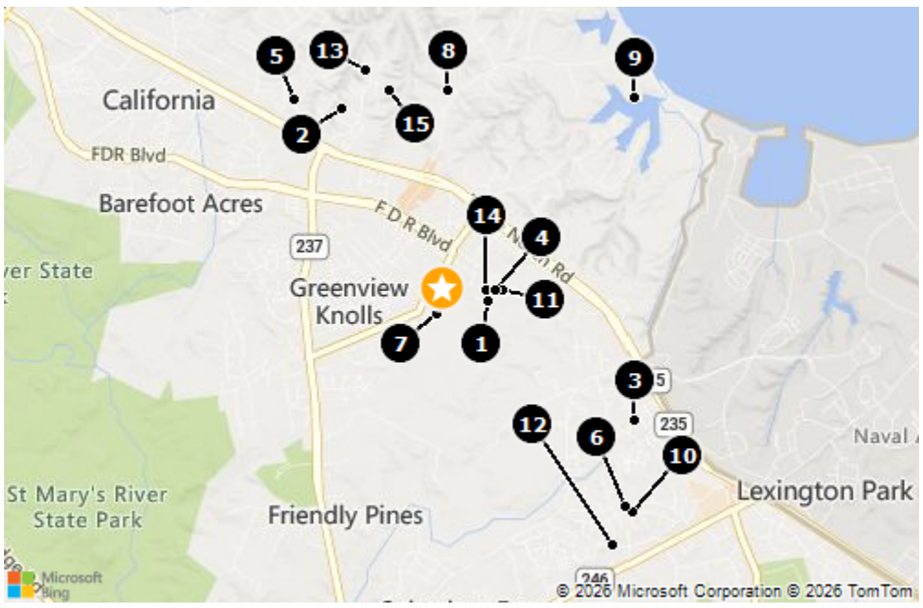
ICE SiteX Report

OrderID: 98714766

SiteX Property Information Report



Subject Property Location

46154 SEABISCUIT CT, LEXINGTON PARK, MD 20653-2091

County:	**ST MARYS MD**	Census Tract:	240378760.013006
Property Use:	Single Family Residential	Zoning:	RMX
Parcel Number:	08-169241	Thomas Bros Pg-Grid:	

Valuation

Value:	**$567,000**	FSD:	10	Common Confidence Score:	67
Value Range:	$510,300 - $623,700	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:	$98,200	Market Land Value:	$98,200	Tax Year:	2025
Assd Improvement:	$375,100	Market Improvment Value:	$375,100	Total Taxable Value:	$4,728
Total Assessed Value:	$473,300	Total Assessor Market Value:	$473,300	Delinquent Year:	
				Tax Account ID:	169241
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 38 District: 08 Phase No: 2 Map Ref: 43 8 582
Abbreviated Description: LOT 38 PHASE 2 PLAT 63/64 CLEMENTS LANDING

Property Characteristics

Lot Size:	7,527 SF	Bedrooms:		Pool:	
Building Area:	3012 SF	Baths:	3	Fireplace:	
Year Built:	2017	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding
Number of Units:	1	Garage Type:	Mixed	Heating:	Forced Air
Number of Stories:	2+B	Number of Cars:	2	A/C:	Yes
Style:		Basement:	Yes	Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	02/14/2023	Sales Price:	N/A
Document #:	BK-PG 5022-135	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/30/2017	Sales Price:	$335,645
Document #:	4577-255 BK-PG 4577-255	Type of Sale:	Full Amount on Deed
Contract Date:	01/23/2017		
Document Type:			

Legal Description:
Lot: 38 Subdivision: CLEMENTS LANDING Phase No: 1&2 Map Ref: MB63 FO64

Prior Transfer

Recording Date:	01/30/2017	Sales Price:	$335,645
Document #:	001958 BK-PG 4577 -255	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 38 District: 08 Phase No: 2 Map Ref: 43 8 582
Abbreviated Description: LOT 38 PHASE 2 PLAT 63/64 CLEMENTS LANDING

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Area Sales Analysis

Total Area Sales	$6,505,500	Median # of Bedrooms	
Median Lot Size	10,131 SF	Median # of Baths	2
Median Living Area	1,821 SF	Median Year Built	1995
Price Range - 2 Yrs	$195,000 to $900,000	Age Range	9 years to 79 years
Median Value	$425,000	Median Age	31 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.25Mi.	**22262 SCOTT CIR** **LEXINGTON PARK, MD 20653-2035**	09/29/2026	$425,000	$177	2400	//3	2017	6,753 SF	
		APN: 08-153752 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 500-30 Subdivision: BOUNDARY LINE ADJUSTMENT PLAT NATIONAL MOBILE HOME MapRef: LB 64 FO 39 SH 1-3 Abbreviated Description: Lot:500-30 Subdivision:BOUNDARY LINE ADJUSTMENT PLAT NATIONAL MOBILE HOME Map Ref:LB 64 FO 39 SH 1-3								
2	1.04Mi.	**45793 SPRUCE DR** **LEXINGTON PARK, MD 20653-6352**	09/21/2026	$445,000	$185	2400	//2	1960	33,629 SF	
		APN: 08-017727 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Section: IX Subdivision: TOWN CREEK MANOR MapRef: LB CBG 4 FO 73 Abbreviated Description: Subdivision:TOWN CREEK MANOR Map Ref:LB CBG 4 FO 73Abbreviated Description:PORTION SEC IX								
3	1.2Mi.	**21996 FOX RIDGE RD** **LEXINGTON PARK, MD 20653-1858**	09/10/2026	$324,000	$321	1008	//2	1972	13,523 SF	
		APN: 08-050007 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 92 District: 8 Subdivision: SPRING VALLEY MapRef: LB DBK 7 FO 88 Abbreviated Description: Lot:92 District:8 Subdivision:SPRING VALLEY Map Ref:LB DBK 7 FO 88								
4	.27Mi.	**22237 SCOTT CIR** **LEXINGTON PARK, MD 20653-2044**	09/03/2026	$415,000	$297	1395	//3	2016	5,500 SF	
		APN: 08-154198 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 500-69 Subdivision: BOUNDARY LINE ADJUSTMENT PLAT NATIONAL MOBILE HOME MapRef: MB 64 FO 39 SH 1-3 Abbreviated Description: Lot:500-69 Subdivision:BOUNDARY LINE ADJUSTMENT PLAT NATIONAL MOBILE HOME Map Ref:MB 64 FO 39 SH 1-3								
5	1.22Mi.	**22835 CHESTNUT RD** **LEXINGTON PARK, MD 20653-3309**	08/26/2026	$445,000	$305	1457	//2	2011	20,433 SF	
		APN: 08-177546 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 20 Block: A Section: 8 Subdivision: TOWN CREEK MANOR MapRef: LB 6 FO 3 Abbreviated Description: Lot:20 Block:A Section:8 Subdivision:TOWN CREEK MANOR Map Ref:LB 6 FO 3								
6	1.45Mi.	**46546 MIDWAY DR** **LEXINGTON PARK, MD 20653-6618**	08/26/2026	$245,000	$340	720	//1	1950	6,001 SF	
		APN: 08-041504 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Block: F Subdivision: PATUXENT PARK SECTION ONE MapRef: LB 18 FO 245 Abbreviated Description: Lot:1 Block:F Subdivision:PATUXENT PARK SECTION ONE Map Ref:LB 18 FO 245								
7	.13Mi.	**46105 SEABISCUIT CT** **LEXINGTON PARK, MD 20653-2091**	08/17/2026	$571,000	$314	1815	//3	2015	10,131 SF	
		APN: 08-169144 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 28 Subdivision: CLEMENTS LANDING PHASE 1 AND 2 MapRef: MB 63 FO 64 Abbreviated Description: Lot:28 Subdivision:CLEMENTS LANDING PHASE 1 AND 2 Map Ref:MB 63 FO 64								
8	1.01Mi.	**22887 KIMBERLY CT** **LEXINGTON PARK, MD 20653-2151**	08/13/2026	$480,000	$198	2420	//2	1999	45,303 SF	
		APN: 08-097925 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 68 Section: 11 Subdivision: ESPERANZA FARMS MapRef: LB 31 FO 26 Abbreviated Description: Lot:68 Section:11 Subdivision:ESPERANZA FARMS Map Ref:LB 31 FO 26								
9	1.39Mi.	**46595 MILLSTONE LANDING RD** **LEXINGTON PARK, MD 20653-2156**	08/07/2026	$900,000	$269	3342	//3	1987	214,316 SF	
		APN: 08-014736 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: MapRef: PL 28 FO 25 Abbreviated Description: Map Ref:PL 28 FO 25								
10	1.5Mi.	**46564 YORKTOWN RD** **LEXINGTON PARK, MD 20653-6815**	08/03/2026	$288,000	$155	1850	//1	1947	5,888 SF	
		APN: 08-048681 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 23 Block: G Section: 1 Subdivision: PATUXENT PARK MapRef: MB CBG 18 FO 245 Abbreviated Description: Lot:23 Block:G Section:1 Subdivision:PATUXENT PARK Map Ref:MB CBG 18 FO 245								
11	.31Mi.	**22244 SCOTT CIR** **LEXINGTON PARK, MD 20653-2040**	07/13/2026	$412,500	$226	1821	//2	2017	5,823 SF	
		APN: 08-153930 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 500-47 Subdivision: BOUNDARY LINE ADJUSTMENT PLAT NATIONAL MOBILE HOME MapRef: MB 64 FO 39 SH 1-3 Abbreviated Description: Lot:500-47 Subdivision:BOUNDARY LINE ADJUSTMENT PLAT NATIONAL MOBILE HOME Map Ref:MB 64 FO 39 SH 1-3								
12	1.56Mi.	**21762 N ESSEX DR** **LEXINGTON PARK, MD 20653-6602**	07/13/2026	$195,000	$177	1100	//1	1947	6,286 SF	
		APN: 08-018731 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Block: Q District: 8 Subdivision: PATUXENT PARK SECTION 1 MapRef: LB CBG 18 FO 245 Abbreviated Description: Lot:1 Block:Q District:8 Subdivision:PATUXENT PARK SECTION 1 Map Ref:LB CBG 18 FO 245								
13	1.17Mi.	**22925 MAPLE RD** **LEXINGTON PARK, MD 20653-6300**	07/06/2026	$420,000	$171	2454	//2	1965	27,005 SF	

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APN: 08-001413 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 530 Section: IX District: 8 Subdivision: TOWN CREEK MANOR SUBDIVISION MapRef: LB CBG 5 FO 109 Abbreviated Description: Lot:530 Section:IX District:8 Subdivision:TOWN CREEK MANOR SUBDIVISION Map Ref:LB CBG 5 FO 109

14	.22Mi.	**22277 SCOTT CIR** **LEXINGTON PARK, MD 20653-2043**	06/25/2026	$425,000	$295	1440	//2	2013	5,500 SF

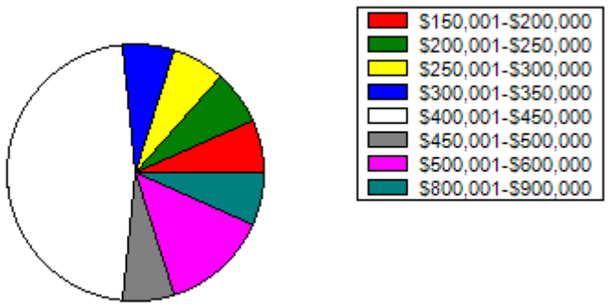
APN: 08-154082 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 500-59 Subdivision: BOUNDARY LINE ADJUSTMENT PLAT NATIONAL MOBILE HOME MapRef: MB 64 FO 39 SH 1-3 Abbreviated Description: Lot:500-59 Subdivision:BOUNDARY LINE ADJUSTMENT PLAT NATIONAL MOBILE HOME Map Ref:MB 64 FO 39 SH 1-3

15	1.02Mi.	**45885 BOBS CT** **LEXINGTON PARK, MD 20653-3306**	06/17/2026	$515,000	$218	2352	//2	1995	110,643 SF

APN: 08-106266 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 79 Section: 12 Subdivision: ESPERANZA FARMS MapRef: LB 34 FO 17 Abbreviated Description: Lot:79 Section:12 Subdivision:ESPERANZA FARMS Map Ref:LB 34 FO 17

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.

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.	**46154 SEABISCUIT CT**	**01/30/2017**	$473,300	$473,300	3,012	//3	2017	7,527 SF	
.01Mi.	**46148 SEABISCUIT CT**	**10/05/2015**	$334,700	$334,700	2,400	//2	2015	7,842 SF	
.02Mi.	**46160 SEABISCUIT CT**	**05/17/2017**	$395,100	$395,100	1,486	//3	2017	8,806 SF	
.03Mi.	**46159 SEABISCUIT CT**	**06/05/2026**	$471,500	$471,500	2,511	//3	2018	7,183 SF	
.03Mi.	**46142 SEABISCUIT CT**	**09/30/2015**	$393,400	$393,400	1,820	//2	2015	7,500 SF	
.03Mi.	**46153 SEABISCUIT CT**	**06/30/2020**	$387,600	$387,600	1,815	//2	2014	7,605 SF	
.04Mi.	**46136 SEABISCUIT CT**	**05/30/2017**	$469,900	$469,900	2,871	//2	2017	7,576 SF	
.04Mi.	**46147 SEABISCUIT CT**	**09/04/2013**	$429,300	$429,300	2,808	//2	2013	7,655 SF	
.05Mi.	**22389 ALYDAR DR**	**01/15/2014**	$400,300	$400,300	2,730	//3	2014	11,732 SF	
.06Mi.	**22377 ALYDAR DR**	**09/15/2011**	$411,600	$411,600	2,582	//2	2011	8,239 SF	
.06Mi.	**46141 SEABISCUIT CT**	**09/04/2013**	$436,100	$436,100	1,820	//2	2013	7,715 SF	
.06Mi.	**46130 SEABISCUIT CT**	**10/26/2016**	$408,700	$408,700	2,763	//3	2016	7,545 SF	
.06Mi.	**22405 ALYDAR DR**	**04/15/2021**	$406,000	$406,000	2,598	//2	2009	9,249 SF	
.06Mi.	**22371 ALYDAR DR**	**03/26/2019**	$370,500	$370,500	1,860	//3	2013	6,813 SF	
.07Mi.	**22365 ALYDAR LN**	**07/09/2010**	$394,500	$394,500	1,937	//2	2010	7,500 SF	
.07Mi.	**22355 PURPLE MARTIN CT**	**03/26/2008**	$308,100	$308,100	1,308	//3	1999	17,360 SF	

Rent vs. Own

Households Occupied by Renters:	40%	Households Occupied by Owners:	53%

Demographics & Income

Median Age:	33.5 years old	Households:	9,487
Median Household Income:	$95,222	Households w/Family:	61%
Household Income Per Capita:	$45,303	Households w/Family Married:	38%
Most Common Education Level:	High School Graduate	Households w/Family Children:	36%

School District

School District Zone:	St. Marys County Public Schools	Students:	16,905
Number of Schools:	27	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.87Mi.	**Esperanza Middle School**	B	Public	6 - 8

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Number of Students: 835
Student-Teacher Ratio: 15.75

0.90Mi.	**Green Holly Elementary School** Number of Students: 478 Student-Teacher Ratio: 12.47	C+	Public	PK - 5
2.35Mi.	**Great Mills High School** Number of Students: 1,697 Student-Teacher Ratio: 19.13 Advanced Placement: Yes	C	Public	9 - 12

Flood Report

The Subject Property of **46154 SEABISCUIT CT, LEXINGTON PARK, MD 20653-2091** 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	151%	NOTABLY HIGHER
BURGLARY	137%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	154%	NOTABLY HIGHER
FORCIBLE ROBBERY	110%	HIGHER
AGGRAVATED ASSAULT	111%	HIGHER
FORCIBLE RAPE	115%	HIGHER
MURDER	135%	NOTABLY HIGHER
OVERALL	125%	HIGHER

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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