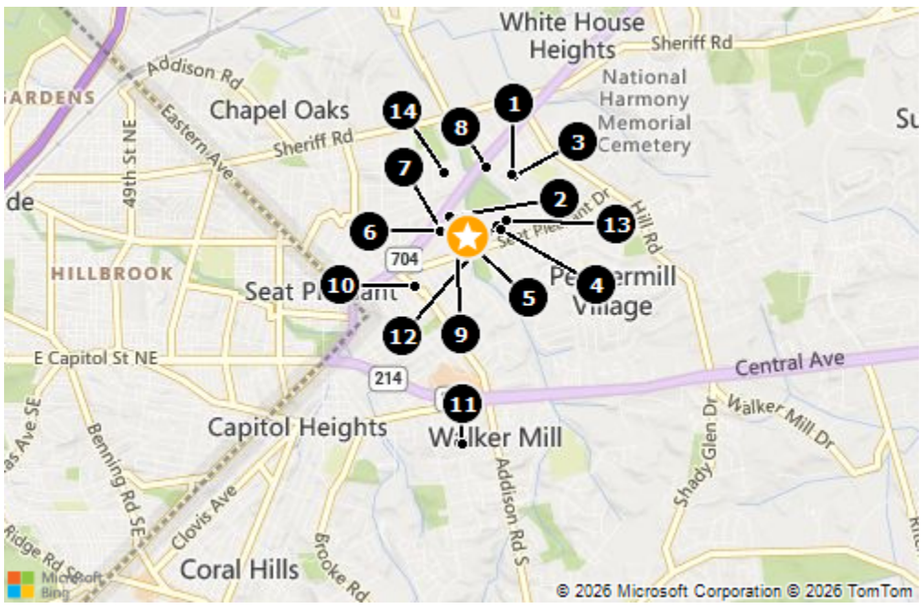
ICE SiteX Report

OrderID: 97524377

SiteX Property Information Report



Subject Property Location

604 CABIN BRANCH DR, CAPITOL HEIGHTS, MD 20743-1806

County:	**PRINCE GEORGES MD**	Census Tract:	240338029.011003
Property Use:	Townhouse (Residential)	Zoning:	RSFA
Parcel Number:	18-1993872	Thomas Bros Pg-Grid:	1007-4J

Valuation

Value:	**$262,000**	FSD:	11	Common Confidence Score:	59
Value Range:	$233,180 - $290,820	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	094
Assd Land Value:		Market Land Value:	$75,000	Tax Year:	2023
Assd Improvement:		Market Improvment Value:	$148,000	Total Taxable Value:	$2,546
Total Assessed Value:	$202,800	Total Assessor Market Value:	$223,000	Delinquent Year:	
				Tax Account ID:	1993872
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 54 Block: B District: 18 Map Ref: 66 C2 0
Abbreviated Description: GREGORY FARMS
City/Muni/Twp: SEAT PLEASANT

Property Characteristics

Lot Size:	3,864 SF	Bedrooms:		Pool:	
Building Area:	850 SF	Baths:	1	Fireplace:	
Year Built:	1951	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:	2	Number of Cars:		A/C:	Yes
Style:		Basement:	No	Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	02/17/2026	Sales Price:	$201,286
Document #:	BK-PG 46544-538	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/09/2021	Sales Price:	$205,000
Document #:	BK-PG 46544 -531	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 54 Block: B District: 18 Map Ref: 66 C2 0
Abbreviated Description: GREGORY FARMS
City/Muni/Twp: SEAT PLEASANT

Mortgage Record

Recording Date:	11/09/2021	Loan Amount:	N/A
Document #:	BK-PG 46544-538	Loan Type:	FHA
TD Due Date:	05/01/2051	Type Finance:	

Legal Description:
Lot: 54 Block: B Subdivision: GREGORY FARMS
Abbreviated Description: PRIOR REF: 15672142 11/09/2021

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Prior Transfer

Recording Date:	11/09/2021	Sales Price:	$205,000
Document #:	BK-PG 46544-531	Type of Sale:	Full Amount on Deed
Contract Date:	04/30/2021		
Document Type:			

Legal Description:
Lot: 54 Block: B Subdivision: GREGORY FARMS Map Ref: MB WWW 17 PL 78

Prior Transfer

Recording Date:	06/09/2021	Sales Price:	N/A
Document #:	BK-PG 26781-350	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/12/2007	Sales Price:	N/A
Document #:	26840-707 BK-PG 25422-772	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/11/2007	Sales Price:	N/A
Document #:	26833-043 BK-PG 25422-755	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/04/2007	Sales Price:	$199,999
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	01/04/2007	Loan Amount:	N/A
Document #:	BK-PG 26781-359	Loan Type:	Stand Alone Second
TD Due Date:		Type Finance:	

Legal Description:
Lot: 54 Block: B Subdivision: GREGORY FARMS
Abbreviated Description: TAX ID# 18-1993872

Mortgage Record

Recording Date:	01/04/2007	Loan Amount:	N/A
Document #:	BK-PG 26781-350	Loan Type:	Purchase Money Mortgage
TD Due Date:	11/01/2036	Type Finance:	

Legal Description:
Lot: 54 Block: B Subdivision: GREGORY FARMS
Abbreviated Description: TAX ID# 18-1993872

Prior Transfer

Recording Date:	01/04/2007	Sales Price:	$199,999 Multiple Parcels Involved in this transaction
Document #:	BK-PG -	Type of Sale:	Full Amount on Deed
Document Type:			

Legal Description:
Lot: 54 Block: B District: 18 Map Ref: 66 C2
Abbreviated Description: IMPS; ; ;

Mortgage Record

Recording Date:	06/28/2006	Loan Amount:	N/A
Document #:	BK-PG 25422-772	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	

Legal Description:
Lot: 54 Block: B Subdivision: GREGORY FARMS
Abbreviated Description: TAX ID# 18-1993872

Mortgage Record

Recording Date:	06/28/2006	Loan Amount:	N/A
Document #:	BK-PG 25422-755	Loan Type:	Purchase Money Mortgage
TD Due Date:	04/01/2036	Type Finance:	FIX

Legal Description:
Lot: 54 Block: B Subdivision: GREGORY FARMS
Abbreviated Description: TAX ID# 1993872

Prior Transfer

Recording Date:	06/28/2006	Sales Price:	$90,000 Multiple Parcels Involved in this transaction
Document #:	BK-PG -	Type of Sale:	Full Amount on Deed
Document Type:			

Legal Description:
Lot: 54 Block: B District: 18 Map Ref: 66 C2
Abbreviated Description: IMPS; ; ;GREGORY FARMS-

Mortgage Record

Recording Date:	05/09/2005	Loan Amount:	N/A
Document #:	BK-PG 22006-385	Loan Type:	Unknown
TD Due Date:		Type Finance:	UNK

Legal Description:
Lot: 54 Block: B District: 18 Subdivision: GREGORY FARMS

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Prior Transfer

Recording Date:	05/09/2005	Sales Price:	$35,000 Multiple Parcels Involved in this transaction
Document #:	BK-PG -	Type of Sale:	Full Amount on Deed
Document Type:			

Legal Description:
Lot: 54 Block: B District: 18 Map Ref: 66 C2
Abbreviated Description: IMPS; ; ;GREGORY FARMS-

Prior Transfer

Recording Date:	06/22/1998	Sales Price:	N/A
Document #:	BK-PG 12272-00710	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:
Lot: 00054 Block: 0000B District: 18
Abbreviated Description: 1993872

Prior Transfer

Recording Date:	06/22/1998	Sales Price:	N/A
Document #:	BK-PG 12272-00181	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:
Lot: 00054 Block: 0000B District: 18
Abbreviated Description: 1993872

Area Sales Analysis

Total Area Sales	$3,987,800	Median # of Bedrooms	
Median Lot Size	3,699 SF	Median # of Baths	1
Median Living Area	1,080 SF	Median Year Built	1953
Price Range - 2 Yrs	$145,000 to $390,000	Age Range	30 years to 106 years
Median Value	$287,450	Median Age	73 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.39Mi.	**1022 CARRINGTON AVE** **CAPITOL HEIGHTS, MD 20743-1848**	04/30/2026	$340,000	$235	1444	//1	1962	4,500 SF	
		APN: 18-2047090 Document #: Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 3 Block: B Subdivision: SECTION ONE HIGHLAND GARDENS MapRef: MB WWW 36 PL 21 Abbreviated Description: Lot:3 Block:B Subdivision:SECTION ONE HIGHLAND GARDENS Map Ref:MB WWW 36 PL 21								
2	.13Mi.	**720 CABIN BRANCH DR** **CAPITOL HEIGHTS, MD 20743-1808**	04/15/2026	$145,000	$170	850	//1	1951	3,795 SF	
		APN: 18-2114478 Document #: Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 33 Block: B District: 18 Subdivision: RESUBDIVISION OF PART OF BLOCK A AND BLOCKS B C AN MapRef: MB WWW 17 PL 78 Abbreviated Description: Lot:33 Block:B District:18 Subdivision:RESUBDIVISION OF PART OF BLOCK A AND BLOCKS B C AN Map Ref:MB WWW 17 PL 78								
3	.38Mi.	**1020 CARRINGTON AVE** **CAPITOL HEIGHTS, MD 20743-1848**	04/07/2026	$390,000	$288	1354	//1	1962	4,860 SF	
		APN: 18-2059079 Document #: Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 4 Block: B District: 18 Subdivision: SECTION ONE HIGHLAND GARDENS MapRef: MB WWW 36 PL 21 Abbreviated Description: Lot:4 Block:B District:18 Subdivision:SECTION ONE HIGHLAND GARDENS Map Ref:MB WWW 36 PL 21								
4	.18Mi.	**7214 G ST** **CAPITOL HEIGHTS, MD 20743-1812**	03/12/2026	$300,000	$227	1320	//1	1964	3,500 SF	
		APN: 18-2064657 Document #: Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 8 Block: C District: 18 Subdivision: HOLLY PARK MapRef: MB WWW 36 PL 90 Abbreviated Description: Lot:8 Block:C District:18 Subdivision:HOLLY PARK Map Ref:MB WWW 36 PL 90Abbreviated Description:PLAT THREE								
5	.03Mi.	**621 71ST AVE** **CAPITOL HEIGHTS, MD 20743-1738**	03/09/2026	$171,000	$201	850	//1	1951	3,795 SF	
		APN: 18-2115079 Document #: Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 62 Block: B District: 18 Subdivision: GREGORY FARMS MapRef: MB WWW-17 PL 78 Abbreviated Description: Lot:62 Block:B District:18 Subdivision:GREGORY FARMS Map Ref:MB WWW-17 PL 78								
6	.13Mi.	**6029 MARTIN LUTHER KING JR CT** **CAPITOL HEIGHTS, MD 20743-1751**	03/06/2026	$255,000	$300	850	//1	1951	3,488 SF	
		APN: 18-2096527 Document #: Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 50 Block: A Subdivision: RESUBDIVISION OF PART OF BLOCK A AND BLOCKS B C D MapRef: MB WWW 17 FO 78 Abbreviated Description: Lot:50 Block:A Subdivision:RESUBDIVISION OF PART OF BLOCK A AND BLOCKS B C D Map Ref:MB WWW 17 FO 78								
7	.14Mi.	**6031 MARTIN LUTHER KING JR CT** **CAPITOL HEIGHTS, MD 20743-1751**	02/10/2026	$250,000	$294	850	//1	1951	3,488 SF	
		APN: 18-2098663 Document #: Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 51 Block: A Subdivision: GREGORY FARMS MapRef: MB WWW 17 FO 78 Abbreviated Description: Lot:51 Block:A Subdivision:GREGORY FARMS Map Ref:MB WWW 17 FO 78								
8	.37Mi.	**1021 BOOKER DR** **CAPITOL HEIGHTS, MD 20743-1823**	02/09/2026	$254,900	$221	1152	//2	1955	4,436 SF	
		APN: 18-2076933 Document #: Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 18 Block: B District: 18 Subdivision: BOOKER T HOMES MapRef: MB WWW 20 PL 79 Abbreviated Description: Lot:18 Block:B District:18 Subdivision:BOOKER T HOMES Map Ref:MB WWW 20 PL 79								
9	.05Mi.	**618 71ST AVE** **CAPITOL HEIGHTS, MD 20743-1737**	01/06/2026	$232,000	$272	850	//1	1951	5,335 SF	

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APN: 18-2060838 Document #:
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 7 Block: C Subdivision: GREGORY FARMS MapRef: MB WWW 17 PL 78 Abbreviated Description: Lot:7 Block:C Subdivision:GREGORY FARMS Map Ref:MB WWW 17 PL 78

10	.37Mi.	**5923 ADDISON RD** **CAPITOL HEIGHTS, MD 20743-2166**	12/15/2025	$275,000	$272	1008	//1	1920	4,575 SF

APN: 18-2110807 Document #:
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 8&49 Block: 3 Subdivision: OAKMONT MapRef: MB BDS 1 PL 16 Abbreviated Description: Lot:8&49 Block:3 Subdivision:OAKMONT Map Ref:MB BDS 1 PL 16

11	.04Mi.	**616 CABIN BRANCH DR** **CAPITOL HEIGHTS, MD 20743-1806**	12/04/2025	$299,900	$352	850	//1	1951	3,503 SF

APN: 18-1991777 Document #:
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 48 Block: B District: 18 Subdivision: RESUBDIVISION OF PART OF BLOCK A AND BLOCK B C AND MapRef: MB WWW 17 PL 78 Abbreviated Description: Lot:48 Block:B District:18 Subdivision:RESUBDIVISION OF PART OF BLOCK A AND BLOCK B C AND Map Ref:MB WWW 17 PL 78

12	.16Mi.	**7204 G ST** **CAPITOL HEIGHTS, MD 20743-1812**	11/10/2025	$365,000	$276	1320	//2	1964	3,560 SF

APN: 18-2037943 Document #:
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 3 Block: C Subdivision: PLAT NO THREE HOLLY PARK MapRef: MB WWW 36 PL 90 Abbreviated Description: Lot:3 Block:C Subdivision:PLAT NO THREE HOLLY PARK Map Ref:MB WWW 36 PL 90

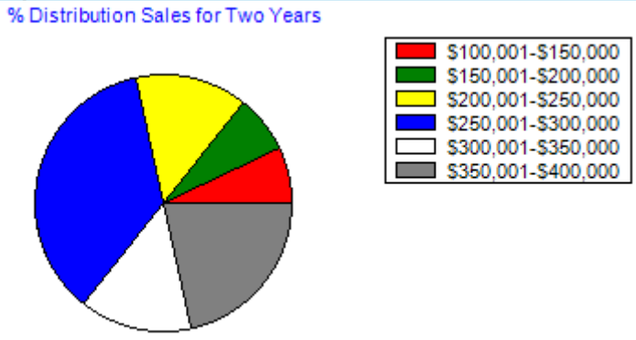
13	.22Mi.	**7240 HYLTON ST** **CAPITOL HEIGHTS, MD 20743-1814**	07/02/2025	$365,000	$314	1160	//2	1964	3,602 SF

APN: 18-1994623 Document #:
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 30 Block: D Subdivision: PLAT FOUR HOLLY PARK MapRef: MB WWW 44 PL 11 Abbreviated Description: Lot:30 Block:D Subdivision:PLAT FOUR HOLLY PARK Map Ref:MB WWW 44 PL 11

14	.35Mi.	**913 FLORES ST** **CAPITOL HEIGHTS, MD 20743-1762**	06/30/2025	$345,000	$276	1248	//1	1996	3,373 SF

APN: 18-2843738 Document #:
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 10 Block: C Subdivision: PLAT FOUR 2ND ADDITION TO JEFFERSON HEIGHTS MapRef: MB VJ 169 PL 71 Abbreviated Description: Lot:10 Block:C Subdivision:PLAT FOUR 2ND ADDITION TO JEFFERSON HEIGHTS Map Ref:MB VJ 169 PL 71

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.	**604 CABIN BRANCH DR**	**11/09/2021**	$223,000	$202,800	850	//1	1951	3,864 SF	
.01Mi.	**606 CABIN BRANCH DR**	**01/03/2020**	$307,000	$278,767	1,042	//2	1951	3,600 SF	
.01Mi.	**602 CABIN BRANCH DR**	**11/26/1986**	$221,200	$201,167	850	//1	1951	3,848 SF	
.01Mi.	**608 CABIN BRANCH DR**	**07/02/2020**	$219,900	$199,967	850	//1	1951	3,675 SF	
.02Mi.	**613 71ST AVE**	**12/19/1978**	$220,000	$200,067	850	//1	1951	4,648 SF	
.02Mi.	**615 71ST AVE**	**07/09/2020**	$296,800	$269,533	994	//1	1951	4,416 SF	
.02Mi.	**610 CABIN BRANCH DR**	**05/17/1988**	$222,100	$201,967	850	//1	1951	3,498 SF	
.02Mi.	**600 CABIN BRANCH DR**	**08/17/2022**	$269,500	$244,067	1,186	//1	1951	5,671 SF	
.02Mi.	**617 71ST AVE**	**09/12/2022**	$219,900	$199,967	850	//1	1951	4,182 SF	
.03Mi.	**611 71ST AVE**	**06/10/1992**	$300,400	$279,100	1,462	//1	1951	5,673 SF	
.03Mi.	**612 CABIN BRANCH DR**	**06/28/2023**	$273,400	$237,267	850	//1	1951	3,564 SF	
.03Mi.	**619 71ST AVE**	**08/28/2018**	$223,000	$202,800	850	//1	1951	3,663 SF	
.03Mi.	**614 CABIN BRANCH DR**	**11/17/2005**	$220,100	$204,000	850	//1	1951	3,552 SF	
.03Mi.	**621 71ST AVE**	**03/24/1970**	$227,600	$211,033	850	//1	1951	3,795 SF	
.04Mi.	**616 CABIN BRANCH DR**	**04/16/2007**	$224,000	$207,667	850	//1	1951	3,503 SF	
.04Mi.	**623 71ST AVE**	**06/13/2022**	$235,000	$212,833	970	//1	1951	3,795 SF	

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Rent vs. Own

Households Occupied by Renters:	30%	Households Occupied by Owners:	65%

Demographics & Income

Median Age:	39.7 years old	Households:	15,824
Median Household Income:	$82,897	Households w/Family:	60%
Household Income Per Capita:	$41,150	Households w/Family Married:	29%
Most Common Education Level:	High School Graduate	Households w/Family Children:	28%

School District

School District Zone:	Prince George's County Public Schools	Students:	132,123
Number of Schools:	199	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.38Mi.	**Seat Pleasant Elementary School** Number of Students: 284 Student-Teacher Ratio: 10.56	F	Public	KG - 6
1.36Mi.	**G. James Gholson Middle School** Number of Students: 603 Student-Teacher Ratio: 12.31	F	Public	6 - 8
1.35Mi.	**Fairmont Heights High School** Number of Students: 1,090 Student-Teacher Ratio: 15.57	D	Public	9 - 12

Flood Report

The Subject Property of **604 CABIN BRANCH DR, CAPITOL HEIGHTS, MD 20743-1806** 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	118%	HIGHER
BURGLARY	109%	SIMILAR
MOTOR VEHICLE THEFT	112%	HIGHER
FORCIBLE ROBBERY	51%	NOTABLY LOWER
AGGRAVATED ASSAULT	131%	NOTABLY HIGHER
FORCIBLE RAPE	82%	LOWER
MURDER	105%	SIMILAR
OVERALL	123%	HIGHER

Disaster Alerts

1/23/2026 - Severe Winter Storm

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