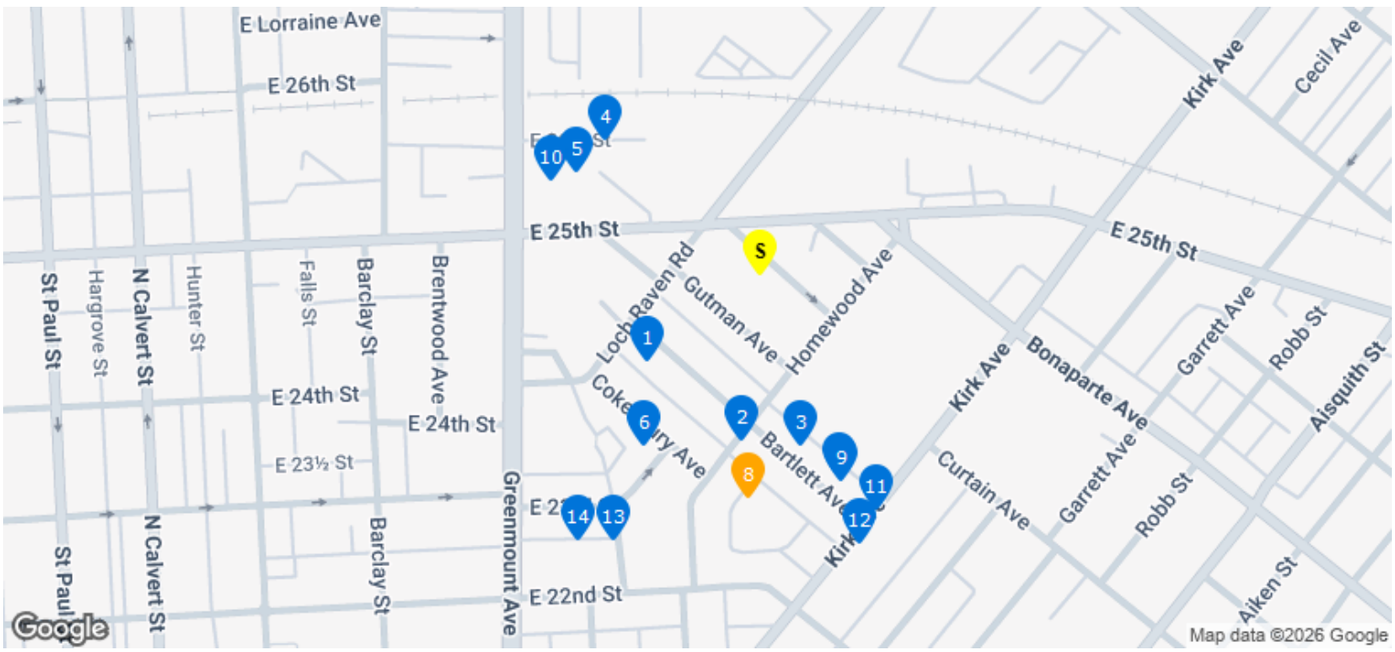
ICE SiteX Report

OrderID: 98745822

SiteX Property Information Report



Subject Property Location

613 SAINT ANNS AVE, BALTIMORE, MD 21218-5433

County:	**BALTIMORE CITY MD**	Census Tract:	0908.00
Property Use:	Residential Income (General) (Multi-Family)	Zoning:	R-8
Parcel Number:	09-05-4061 -035	Thomas Bros Pg-Grid:	771-E3

Valuation

Value:	**N/A**	FSD:	N/A	Common Confidence Score:	N/A
Value Range:	N/A - N/A	ICE Confidence Score:	N/A		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:		Market Land Value:	$20,000	Tax Year:	2023
Assd Improvement:		Market Improvment Value:	$50,200	Total Taxable Value:	$1,463
Total Assessed Value:	$67,400	Total Assessor Market Value:	$70,200	Delinquent Year:	
				Tax Account ID:	054061 035
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 35 Block: 4061 Section: 5 District: 09 Map Ref: 9
Abbreviated Description: 25X85

Property Characteristics

Lot Size:		Bedrooms:		Pool:	
Building Area:		Baths:		Fireplace:	
Year Built:	1920	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:	1	Garage Type:		Heating:	
Number of Stories:		Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/29/2024	Sales Price:	$127,500
Document #:	BK-PG 25475-483	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	10/29/2024	Sales Price:	$127,500
Document #:	BK-PG 25475-483	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	03/23/2023	Sales Price:	$127,500
Document #:	BK-PG 25475-483	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Mortgage Record

Recording Date:	01/17/2023	Loan Amount:	N/A
Document #:	BK-PG 25475-483	Loan Type:	Commercial Loan
Contract Date:	01/10/2023		

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TD Due Date:	02/01/2053	Type Finance:	

Legal Description:
Map Ref: 0

Prior Transfer

Recording Date:	12/01/2021	Sales Price:	$40,000
Document #:	BK-PG 23957-1	Type of Sale:	Non Residential Transfer
Contract Date:	09/02/2021		
Document Type:	Deed		

Legal Description:
City/Muni/Twp: BALTIMORE

Prior Transfer

Recording Date:	12/11/2015	Sales Price:	N/A
Document #:	BK-PG 17721-485	Type of Sale:	Non Arms-Length Transfer
Contract Date:	11/02/2015		
Document Type:	Deed		

Legal Description:

Prior Transfer

Recording Date:	05/05/2015	Sales Price:	N/A
Document #:	BK-PG 17128-117	Type of Sale:	Non Arms-Length Transfer
Contract Date:	04/13/2015		
Document Type:	Deed		

Legal Description:

Prior Transfer

Recording Date:	10/10/2007	Sales Price:	$1,765
Document #:	173762 BK-PG FMC10044-0480	Type of Sale:	Arms-Length Transfer
Document Type:	Deed		

Legal Description:
Block: 4061 Section: 5 District: 09 Map Ref: 9
Abbreviated Description: IMPS;25X85 ; ;

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	
Median Living Area	SF	Median Year Built	
Price Range - 2 Yrs		Age Range	
Median Value		Median Age	

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.12Mi.	**710 BARTLETT AVE** **BALTIMORE, MD 21218-5414**	09/09/2026	$60,000			//	1920	SF	
	APN: 09-05-4021B-006 Document #: Document Type: Deed Price Code: A Land Use: Residential Income (General) (Multi-Family) Legal: Abbreviated Description: City/Muni/Twp:BALTIMORE City/Muni/Twp: BALTIMORE									
2	.15Mi.	**736 BARTLETT AVE** **BALTIMORE, MD 21218-5414**	10/13/2026	$87,500			//	1920	SF	
	APN: 09-05-4021B-019 Document #: Document Type: Deed Price Code: A Land Use: Residential Income (General) (Multi-Family) Legal:									
3	.15Mi.	**2309 HOMEWOOD AVE** **BALTIMORE, MD 21218-5427**	09/30/2026	$150,000			//	1920	SF	
	APN: 09-06-4021C-025 Document #: Document Type: Deed Price Code: A Land Use: Residential Income (General) (Multi-Family) Legal:									
4	.24Mi.	**516 E 27TH ST** **BALTIMORE, MD 21218-4440**	09/14/2026	$245,000			//	1920	SF	
	APN: 09-04-4071 -049 Document #: Document Type: Deed Price Code: A Land Use: Residential Income (General) (Multi-Family) Legal:									
5	.27Mi.	**2708 BOONE ST** **BALTIMORE, MD 21218-4718**	10/15/2026	$5,000			//	1920	SF	
	APN: 09-04-4071 -062 Document #: Document Type: Deed Price Code: A Land Use: Residential Income (General) (Multi-Family) Legal: Abbreviated Description: City/Muni/Twp:BALTIMORE City/Muni/Twp: BALTIMORE									
6	.27Mi.	**912 BONAPARTE AVE** **BALTIMORE, MD 21218-6221**	09/17/2026	$80,000			//	1920	SF	
	APN: 09-14-4010N-007 Document #: Document Type: Deed Price Code: A Land Use: Residential Income (General) (Multi-Family) Legal: MapRef: LB 22125 PG 1 Abbreviated Description: Map Ref:LB 22125 PG 1City/Muni/Twp:BALTIMORE City/Muni/Twp: BALTIMORE									
7	.28Mi.	**2237 CECIL AVE** **BALTIMORE, MD 21218-6305**	09/22/2026	$1,083			//	1920	SF	
	APN: 09-13-4012 -047 Document #: Document Type: Deed Price Code: A Land Use: Residential Income (General) (Multi-Family) Legal:									
8	.32Mi.	**316 E 26TH ST** **BALTIMORE, MD 21218-4702**	10/14/2026	$265,000	$177	1496	//1	1900	SF	
	APN: 12-17-3837 -098 Document #: Document Type: Deed Price Code: A Land Use: Townhouse (Residential)									

ICE SiteX Report

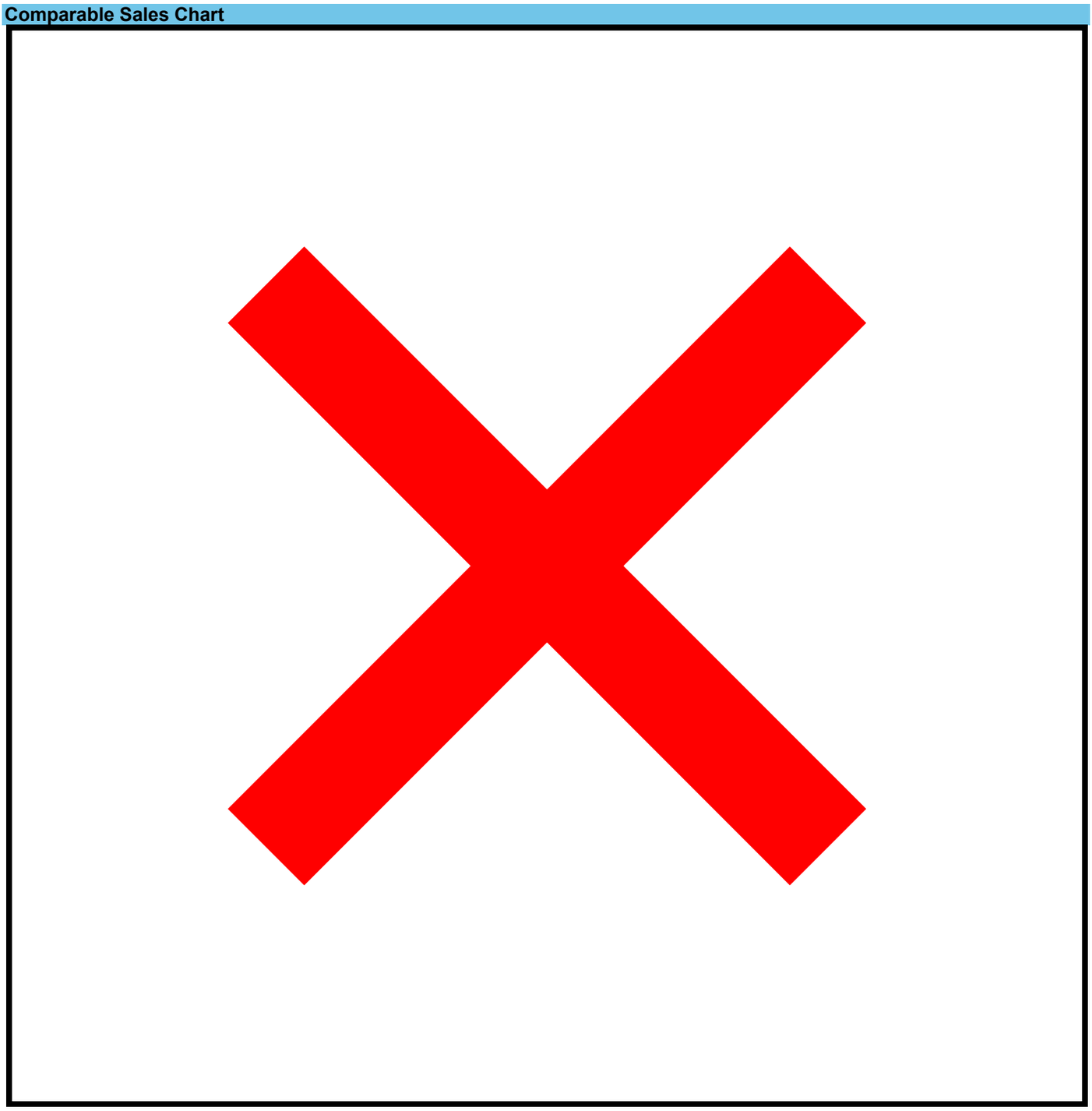
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	Legal:									
9	.33Mi.	**2008 KENNEDY AVE** **BALTIMORE, MD 21218-6307**	09/18/2026	$1,600			//	1920	SF	
	APN: 09-13-4013A-020 Document #:									
	Document Type: Deed Price Code: A									
	Land Use: Residential Income (General) (Multi-Family)									
	Legal: Abbreviated Description: City/Muni/Twp:BALTIMORE City/Muni/Twp: BALTIMORE									
10	.33Mi.	**2515 GUILFORD AVE** **BALTIMORE, MD 21218-4619**	09/17/2026	$420,000	$228	1840	//1	1910	SF	
	APN: 12-15-3834 -008 Document #:									
	Document Type: Deed Price Code: A									
	Land Use: Townhouse (Residential)									
	Legal:									
11	.35Mi.	**1105 BONAPARTE AVE** **BALTIMORE, MD 21218-6226**	09/23/2026	$71,500			//	1920	SF	
	APN: 09-14-4010J-038 Document #:									
	Document Type: Deed Price Code: A									
	Land Use: Residential Income (General) (Multi-Family)									
	Legal: Abbreviated Description: City/Muni/Twp:BALTIMORE CITY City/Muni/Twp: BALTIMORE CITY									
12	.36Mi.	**2617 GUILFORD AVE** **BALTIMORE, MD 21218-4612**	10/16/2026	$274,000	$166	1650	//1	1900	SF	
	APN: 12-17-3837 -009 Document #:									
	Document Type: Assignment deed Price Code: A									
	Land Use: Townhouse (Residential)									
	Legal:									
13	.37Mi.	**2334 GUILFORD AVE** **BALTIMORE, MD 21218-5206**	10/13/2026	$445,000	$40	11190	//	1920	9,826 SF	
	APN: 12-14-3822 -025 Document #:									
	Document Type: Deed Price Code:									
	Land Use: Warehouse (Industrial)									
	Legal: MapRef: LB 19929 FO 88 Abbreviated Description: Map Ref:LB 19929 FO 88City/Muni/Twp:BALTIMORE CITY City/Muni/Twp: BALTIMORE CITY									
14	.38Mi.	**1919 OAK HILL AVE** **BALTIMORE, MD 21218-6335**	10/14/2026	$65,000			//		SF	
	APN: 09-07-4003 -034 Document #:									
	Document Type: Deed Price Code:									
	Land Use: Residential Income (General) (Multi-Family)									
	Legal:									
15	.38Mi.	**1111 DARLEY AVE** **BALTIMORE, MD 21218-5530**	10/02/2026	$3,053			//	1920	SF	
	APN: 09-14-4010I-038 Document #:									
	Document Type: Deed Price Code: A									
	Land Use: Residential Income (General) (Multi-Family)									
	Legal: Lot: 038 Block: 40101 Section: 14 Abbreviated Description: Lot:038 Block:40101 Section:14 City/Muni/Twp:BALTIMORE City/Muni/Twp: BALTIMORE									
16	.4Mi.	**204 E 25TH ST** **BALTIMORE, MD 21218-5218**	10/22/2026	$237,500	$135	1760	//2	1900	SF	
	APN: 12-15-3833 -046 Document #:									
	Document Type: Deed Price Code: A									
	Land Use: Townhouse (Residential)									
	Legal: Abbreviated Description: City/Muni/Twp:BALTIMORE City/Muni/Twp: BALTIMORE									
17	.4Mi.	**434 ILCHESTER AVE** **BALTIMORE, MD 21218-4433**	09/14/2026	$1,250	$1	1176	//1	1915	SF	
	APN: 12-17-3846 -074 Document #:									
	Document Type: Deed Price Code: A									
	Land Use: Townhouse (Residential)									
	Legal: MapRef: LB 3936 FO 437 Abbreviated Description: Map Ref:LB 3936 FO 437City/Muni/Twp:BALTIMORE City/Muni/Twp: BALTIMORE									
18	.41Mi.	**422 ILCHESTER AVE** **BALTIMORE, MD 21218-4433**	10/05/2026	$279,000	$237	1176	//1	1915	SF	
	APN: 12-17-3846 -068 Document #:									
	Document Type: Deed Price Code: A									
	Land Use: Townhouse (Residential)									
	Legal:									
19	.42Mi.	**1008 E NORTH AVE** **BALTIMORE, MD 21202-5826**	09/29/2026	$42,500			//	1920	SF	
	APN: 09-07-4004 -005 Document #:									
	Document Type: Deed Price Code: A									
	Land Use: Residential Income (General) (Multi-Family)									
	Legal:									
20	.43Mi.	**2401 AISQUITH ST** **BALTIMORE, MD 21218-5522**	10/02/2026	$100,000	$42	2400	//	1928	SF	
	APN: 09-14-4010D-024 Document #:									
	Document Type: Deed Price Code: A									
	Land Use: Retail Stores (Personal Services, Photography, Travel)									
	Legal: Abbreviated Description: City/Muni/Twp:BALTIMORE City/Muni/Twp: BALTIMORE									

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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.

ICE SiteX Report

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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.	**613 SAINT ANNS AVE**	**12/01/2021**	$70,200	$67,400			1920		
0Mi.	**615 SAINT ANNS AVE**	**01/27/1993**	$15,000	$5,667				2,125 SF	
0Mi.	**611 SAINT ANNS AVE**	**09/19/2005**	$29,000	$22,333			1920		
.01Mi.	**609 SAINT ANNS AVE**	**02/15/2017**	$70,200	$70,200			1920		
.01Mi.	**617 SAINT ANNS AVE**	**08/24/1990**	$15,000	$5,667				2,125 SF	
.01Mi.	**619 SAINT ANNS AVE**		$15,000	$5,667				2,125 SF	
.02Mi.	**533 E 25TH ST**	**03/18/2008**	$55,600	$55,000	400		1968	5,445 SF	
.02Mi.	**621 SAINT ANNS AVE**		$46,000	$30,667			1920		
.02Mi.	**601 E 25TH ST**	**07/14/2010**	$65,100	$61,033	2,350		1925		
.02Mi.	**601 E 25TH ST**	**11/09/2011**	$54,400	$51,267	2,350		1925	1,803 SF	
.02Mi.	**618 GUTMAN AVE**	**05/04/2022**	$15,000	$5,667					
.02Mi.	**612 GUTMAN AVE**	**06/09/2022**	$70,200	$70,200			1920		
.02Mi.	**610 GUTMAN AVE**	**06/25/2024**	$70,200	$70,200			1920		
.02Mi.	**626 GUTMAN AVE**	**07/21/2005**	$29,000	$22,333			1920		
.02Mi.	**623 SAINT ANNS AVE**	**10/04/2018**	$46,000	$30,667			1920		
.02Mi.	**616 SAINT ANNS AVE**	**01/24/2013**	$15,000	$5,667				2,125 SF	

Rent vs. Own

Households Occupied by Renters:	46%	Households Occupied by Owners:	39%

Demographics & Income

Median Age:	35.3 years old	Households:	17,825
Median Household Income:	$66,459	Households w/Family:	41%
Household Income Per Capita:	$38,718	Households w/Family Married:	22%
Most Common Education Level:	Graduate Degree	Households w/Family Children:	18%

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
1.68Mi.	**Baltimore Leadership School for Young Women** Number of Students: 466 Student-Teacher Ratio: 11.65 Advanced Placement: Yes	D	Public	6 - 12
1.87Mi.	**Afya Public Charter School** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	6 - 8
2.34Mi.	**Bluford Drew Jemison STEM Academy West** Number of Students: NA Student-Teacher Ratio: NA	F	Public	6 - 12
2.74Mi.	**Coppin Academy** Number of Students: 450 Student-Teacher Ratio: 16.67	D-	Public	9 - 12
1.17Mi.	**Baltimore Montessori Public Charter Middle School** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	6 - 8
0.75Mi.	**Baltimore City College** Number of Students: 1,470 Student-Teacher Ratio: 18.61 Advanced Placement: Yes	A-	Public	9 - 12
1.17Mi.	**Northwestern High School** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	9 - 12
3.09Mi.	**ConneXions: A Community Based Arts School** Number of Students: 523 Student-Teacher Ratio: 16.6	F	Public	6 - 12
3.24Mi.	**Vanguard Collegiate Middle School** Number of Students: 313 Student-Teacher Ratio: 14.23	F	Public	6 - 8
0.33Mi.	**Cecil Elementary School** Number of Students: 348 Student-Teacher Ratio: 15.82	F	Public	PK - 5
1.17Mi.	**Baltimore I.T. Academy** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	6 - 8
1.17Mi.	**Baltimore Community High School** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	8 - 12
1.29Mi.	**Mergenthaler Vocational-Technical High School**	D-	Public	9 - 12

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Number of Students: 1,714
Student-Teacher Ratio: 14.78
Advanced Placement: Yes

4.72Mi.	**Edmondson-Westside High School** Number of Students: 910 Student-Teacher Ratio: 15.29 Advanced Placement: Yes	D-	Public	9 - 12
1.53Mi.	**Renaissance Academy** Number of Students: 241 Student-Teacher Ratio: 10.71	F	Public	9 - 12
1.52Mi.	**National Academy Foundation** Number of Students: 801 Student-Teacher Ratio: 13.35	F	Public	6 - 12
0.35Mi.	**Stadium School** Number of Students: 259 Student-Teacher Ratio: 15.24	F	Public	6 - 8
4.09Mi.	**Patterson High School** Number of Students: 1,330 Student-Teacher Ratio: 15.11	F	Public	9 - 12
1.17Mi.	**Friendship Academy of Engineering and Technology** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	6 - 12
4.17Mi.	**N.A.C.A. Freedom and Democracy Academy II** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	6 - 12
2.54Mi.	**The Crossroads School** Number of Students: 162 Student-Teacher Ratio: 11.57	C	Public	6 - 8
6.15Mi.	**Frederick Douglass High School** Number of Students: 539 Student-Teacher Ratio: 11.72	F	Public	9 - 12
2.63Mi.	**Carver Vocational-Technical High School** Number of Students: 1,041 Student-Teacher Ratio: 17.21 Advanced Placement: Yes	D-	Public	9 - 12
1.47Mi.	**Baltimore School for the Arts** Number of Students: 443 Student-Teacher Ratio: 15.82 Advanced Placement: Yes	B+	Public	9 - 12
1.60Mi.	**Paul Laurence Dunbar High School** Number of Students: 1,087 Student-Teacher Ratio: 18.12	C	Public	9 - 12
0.73Mi.	**The Reach! Partnership School** Number of Students: 724 Student-Teacher Ratio: 15.74	F	Public	8 - 12
2.35Mi.	**Augusta Fells Savage Institute of Visual Arts** Number of Students: 337 Student-Teacher Ratio: 13.48 Advanced Placement: Yes	F	Public	9 - 12
1.53Mi.	**Booker T. Washington Middle School** Number of Students: 192 Student-Teacher Ratio: 9.14	F	Public	6 - 8
0.77Mi.	**Baltimore Design School** Number of Students: 503 Student-Teacher Ratio: 13.06 Advanced Placement: Yes	C-	Public	6 - 10
2.75Mi.	**Baltimore Polytechnic Institute** Number of Students: 1,632 Student-Teacher Ratio: 19.2 Advanced Placement: Yes	A+	Public	9 - 12
3.78Mi.	**Reginald F. Lewis High School** Number of Students: 481 Student-Teacher Ratio: 16.03 Advanced Placement: Yes	F	Public	9 - 12
4.06Mi.	**Green Street Academy** Number of Students: 808 Student-Teacher Ratio: 17.57 Advanced Placement: Yes	D-	Public	6 - 12
2.61Mi.	**Vivien T. Thomas Medical Arts Academy** Number of Students: 386 Student-Teacher Ratio: 16.78 Advanced Placement: Yes	D-	Public	9 - 12
1.17Mi.	**Knowledge and Success Academy** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	6 - 12

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1.89Mi. **Independence School Local I** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	9 - 12
3.56Mi. **City Neighbors High School** Number of Students: 416 Student-Teacher Ratio: 13.64 Advanced Placement: Yes	D	Public	9 - 12
4.54Mi. **Forest Park High School** Number of Students: 1,024 Student-Teacher Ratio: 16.25 Advanced Placement: Yes	D-	Public	9 - 12
1.17Mi. **Maryland Academy of Technology and Health Sciences** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	6 - 12
1.17Mi. **Maritime Industries Academy** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	9 - 12
2.85Mi. **Digital Harbor High School** Number of Students: 1,359 Student-Teacher Ratio: 15.62 Advanced Placement: Yes	F	Public	9 - 12
2.80Mi. **Western High School** Number of Students: 1,290 Student-Teacher Ratio: 16.75	B-	Public	9 - 12
1.89Mi. **Academy for College and Career Exploration** Number of Students: 967 Student-Teacher Ratio: 14.43 Advanced Placement: Yes	D-	Public	6 - 12
5.92Mi. **Benjamin Franklin High School at Masonville Cove** Number of Students: 786 Student-Teacher Ratio: 15.12 Advanced Placement: Yes	F	Public	9 - 12
4.55Mi. **New Era Academy** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	6 - 12

Flood Report

The Subject Property of **613 SAINT ANNS AVE, BALTIMORE, MD 21218-5433** 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	127%	HIGHER
BURGLARY	112%	HIGHER
MOTOR VEHICLE THEFT	125%	HIGHER
FORCIBLE ROBBERY	91%	LOWER
AGGRAVATED ASSAULT	101%	SIMILAR
FORCIBLE RAPE	114%	HIGHER
MURDER	112%	HIGHER
OVERALL	100%	SIMILAR

Disaster Alerts

1/23/2026 - Severe Winter Storm

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