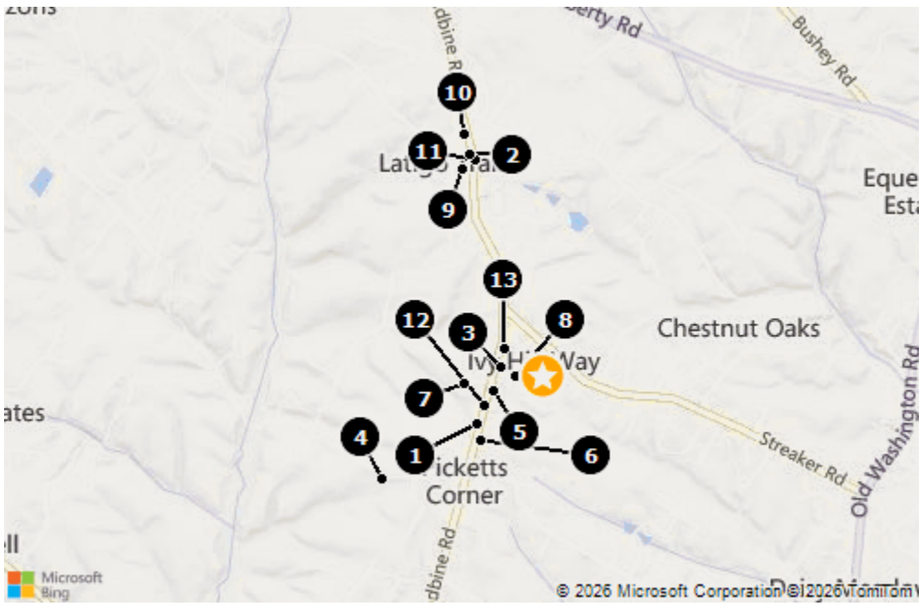
ICE SiteX Report

OrderID: 97523766

SiteX Property Information Report



Subject Property Location

5716 MANOR DR, WOODBINE, MD 21797-9530

County:	**CARROLL MD**	Census Tract:	240135142.012011
Property Use:	Single Family Residential	Zoning:	R-200
Parcel Number:	14-023453	Thomas Bros Pg-Grid:	706-2C

Valuation

Value:	**$497,000**	FSD:	11	Common Confidence Score:	64
Value Range:	$442,330 - $551,670	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:		Market Land Value:	$163,200	Tax Year:	2023
Assd Improvement:		Market Improvment Value:	$164,200	Total Taxable Value:	$3,227
Total Assessed Value:	$307,267	Total Assessor Market Value:	$327,400	Delinquent Year:	
				Tax Account ID:	023453
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 10 Block: E District: 14 Map Ref: 67 20 199
Abbreviated Description: LT 10 -25264 SQ FT MANOR DR 4-100 WOODBINE AC BLK E

Property Characteristics

Lot Size:	25,264 SF	Bedrooms:		Pool:	
Building Area:	1480 SF	Baths:	1	Fireplace:	
Year Built:	1976	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding
Number of Units:	1	Garage Type:		Heating:	Forced Air
Number of Stories:	1+B	Number of Cars:		A/C:	
Style:		Basement:	Yes	Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/20/1999	Sales Price:	$144,900
Document #:	984582 BK-PG 2206 -459	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 10 Block: E District: 14 Map Ref: 67 20 199
Abbreviated Description: LT 10 -25264 SQ FT MANOR DR 4-100 WOODBINE AC BLK E

Prior Transfer

Recording Date:	05/20/1999	Sales Price:	$144,900
Document #:	984582 BK-PG 02206-00459	Type of Sale:	Full Amount on Deed
Document Type:			

Legal Description:
District: 14
Abbreviated Description: 023453

Area Sales Analysis

Total Area Sales	$6,128,137	Median # of Bedrooms	
Median Lot Size	39,900 SF	Median # of Baths	1
Median Living Area	1,288 SF	Median Year Built	1972
Price Range - 2 Yrs	$320,000 to $635,000	Age Range	38 years to 88 years
Median Value	$455,000	Median Age	54 years

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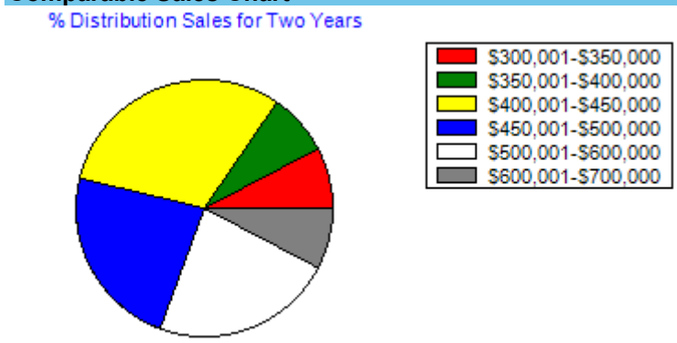
Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.41Mi.	**5884 WOODBINE RD** **WOODBINE, MD 21797-9508**	05/05/2026	$455,000	$369	1232	//1	1979	40,022 SF	V
		APN: 14-029885 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal:								
2	1.16Mi.	**5214 WOODBINE RD** **WOODBINE, MD 21797-9605**	05/01/2026	$420,737	$367	1144	//1	1958	20,000 SF	
		APN: 14-008969 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: District: 14 Abbreviated Description: District:14								
3	.21Mi.	**5803 WOODBINE RD** **WOODBINE, MD 21797-9507**	03/23/2026	$515,000	$399	1288	//2	1976	23,653 SF	
		APN: 14-013563 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7 Block: A Subdivision: WOODBINE ACRES MapRef: MB 4 FO 100 Abbreviated Description: Lot:7 Block:A Subdivision:WOODBINE ACRES Map Ref:MB 4 FO 100								
4	.96Mi.	**1803 GILLIS RD** **WOODBINE, MD 21797-9425**	03/06/2026	$575,000	$535	1074	//2	1975	40,467 SF	
		APN: 14-025375 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal:								
5	.23Mi.	**5833 WOODBINE RD** **WOODBINE, MD 21797-9507**	01/02/2026	$450,000	$334	1344	//1	1973	39,900 SF	Yes
		APN: 14-011722 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal:								
6	.44Mi.	**5903 WOODBINE RD** **WOODBINE, MD 21797-9505**	11/25/2025	$320,000	$296	1080	//1	1951	16,625 SF	
		APN: 14-005544 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal:								
7	.41Mi.	**5838 WOODBINE RD** **WOODBINE, MD 21797-9508**	11/21/2025	$635,000	$515	1232	//2	1984	149,716 SF	
		APN: 14-035257 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Subdivision: PLAT OF ROBERT A WRIGHT AND JEFFREY HARRISON PROPE MapRef: MB 22 PG 50 Abbreviated Description: Subdivision:PLAT OF ROBERT A WRIGHT AND JEFFREY HARRISON PROPE Map Ref:MB 22 PG 50								
8	.13Mi.	**5606 MANOR DR** **WOODBINE, MD 21797-9524**	11/14/2025	$600,000	$272	2200	//2	1988	19,534 SF	
		APN: 14-023569 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 27 Block: E Subdivision: WOODBINE ACERS MapRef: MB 4 FO 100 Abbreviated Description: Lot:27 Block:E Subdivision:WOODBINE ACERS Map Ref:MB 4 FO 100								
9	1.11Mi.	**5233 BRADDOCK RD** **WOODBINE, MD 21797-9701**	08/05/2025	$460,000	$311	1475	//1	1959	25,780 SF	
		APN: 14-008349 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: District: 14 Abbreviated Description: District:14								
10	1.29Mi.	**5136 WOODBINE RD** **WOODBINE, MD 21797-9607**	06/12/2025	$415,000	$334	1240	//2	1968	43,516 SF	
		APN: 14-004033 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 27 Section: 2 Subdivision: BRADDOCK MANOR MapRef: MB 6 FO 20 Abbreviated Description: Lot:27 Section:2 Subdivision:BRADDOCK MANOR Map Ref:MB 6 FO 20								
11	1.14Mi.	**5219 WOODBINE RD** **WOODBINE, MD 21797-9604**	05/01/2025	$370,000	$237	1557	//2	1938	50,922 SF	
		APN: 14-004203 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: District: 14 Abbreviated Description: District:14								
12	.36Mi.	**5850 WOODBINE RD** **WOODBINE, MD 21797-9508**	03/03/2025	$482,500	$310	1556	//1	1964	51,749 SF	
		APN: 14-013318 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Tract No: 2 Abbreviated Description: Tract No:2								
13	.23Mi.	**5703 WOODBINE RD** **WOODBINE, MD 21797-9509**	01/31/2025	$429,900	$297	1444	//1	1972	21,166 SF	
		APN: 14-006168 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 5 Block: B District: 14 Subdivision: WOODBINE ACRES MapRef: MB 4 FO 100 Abbreviated Description: Lot:5 Block:B District:14 Subdivision:WOODBINE ACRES Map Ref:MB 4 FO 100								

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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.	**5716 MANOR DR**	**05/20/1999**	$327,400	$307,267	1,480	//1	1976	25,264 SF	
.02Mi.	**5710 MANOR DR**	**11/06/1996**	$427,600	$386,133	1,316	//2	1973	27,399 SF	
.03Mi.	**5722 MANOR DR**	**07/17/2023**	$449,000	$415,667	1,800	//2	2001	1 SF	
.04Mi.	**5706 MANOR DR**	**01/27/2016**	$408,000	$377,533	1,832	//3	1973	23,357 SF	
.04Mi.	**5719 MANOR DR**	**07/28/1993**	$457,800	$415,800	1,968	//2	1977	20,995 SF	
.05Mi.	**5717 MANOR DR**		$335,400	$313,733	1,176	//1	1976	21,387 SF	
.05Mi.	**5715 MANOR DR**	**05/21/2004**	$434,300	$393,700	1,651	//1	1974	23,958 SF	
.06Mi.	**5704 MANOR DR**	**11/02/2022**	$372,300	$323,700	993	//1	1973	21,562 SF	
.06Mi.	**5723 MANOR DR**	**02/24/2017**	$618,800	$564,067	2,420	//2	2004	20,000 SF	
.06Mi.	**5711 MANOR DR**	**12/04/1986**	$340,100	$313,167	994	//1	1973	21,605 SF	
.06Mi.	**5713 MANOR DR**	**03/25/2025**	$329,500	$307,633	1,092	//1	1973	29,247 SF	
.06Mi.	**1403 CARROLL CT**	**06/28/2023**	$512,200	$492,000	2,032	//2	1988	1 SF	
.07Mi.	**5709 MANOR DR**		$371,700	$340,900	1,260	//1	1973	20,734 SF	
.07Mi.	**1404 VALLEY LN**	**02/12/2016**	$628,500	$576,433	2,004	//3	2016	1 SF	
.07Mi.	**5707 MANOR DR**	**06/23/2004**	$437,000	$399,600	1,876	//2	1973	20,000 SF	V
.07Mi.	**5802 MANOR DR**	**10/20/2010**	$362,000	$337,333	1,424	//1	1976	23,944 SF	

Rent vs. Own

Households Occupied by Renters:	9%	Households Occupied by Owners:	88%

Demographics & Income

Median Age:	43.9 years old	Households:	3,766
Median Household Income:	$171,082	Households w/Family:	81%
Household Income Per Capita:	$67,020	Households w/Family Married:	69%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	36%

School District

School District Zone:	Carroll County Public Schools	Students:	26,141
Number of Schools:	44	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
5.19Mi.	**Sykesville Middle School** Number of Students: 697 Student-Teacher Ratio: 14.91	A	Public	6 - 8
2.99Mi.	**Century High School** Number of Students: 1,101 Student-Teacher Ratio: 18.66 Advanced Placement: Yes	A-	Public	9 - 12
3.20Mi.	**Linton Springs Elementary School** Number of Students: 759 Student-Teacher Ratio: 16.99	A	Public	PK - 5

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Flood Report

The Subject Property of **5716 MANOR DR, WOODBINE, MD 21797-9530** 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	22%	SIGNIFICANTLY LOWER
BURGLARY	69%	NOTABLY LOWER
MOTOR VEHICLE THEFT	31%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	135%	NOTABLY HIGHER
AGGRAVATED ASSAULT	74%	NOTABLY LOWER
FORCIBLE RAPE	145%	NOTABLY HIGHER
MURDER	72%	NOTABLY LOWER
OVERALL	71%	NOTABLY LOWER

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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