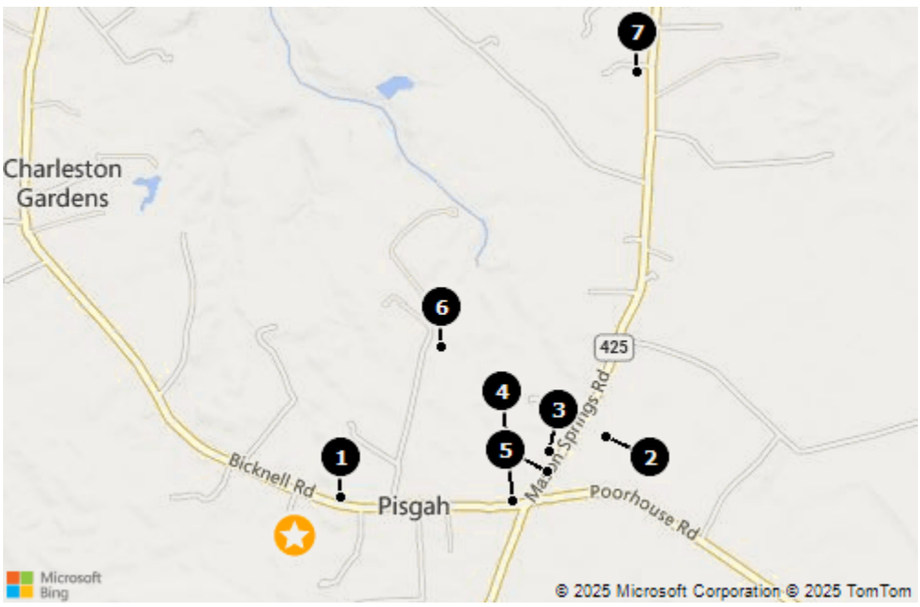
ICE SiteX Report

OrderID: 96132659

SiteX Property Information Report



Subject Property Location

6290 BOWMAN PL, INDIAN HEAD, MD 20640-3420

County:	**CHARLES MD**	Census Tract:	240178503.002004
Property Use:	Single Family Residential	Zoning:	WCD
Parcel Number:	10-003113	Thomas Bros Pg-Grid:	

Valuation

Value:	**$391,000**	FSD:	24
Value Range:	$297,160 - $484,840	Confidence Score:	76

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$90,000	Market Land Value:	$90,000	Tax Year:	2025
Assd Improvement:	$176,500	Market Improvment Value:	$176,500	Total Taxable Value:	$3,946
Total Assessed Value:	$266,500	Total Assessor Market Value:	$266,500	Delinquent Year:	
				Tax Account ID:	003113
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 10 Map Ref: 30 17 87
Abbreviated Description: 1.20 AC RT 484 W RT 425

Property Characteristics

Lot Size:	1.000 AC	Bedrooms:		Pool:	
Building Area:	1461 SF	Baths:	1	Fireplace:	
Year Built:	1989	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding
Number of Units:	1	Garage Type:		Heating:	Electric
Number of Stories:	1	Number of Cars:		A/C:	
Style:		Basement:	No	Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	03/25/2022	Loan Amount:	N/A
Document #:	BK-PG 12470-481	Loan Type:	FHA
TD Due Date:	03/01/2052	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	05/24/2002	Sales Price:	$104,000
Document #:	003902 BK-PG 3570 -277	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: 10 Map Ref: 30 17 87
Abbreviated Description: 1.20 AC RT 484 W RT 425

Prior Transfer

Recording Date:	05/24/2002	Sales Price:	$104,000
Document #:	003902 BK-PG 03570-00277	Type of Sale:	Full Amount on Deed
Document Type:			

Legal Description:
District: 10 Map Ref: 30 17 87

ICE SiteX Report

OrderID: 96132659

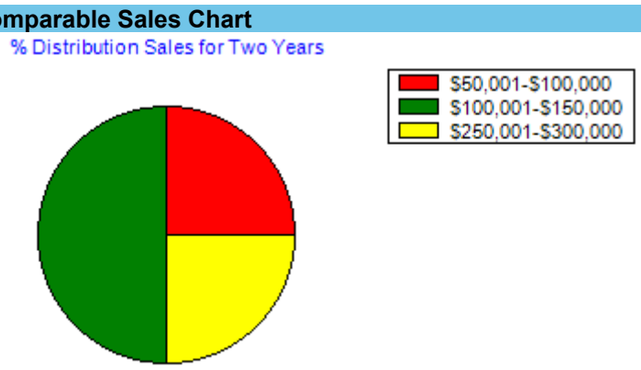
Area Sales Analysis

Total Area Sales	$1,999,500	Median # of Bedrooms	
Median Lot Size	87,556 SF	Median # of Baths	2
Median Living Area	1,624 SF	Median Year Built	1950
Price Range - 2 Yrs	$96,000 to $536,500	Age Range	38 years to 95 years
Median Value	$275,000	Median Age	75 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.18Mi.	**5950 BICKNELL RD** **INDIAN HEAD, MD 20640-3438**	07/30/2025	$382,000	$252	1512	//2	1930	104,980 SF	
		APN: 10-003296 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: District: 10 Subdivision: LAND OF THE CHURCH OF THE NAZARENE MapRef: LB 27 FO 80 Abbreviated Description: District:10 Subdivision:LAND OF THE CHURCH OF THE NAZARENE Map Ref:LB 27 FO 80								
2	.83Mi.	**6140 MASON SPRINGS RD** **INDIAN HEAD, MD 20640-3468**	05/13/2025	$430,000	$264	1624	//2	1987	149,847 SF	V
		APN: 10-017998 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: A District: 10 Subdivision: PARCEL A BOWIE ACRES MapRef: LB 36 FO 52 Abbreviated Description: Lot:A District:10 Subdivision:PARCEL A BOWIE ACRES Map Ref:LB 36 FO 52								
3	.71Mi.	**6161 MASON SPRINGS RD** **INDIAN HEAD, MD 20640-3483**	03/12/2025	$150,000	$101	1484	//1	1950	87,120 SF	
		APN: 10-000882 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: District: 10 Abbreviated Description: District:10								
4	.55Mi.	**6180 BICKNELL RD** **INDIAN HEAD, MD 20640-3429**	03/07/2025	$275,000	$207	1328	//1	1945	16,988 SF	
		APN: 10-006546 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: District: 10 Abbreviated Description: District:10								
5	.64Mi.	**6225 MASON SPRINGS RD** **INDIAN HEAD, MD 20640-3428**	10/07/2024	$130,000	$71	1807	//1	1940	130,681 SF	
		APN: 10-011566 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal:								
6	.6Mi.	**5025 ABELL LN** **INDIAN HEAD, MD 20640-3434**	09/10/2024	$536,500	$315	1698	//3	1972	87,556 SF	
		APN: 10-007933 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Subdivision: LAND OF DAVID C HOWELL ETUX MapRef: MB 36 PL 252 Abbreviated Description: Lot:2 Subdivision:LAND OF DAVID C HOWELL ETUX Map Ref:MB 36 PL 252								
7	1.46Mi.	**5311 BROWNS PL** **INDIAN HEAD, MD 20640-3470**	08/26/2024	$96,000	$42	2284	//3	1971	43,560 SF	
		APN: 10-002486 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: District: 10 Abbreviated Description: District:10								

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

OrderID: 96132659

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.	**6290 BOWMAN PL**	**05/24/2002**	$266,500	$266,500	1,461	//1	1989	1 SF	
.03Mi.	**6310 BOWMAN PL**	**02/11/2015**	$315,800	$315,800	1,288	//2	2017	34,848 SF	
.04Mi.	**6270 BOWMAN PL**	**06/26/2024**	$237,000	$237,000	2,079	//2	1979	1 SF	
.06Mi.	**6320 BOWMAN PL**	**12/29/2004**	$631,400	$631,400	3,545	//3	2001	2 SF	
.06Mi.	**5965 BICKNELL RD**	**12/30/2002**	$352,400	$352,400	1,344	//2	2003	2 SF	
.08Mi.	**5915 BICKNELL RD**	**01/28/2022**	$362,500	$362,500	1,680	//2	1998	1 SF	
.08Mi.	**6330 BOWMAN PL**	**11/16/2020**	$211,200	$211,200	1,661	//2	1961	1 SF	
.08Mi.	**5945 BICKNELL RD**	**11/28/2023**	$361,700	$361,700	1,318	//2	1940	1 SF	
.08Mi.	**5895 BICKNELL RD**	**01/10/2008**	$599,000	$599,000	2,837	//3	2007	3 SF	
.09Mi.	**6325 BOWMAN PL**	**11/24/2003**	$627,700	$627,700	3,822	//3	2006	4 SF	
.11Mi.	**6345 BOWMAN PL**	**06/30/2009**	$125,100	$125,100	650	//1	1963	1 SF	
.12Mi.	**5887 BICKNELL RD**	**08/14/2018**	$365,200	$365,200	1,472	//2	1996	2 SF	
.12Mi.	**5905 BICKNELL RD**	**07/15/2015**	$229,700	$229,700	864	//1	1995	11,025 SF	
.14Mi.	**5881 BICKNELL RD**	**02/06/2006**	$280,200	$280,200	1,152	//2	1996	2 SF	
.14Mi.	**5985 BICKNELL RD**	**09/15/2023**	$229,900	$229,900	1,324	//1	1888	3 SF	
.15Mi.	**5995 BICKNELL RD**	**01/30/2018**	$257,700	$257,700	962	//1	1941	15 SF	

Rent vs. Own

Households Occupied by Renters:	19%	Households Occupied by Owners:	73%

Demographics & Income

Median Age:	38.9 years old	Households:	4,008
Median Household Income:	$89,366	Households w/Family:	65%
Household Income Per Capita:	$45,988	Households w/Family Married:	41%
Most Common Education Level:	High School Graduate	Households w/Family Children:	34%

School District

School District Zone:	Charles County Public Schools	Students:	26,768
Number of Schools:	39	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.51Mi.	**Gale-Bailey Elementary School** Number of Students: 348 Student-Teacher Ratio: 11.6	D	Public	PK - 5
4.41Mi.	**General Smallwood Middle School** Number of Students: 500 Student-Teacher Ratio: 11.9	C-	Public	6 - 8
2.91Mi.	**Henry E. Lackey High School** Number of Students: 1,024 Student-Teacher Ratio: 14.42 Advanced Placement: Yes	D	Public	9 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	117%	HIGHER
BURGLARY	157%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	105%	SIMILAR
FORCIBLE ROBBERY	107%	SIMILAR
AGGRAVATED ASSAULT	146%	NOTABLY HIGHER
FORCIBLE RAPE	121%	HIGHER
MURDER	115%	HIGHER
OVERALL	134%	NOTABLY HIGHER

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
Copyright © 2025 Onboard Informatics. Information is deemed reliable but not guaranteed.

Disclaimer: THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

ICE SiteX Report

OrderID: 96132659

Data deemed reliable, but not guaranteed.
Copyright © 2025 Intercontinental Exchange, Inc. All Rights Reserved.