**BALTIMORE MD**	Census Tract:	240054033.001016
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	03-0323019510	Thomas Bros Pg-Grid:	740-3B

Valuation

Value:	**$420,000**	FSD:	25	Common Confidence Score:	28
Value Range:	$315,000 - $525,000	ICE Confidence Score:	75		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:		Market Land Value:	$85,000	Tax Year:	2026
Assd Improvement:		Market Improvment Value:	$339,000	Total Taxable Value:	$4,769
Total Assessed Value:	$393,733	Total Assessor Market Value:	$424,000	Delinquent Year:	
				Tax Account ID:	0323019510
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 9 Section: Q District: 03 Map Ref: 78 14 420
Abbreviated Description: LT 9 PT 10 422 MILFORD MILL RD SUDBROOK PARK

Property Characteristics

Lot Size:	12,000 SF	Bedrooms:		Pool:	
Building Area:	1704 SF	Baths:	4	Fireplace:	1
Year Built:	1949	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:	1.5+B	Number of Cars:		A/C:	Yes
Style:		Basement:	Finished	Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/15/2022	Sales Price:	N/A
Document #:	BK-PG 41440-238	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/05/2019	Sales Price:	N/A
Document #:	BK-PG 39473-286	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/21/2019	Loan Amount:	N/A
Document #:	BK-PG 41440-238	Loan Type:	VA
TD Due Date:	06/01/2046	Type Finance:	

Legal Description:
District: 03
City/Muni/Twp: BALTIMORE

Prior Transfer

Recording Date:	10/03/2017	Sales Price:	$310,000
Document #:	576404 BK-PG 39473 -281	Type of Sale:	Per Assessor Transaction History
Document Type:			

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Legal Description:
Lot: 9 Section: Q District: 03 Map Ref: 78 14 420
Abbreviated Description: LT 9 PT 10 422 MILFORD MILL RD SUDBROOK PARK

Prior Transfer

Recording Date:	10/03/2017	Sales Price:	$310,000
Document #:	BK-PG 0039473-281	Type of Sale:	Full Amount on Deed
Contract Date:	09/22/2017		
Document Type:			

Legal Description:
District: 03

Prior Transfer

Recording Date:	10/25/2016	Sales Price:	$112,500
Document #:	BK-PG 0038169-123	Type of Sale:	Full Amount on Deed
Contract Date:	09/27/2016		
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/16/2015	Sales Price:	$230,457
Document #:	BK-PG 0035768-468	Type of Sale:	Full Amount on Deed
Contract Date:	01/13/2014		
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/03/2005	Sales Price:	$214,400
Document #:	311531 BK-PG 21800-0654	Type of Sale:	Full Amount on Deed
Document Type:			

Legal Description:
Lot: 9 Section: Q District: 03 Map Ref: 78 14 420
Abbreviated Description: IMPS;LT 9 PT 10 ;422 MILFORD MILL RD ;SUDBROOK PARK

Prior Transfer

Recording Date:	11/17/2003	Sales Price:	$167,280
Document #:	270678 BK-PG 06295-00364	Type of Sale:	Full Amount on Deed
Document Type:			

Legal Description:
Lot: 9 Section: Q District: 03 Map Ref: 78 14 420

Area Sales Analysis

Total Area Sales	$5,275,000	Median # of Bedrooms	
Median Lot Size	7,275 SF	Median # of Baths	1
Median Living Area	1,426 SF	Median Year Built	1950
Price Range - 2 Yrs	$250,000 to $580,000	Age Range	1 years to 130 years
Median Value	$349,500	Median Age	76 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.1Mi.	**703 HOWARD RD** **PIKESVILLE, MD 21208-4723**	07/01/2026	$398,700	$274	1450	//3	1948	7,050 SF	
		APN: 03-0319013500 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal:								
2	.12Mi.	**700 GREENWOOD RD** **PIKESVILLE, MD 21208-4704**	06/13/2026	$337,500	$268	1258	//1	1949	6,098 SF	V
		APN: 03-0319052152 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 21 Section: T Subdivision: REVISED PLAT OF SECTION S & T SUDBROOK PARK MapRef: MB EHK 13 PG 42 Abbreviated Description: Lot:21 Section:T Subdivision:REVISED PLAT OF SECTION S & T SUDBROOK PARK Map Ref:MB EHK 13 PG 42								
3	.44Mi.	**7416 CAMPFIELD RD** **PIKESVILLE, MD 21208-5818**	06/09/2026	$415,000	$244	1696	//1	1956	7,622 SF	
		APN: 03-0307051520 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 27 Subdivision: ADDITION TO RESUBDIVISION OF SECTION 4 WILLIAMSBUR MapRef: MB GLB 23 FO 3 Abbreviated Description: Lot:27 Subdivision:ADDITION TO RESUBDIVISION OF SECTION 4 WILLIAMSBUR Map Ref:MB GLB 23 FO 3								
4	.34Mi.	**605 UPLAND RD** **PIKESVILLE, MD 21208-4769**	04/03/2026	$580,000	$83	6937	//4	1896	89,298 SF	
		APN: 03-2000000123 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 23 Section: L District: 03 Subdivision: SUDBROOK PARK MapRef: MB EHK JR 52 FO 74 Abbreviated Description: Lot:23 Section:L District:03 Subdivision:SUDBROOK PARK Map Ref:MB EHK JR 52 FO 74								
5	.35Mi.	**725 MILFORD MILL RD** **PIKESVILLE, MD 21208-5807**	03/25/2026	$350,000	$280	1248	//1	1949	6,250 SF	
		APN: 03-0302065400 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 20 Section: A Subdivision: WEST SUDBROOK PARK MapRef: LB 47517 FO 219 Abbreviated Description: Lot:20 Section:A Subdivision:WEST SUDBROOK PARK Map Ref:LB 47517 FO 219								
6	.27Mi.	**503 NASSAU ST** **PIKESVILLE, MD 21208-5907**	03/23/2026	$326,000	$243	1341	//2	1953	5,500 SF	
		APN: 03-0303003225 Document #: Document Type: Price Code: D Land Use: Single Family Residential								

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Legal: Lot: 11 Block: N District: 03 Subdivision: SECTION 3 WILLAMSBURG MapRef: MB GLB 18 FO 122 Abbreviated Description: Lot:11 Block:N District:03 Subdivision:SECTION 3 WILLAMSBURG Map Ref:MB GLB 18 FO 122

7	.51Mi.	**4124 BEDFORD RD** **PIKESVILLE, MD 21207-4606**	03/19/2026	$334,000	$225	1479	//1	1952	23,850 SF

APN: 03-0302037982 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Block: 3B Abbreviated Description: Block:3B

8	.27Mi.	**737 HOWARD RD** **PIKESVILLE, MD 21208-4724**	03/02/2026	$360,000	$240	1500	//1	1948	7,050 SF

APN: 03-0302086990 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 5 Section: S Subdivision: REVISED PLAT OF SECTION S & T SUDBROOK PARK MapRef: MB RJS 13 FO 42 Abbreviated Description: Lot:5 Section:S Subdivision:REVISED PLAT OF SECTION S & T SUDBROOK PARK Map Ref:MB RJS 13 FO 42

9	.34Mi.	**210 MCHENRY AVE** **PIKESVILLE, MD 21208-4837**	01/22/2026	$250,000	$241	1036	//1	1946	7,500 SF

APN: 03-0307061970 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 33&34 Subdivision: EAST SUDBROOK PARK MapRef: MB WPC 3 FO 193 Abbreviated Description: Lot:33&34 Subdivision:EAST SUDBROOK PARK Map Ref:MB WPC 3 FO 193

10	.14Mi.	**306 UPLAND RD** **PIKESVILLE, MD 21208-4706**	01/02/2026	$299,900	$242	1238	//1	1950	7,500 SF

APN: 03-0313026700 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 45 Section: T District: 03 Subdivision: SUDBROOK PARK MapRef: MB CHK 13 FO 42 Abbreviated Description: Lot:45 Section:T District:03 Subdivision:SUDBROOK PARK Map Ref:MB CHK 13 FO 42

11	.14Mi.	**611 CLIVEDEN RD** **PIKESVILLE, MD 21208-4714**	12/11/2025	$380,000	$312	1215	//3	1950	8,300 SF

APN: 03-0322000630 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 7 Section: O District: 03 Subdivision: SUDBROOK PARK MapRef: MB LMCLM 9PG 7 Abbreviated Description: Lot:7 Section:O District:03 Subdivision:SUDBROOK PARK Map Ref:MB LMCLM 9PG 7

12	.46Mi.	**121 BRIGHTSIDE AVE** **PIKESVILLE, MD 21208-4804**	12/08/2025	$349,000	$249	1401	//1	1952	4,760 SF

APN: 03-0319045110 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 33 Subdivision: RALSTON Abbreviated Description: Lot:33 Subdivision:RALSTON City/Muni/Twp:BALTIMORE City/Muni/Twp: BALTIMORE

13	.52Mi.	**1306 SUDVALE RD** **PIKESVILLE, MD 21208-4113**	12/02/2025	$330,000	$187	1756	//2	1953	7,755 SF

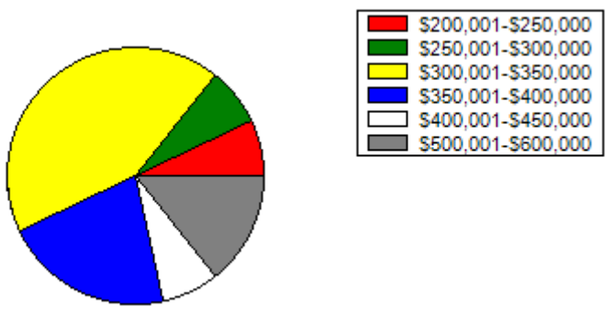
APN: 03-0316035540 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 4 Block: B Section: A Subdivision: SUDVALE MapRef: MB GLB 18 FO 45 Abbreviated Description: Lot:4 Block:B Section:A Subdivision:SUDVALE Map Ref:MB GLB 18 FO 45

14	.25Mi.	**512 MARSHALL AVE** **PIKESVILLE, MD 21208-4902**	10/31/2025	$564,900	$273	2062	//2	2025	5,000 SF

APN: 03-0304001125 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 125&126 Subdivision: EAST SUDBROOK PARK MapRef: MB 3 FO 193 Abbreviated Description: Lot:125&126 Subdivision:EAST SUDBROOK PARK Map Ref:MB 3 FO 193

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.	**422 MILFORD MILL RD**	**10/03/2017**	$424,000	$393,733	1,704	//4	1949	12,000 SF	
.01Mi.	**420 MILFORD MILL RD**	**10/16/2014**	$268,800	$251,867	1,595	//2	1949	10,500 SF	
.02Mi.	**603 WOODSIDE RD**	**01/18/2024**	$237,000	$230,400	1,076	//1	1953	7,500 SF	
.02Mi.	**418 MILFORD MILL RD**	**04/23/2024**	$230,800	$213,400	1,197	//2	1949	7,500 SF	
.02Mi.	**500 MILFORD MILL RD**	**06/05/2026**	$252,500	$246,300	1,644	//1	1951	7,500 SF	
.03Mi.	**605 WOODSIDE RD**	**05/02/2022**	$301,400	$292,533	1,076	//2	1953	7,500 SF	
.03Mi.	**416 MILFORD MILL RD**	**06/20/2019**	$221,300	$204,700	1,152	//1	1952	7,500 SF	
.04Mi.	**421 MILFORD MILL RD**	**10/19/1989**	$229,000	$229,000	1,850	//1	1946	8,160 SF	
.04Mi.	**607 WOODSIDE RD**	**01/31/2022**	$228,000	$221,667	1,064	//1	1954	7,500 SF	
.04Mi.	**600 WOODSIDE RD**	**01/24/2020**	$249,000	$229,267	1,200	//1	1951	7,500 SF	
.04Mi.	**2 GREENWOOD RD**	**01/19/2017**	$218,800	$212,667	1,209	//1	1950	7,752 SF	
.04Mi.	**419 MILFORD MILL RD**	**01/10/2007**	$233,700	$233,700	1,850	//2	1946	9,375 SF	
.04Mi.	**4 GREENWOOD RD**	**06/21/2021**	$230,500	$224,433	1,209	//1	1950	6,936 SF	
.04Mi.	**502 MILFORD MILL RD**	**12/30/2002**	$203,600	$198,200	1,152	//1	1953	7,500 SF	
.04Mi.	**602 WOODSIDE RD**	**08/27/2018**	$283,000	$259,800	1,188	//1	1956	7,500 SF	
.04Mi.	**417 MILFORD MILL RD**	**03/12/2021**	$213,300	$207,833	1,248	//1	1949	7,500 SF	

Rent vs. Own

Households Occupied by Renters:	31%	Households Occupied by Owners:	63%

Demographics & Income

Median Age:	44.1 years old	Households:	15,610
Median Household Income:	$98,561	Households w/Family:	58%
Household Income Per Capita:	$57,921	Households w/Family Married:	40%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	23%

School District

School District Zone:	Baltimore County Public Schools	Students:	110,024
Number of Schools:	178	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.47Mi.	**Pikesville Middle School** Number of Students: 943 Student-Teacher Ratio: 15.55	D+	Public	6 - 8
0.32Mi.	**Bedford Elementary School** Number of Students: 586 Student-Teacher Ratio: 16.61	C+	Public	EE - 5
0.74Mi.	**Campfield Early Childhood Center** Number of Students: 165 Student-Teacher Ratio: 14.1	NA	Public	PK - PK
1.36Mi.	**Milford Mill Academy School** Number of Students: 1,471 Student-Teacher Ratio: 17.1	D	Public	9 - 12

Flood Report

The Subject Property of **422 MILFORD MILL RD, PIKESVILLE, MD 21208-5904** 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	100%	SIMILAR
BURGLARY	87%	LOWER
MOTOR VEHICLE THEFT	100%	SIMILAR
FORCIBLE ROBBERY	60%	NOTABLY LOWER
AGGRAVATED ASSAULT	113%	HIGHER
FORCIBLE RAPE	80%	LOWER
MURDER	94%	SIMILAR
OVERALL	97%	SIMILAR

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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ICE SiteX Report

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