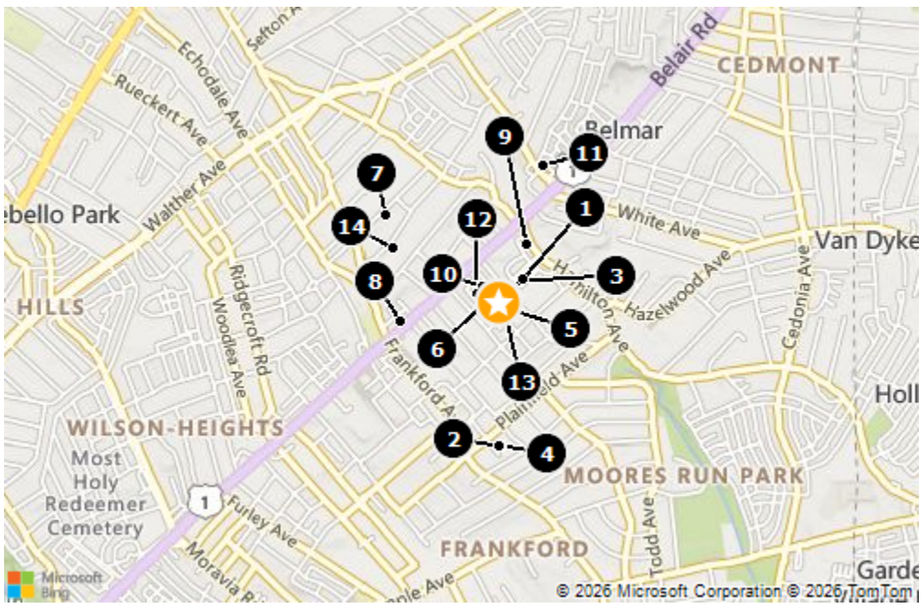
ICE SiteX Report

OrderID: 98513680

SiteX Property Information Report



Subject Property Location

4316 BERGER AVE, BALTIMORE, MD 21206-3649

County:	**BALTIMORE CITY MD**	Census Tract:	245102601.025000
Property Use:	Townhouse (Residential)	Zoning:	R-6
Parcel Number:	26-22-6004 -004H	Thomas Bros Pg-Grid:	742-7C

Valuation

Value:	**$166,000**	FSD:	27	Common Confidence Score:	26
Value Range:	$121,180 - $210,820	ICE Confidence Score:	73		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:		Market Land Value:	$30,000	Tax Year:	2023
Assd Improvement:		Market Improvment Value:	$97,100	Total Taxable Value:	$2,550
Total Assessed Value:	$121,100	Total Assessor Market Value:	$127,100	Delinquent Year:	
				Tax Account ID:	226004 004H
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 4H Block: 6004 Section: 22 District: 26 Map Ref: 26
Abbreviated Description: 15X105

Property Characteristics

Lot Size:		Bedrooms:		Pool:	
Building Area:	1164 SF	Baths:	1	Fireplace:	
Year Built:	1940	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick
Number of Units:	1	Garage Type:		Heating:	Radiant
Number of Stories:	2+B	Number of Cars:		A/C:	
Style:		Basement:	Finished	Roof Cover:	Built-up
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	01/07/2010	Sales Price:	$95,000
Document #:	203835 BK-PG 12298-0374	Type of Sale:	Full Amount on Deed
Contract Date:	12/28/2009		
Document Type:			

Legal Description:
Lot: 4H Block: 6004 Section: 22 District: 26 Map Ref: 26
Abbreviated Description: IMPS;15X105 ; ;

Prior Transfer

Recording Date:	12/28/2009	Sales Price:	$95,000
Document #:	203835 BK-PG 12298 -374	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 4H Block: 6004 Section: 22 District: 26 Map Ref: 26
Abbreviated Description: 15X105

Mortgage Record

Recording Date:	12/28/2009	Loan Amount:	N/A
Document #:	BK-PG 12298-380	Loan Type:	FHA
TD Due Date:	01/01/2040	Type Finance:	

Legal Description:

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Prior Transfer

Recording Date:	11/03/2000	Sales Price:	N/A
Document #:	008737 BK-PG FM00829-00119	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:
Lot: 0004H Block: 06004 Section: 022 District: 26
Abbreviated Description: 226004 004H

Area Sales Analysis

Total Area Sales	$2,367,800	Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	1
Median Living Area	1,246 SF	Median Year Built	1941
Price Range - 2 Yrs	$83,500 to $299,900	Age Range	67 years to 107 years
Median Value	$175,000	Median Age	85 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.09Mi.	**5649 KAVON AVE** **BALTIMORE, MD 21206-3627**	09/10/2026	$143,000	$139	1024	//1	1958	SF	
		APN: 26-22-6005 -094 Document #: Document Type: Price Code: D Land Use: Townhouse (Residential) Legal:								
2	.35Mi.	**4600 SEIFERT AVE** **BALTIMORE, MD 21206-4249**	08/20/2026	$190,000	$148	1280	//1	1959	SF	
		APN: 26-22-5997 -041 Document #: Document Type: Price Code: D Land Use: Townhouse (Residential) Legal:								
3	.08Mi.	**5643 KAVON AVE** **BALTIMORE, MD 21206-3627**	07/22/2026	$145,000	$141	1024	//1	1958	SF	
		APN: 26-22-6005 -091 Document #: Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: MapRef: LB 13689 FO 329 Abbreviated Description: Map Ref:LB 13689 FO 329City/Muni/Twp:BALTIMORE CITY City/Muni/Twp: BALTIMORE CITY								
4	.36Mi.	**4602 SEIFERT AVE** **BALTIMORE, MD 21206-4249**	07/16/2026	$120,000	$93	1280	//1	1959	SF	
		APN: 26-22-5997 -041A Document #: Document Type: Price Code: D Land Use: Townhouse (Residential) Legal:								
5	.01Mi.	**4322 BERGER AVE** **BALTIMORE, MD 21206-3649**	06/30/2026	$89,000	$76	1164	//1	1940	SF	
		APN: 26-22-6004 -004K Document #: Document Type: Price Code: D Land Use: Townhouse (Residential) Legal:								
6	.02Mi.	**4300 BERGER AVE** **BALTIMORE, MD 21206-3649**	06/15/2026	$200,000	$155	1290	//2	1941	SF	
		APN: 26-22-6004 -004 Document #: Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Abbreviated Description: City/Muni/Twp:BALTIMORE City/Muni/Twp: BALTIMORE								
7	.35Mi.	**5423 REMMELL AVE** **BALTIMORE, MD 21206-3539**	06/11/2026	$299,900	$223	1344	//2	1948	SF	
		APN: 27-02-5818A-024 Document #: Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 12 Subdivision: SURVEY OF REMMELL BELLE VISTA AND FRANKFORD AVENUE MapRef: FLR MLP 68 Abbreviated Description: Lot:12 Subdivision:SURVEY OF REMMELL BELLE VISTA AND FRANKFORD AVENUE Map Ref:FLR MLP 68City/Muni/Twp:BALTIMORE City/Muni/Twp: BALTIMORE								
8	.25Mi.	**5414 BELAIR RD** **BALTIMORE, MD 21206-4205**	05/19/2026	$218,900	$161	1352	//1	1919	SF	
		APN: 27-02-5818 -007A Document #: Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Abbreviated Description: City/Muni/Twp:BALTIMORE City/Muni/Twp: BALTIMORE								
9	.16Mi.	**4209 HAMILTON AVE** **BALTIMORE, MD 21206-3625**	05/01/2026	$175,000	$153	1140	//1	1941	SF	
		APN: 26-22-6005 -027 Document #: Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: MapRef: LB 5888 FO 384 Abbreviated Description: Map Ref:LB 5888 FO 384City/Muni/Twp:BALTIMORE City/Muni/Twp: BALTIMORE								
10	.06Mi.	**4216 BERGER AVE** **BALTIMORE, MD 21206-3601**	03/30/2026	$83,500	$60	1380	//2	1928	SF	
		APN: 26-22-6004 -003A Document #: Document Type: Price Code: D Land Use: Townhouse (Residential) Legal:								
11	.36Mi.	**4108 WHITE AVE** **BALTIMORE, MD 21206-2514**	03/23/2026	$108,500	$94	1152	//1	1942	SF	
		APN: 27-03-5695 -008 Document #: Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: MapRef: LB MLP 6208 FO 594 Abbreviated Description: Map Ref:LB MLP 6208 FO 594City/Muni/Twp:BALTIMORE CITY City/Muni/Twp: BALTIMORE CITY								
12	.06Mi.	**4217 BERGER AVE** **BALTIMORE, MD 21206-3648**	01/16/2026	$185,000	$158	1168	//2	1927	SF	
		APN: 26-22-6003 -022 Document #: Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Abbreviated Description: City/Muni/Twp:BALTIMORE City/Muni/Twp: BALTIMORE								
13	.02Mi.	**4332 BERGER AVE**	01/05/2026	$175,000	$144	1212	//1	1941	SF	

ICE SiteX Report

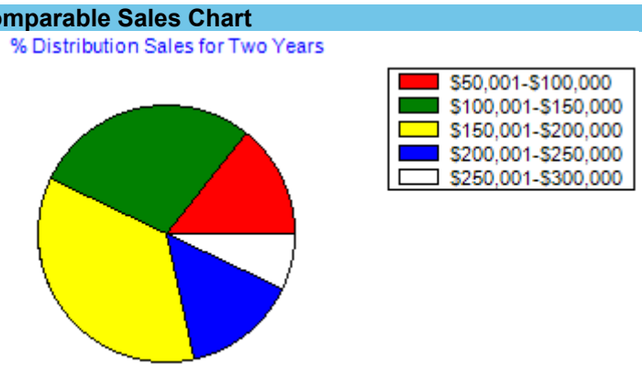
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BALTIMORE, MD 21206-3649
APN: 26-22-6004 -004P Document #:
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Abbreviated Description: City/Muni/Twp:BALTIMORE City/Muni/Twp: BALTIMORE

14	.29Mi.	**5421 BELLE VISTA AVE**	11/25/2025	$235,000	$178	1320	//2	1948	SF

BALTIMORE, MD 21206-3544
APN: 27-02-5818A-043 Document #:
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 55 Subdivision: SURVEY PLAT OF REMMELL BELLE VISTA AND FRANKFORD A MapRef: FLR MLP 68 Abbreviated Description: Lot:55 Subdivision:SURVEY PLAT OF REMMELL BELLE VISTA AND FRANKFORD A Map Ref:FLR MLP 68City/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.	**4316 BERGER AVE**	**12/28/2009**	$127,100	$121,100	1,164	//1	1940		
0Mi.	**4318 BERGER AVE**	**08/31/1998**	$125,300	$119,433	1,164	//1	1940		
0Mi.	**4314 BERGER AVE**	**08/06/2018**	$150,700	$141,533	1,260	//2	1940		
.01Mi.	**4320 BERGER AVE**	**04/15/2022**	$127,700	$125,833	1,164	//1	1940		
.01Mi.	**4312 BERGER AVE**	**12/06/2024**	$132,400	$124,600	1,164	//2	1940		
.01Mi.	**4322 BERGER AVE**	**07/20/2006**	$131,000	$123,300	1,164	//1	1940		
.01Mi.	**4310 BERGER AVE**	**09/07/2023**	$198,600	$169,200	1,212	//1	1940		
.01Mi.	**4324 BERGER AVE**	**08/24/1999**	$138,300	$130,067	1,290	//1	1940		
.01Mi.	**4308 BERGER AVE**	**03/08/2006**	$125,600	$119,700	1,212	//1	1940		
.02Mi.	**4326 BERGER AVE**	**10/10/2023**	$148,500	$134,167	1,212	//2	1940		
.02Mi.	**4306 BERGER AVE**	**04/15/2004**	$124,900	$119,033	1,212	//1	1940		
.02Mi.	**4328 BERGER AVE**	**09/28/2001**	$125,300	$119,400	1,212	//1	1941		
.02Mi.	**4304 BERGER AVE**	**05/14/2008**	$124,400	$118,567	1,212	//1	1940		
.02Mi.	**4330 BERGER AVE**	**11/25/2015**	$125,300	$119,400	1,212	//1	1941		
.02Mi.	**4302 BERGER AVE**	**12/28/2018**	$115,200	$110,133	1,212	//2	1940		
.02Mi.	**4300 BERGER AVE**	**05/25/2021**	$222,900	$207,800	1,290	//2	1941		

Rent vs. Own

Households Occupied by Renters:	39%	Households Occupied by Owners:	53%

Demographics & Income

Median Age:	37.7 years old	Households:	18,578
Median Household Income:	$72,888	Households w/Family:	57%
Household Income Per Capita:	$35,813	Households w/Family Married:	28%
Most Common Education Level:	High School Graduate	Households w/Family Children:	27%

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
6.47Mi.	**ConneXions: A Community Based Arts School**	F	Public	6 - 12
Number of Students: 523 Student-Teacher Ratio: 16.6				
1.31Mi.	**Vanguard Collegiate Middle School**	F	Public	6 - 8
Number of Students: 313 Student-Teacher Ratio: 14.23				

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5.18Mi. **Baltimore Polytechnic Institute** Number of Students: 1,632 Student-Teacher Ratio: 19.2 Advanced Placement: Yes	A+	Public	9 - 12
5.85Mi. **Augusta Fells Savage Institute of Visual Arts** Number of Students: 337 Student-Teacher Ratio: 13.48 Advanced Placement: Yes	F	Public	9 - 12
4.80Mi. **The Crossroads School** Number of Students: 162 Student-Teacher Ratio: 11.57	C	Public	6 - 8
6.16Mi. **Carver Vocational-Technical High School** Number of Students: 1,041 Student-Teacher Ratio: 17.21 Advanced Placement: Yes	D-	Public	9 - 12
4.10Mi. **Baltimore Design School** Number of Students: 503 Student-Teacher Ratio: 13.06 Advanced Placement: Yes	C-	Public	6 - 10
6.20Mi. **Coppin Academy** Number of Students: 450 Student-Teacher Ratio: 16.67	D-	Public	9 - 12
4.62Mi. **Baltimore Montessori Public Charter Middle School** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	6 - 8
2.86Mi. **Baltimore City College** Number of Students: 1,470 Student-Teacher Ratio: 18.61 Advanced Placement: Yes	A-	Public	9 - 12
4.62Mi. **Northwestern High School** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	9 - 12
4.89Mi. **Baltimore Leadership School for Young Women** Number of Students: 466 Student-Teacher Ratio: 11.65 Advanced Placement: Yes	D	Public	6 - 12
1.74Mi. **Afya Public Charter School** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	6 - 8
0.43Mi. **Hazelwood Elementary/Middle School** Number of Students: 524 Student-Teacher Ratio: 13.97	F	Public	KG - 8
5.85Mi. **Bluford Drew Jemison STEM Academy West** Number of Students: NA Student-Teacher Ratio: NA	F	Public	6 - 12
5.16Mi. **Western High School** Number of Students: 1,290 Student-Teacher Ratio: 16.75	B-	Public	9 - 12
4.91Mi. **Academy for College and Career Exploration** Number of Students: 967 Student-Teacher Ratio: 14.43 Advanced Placement: Yes	D-	Public	6 - 12
7.79Mi. **Benjamin Franklin High School at Masonville Cove** Number of Students: 786 Student-Teacher Ratio: 15.12 Advanced Placement: Yes	F	Public	9 - 12
7.18Mi. **New Era Academy** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	6 - 12
4.62Mi. **Baltimore Community High School** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	8 - 12
2.43Mi. **Mergenthaler Vocational-Technical High School** Number of Students: 1,714 Student-Teacher Ratio: 14.78 Advanced Placement: Yes	D-	Public	9 - 12
8.25Mi. **Edmondson-Westside High School** Number of Students: 910 Student-Teacher Ratio: 15.29 Advanced Placement: Yes	D-	Public	9 - 12
5.02Mi. **Renaissance Academy** Number of Students: 241 Student-Teacher Ratio: 10.71	F	Public	9 - 12
4.02Mi. **National Academy Foundation** Number of Students: 801	F	Public	6 - 12

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Student-Teacher Ratio: 13.35				
3.22Mi. **Stadium School** Number of Students: 259 Student-Teacher Ratio: 15.24		F	Public	6 - 8
3.21Mi. **Patterson High School** Number of Students: 1,330 Student-Teacher Ratio: 15.11		F	Public	9 - 12
4.62Mi. **Friendship Academy of Engineering and Technology** Number of Students: NA Student-Teacher Ratio: NA		NA	Public	6 - 12
2.03Mi. **N.A.C.A. Freedom and Democracy Academy II** Number of Students: NA Student-Teacher Ratio: NA		NA	Public	6 - 12
4.62Mi. **Baltimore I.T. Academy** Number of Students: NA Student-Teacher Ratio: NA		NA	Public	6 - 8
2.90Mi. **The Reach! Partnership School** Number of Students: 724 Student-Teacher Ratio: 15.74		F	Public	8 - 12
4.62Mi. **Maryland Academy of Technology and Health Sciences** Number of Students: NA Student-Teacher Ratio: NA		NA	Public	6 - 12
4.62Mi. **Maritime Industries Academy** Number of Students: NA Student-Teacher Ratio: NA		NA	Public	9 - 12
5.43Mi. **Digital Harbor High School** Number of Students: 1,359 Student-Teacher Ratio: 15.62 Advanced Placement: Yes		F	Public	9 - 12
2.26Mi. **Reginald F. Lewis High School** Number of Students: 481 Student-Teacher Ratio: 16.03 Advanced Placement: Yes		F	Public	9 - 12
4.73Mi. **Baltimore School for the Arts** Number of Students: 443 Student-Teacher Ratio: 15.82 Advanced Placement: Yes		B+	Public	9 - 12
4.11Mi. **Paul Laurence Dunbar High School** Number of Students: 1,087 Student-Teacher Ratio: 18.12		C	Public	9 - 12
6.04Mi. **Vivien T. Thomas Medical Arts Academy** Number of Students: 386 Student-Teacher Ratio: 16.78 Advanced Placement: Yes		D-	Public	9 - 12
8.62Mi. **Frederick Douglass High School** Number of Students: 539 Student-Teacher Ratio: 11.72		F	Public	9 - 12
4.62Mi. **Knowledge and Success Academy** Number of Students: NA Student-Teacher Ratio: NA		NA	Public	6 - 12
4.88Mi. **Independence School Local I** Number of Students: NA Student-Teacher Ratio: NA		NA	Public	9 - 12
0.88Mi. **City Neighbors High School** Number of Students: 416 Student-Teacher Ratio: 13.64 Advanced Placement: Yes		D	Public	9 - 12
7.65Mi. **Forest Park High School** Number of Students: 1,024 Student-Teacher Ratio: 16.25 Advanced Placement: Yes		D-	Public	9 - 12
5.02Mi. **Booker T. Washington Middle School** Number of Students: 192 Student-Teacher Ratio: 9.14		F	Public	6 - 8
7.58Mi. **Green Street Academy** Number of Students: 808 Student-Teacher Ratio: 17.57 Advanced Placement: Yes		D-	Public	6 - 12

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Flood Report

The Subject Property of **4316 BERGER AVE, BALTIMORE, MD 21206-3649** 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	99%	SIMILAR
BURGLARY	90%	LOWER
MOTOR VEHICLE THEFT	97%	SIMILAR
FORCIBLE ROBBERY	102%	SIMILAR
AGGRAVATED ASSAULT	71%	NOTABLY LOWER
FORCIBLE RAPE	117%	HIGHER
MURDER	88%	LOWER
OVERALL	82%	LOWER

Disaster Alerts

1/23/2026 - Severe Winter Storm

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Data deemed reliable, but not guaranteed.
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