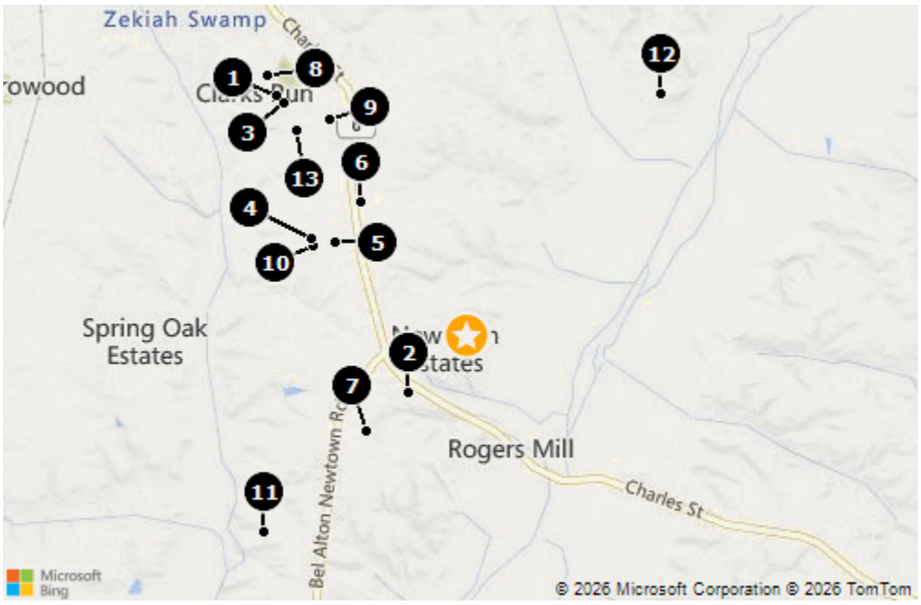
ICE SiteX Report

OrderID: 97951616

SiteX Property Information Report



Subject Property Location

6475 TIP HILL DR, LA PLATA, MD 20646-2901

County:	**CHARLES MD**	Census Tract:	240178510.032034
Property Use:	Single Family Residential	Zoning:	RR
Parcel Number:	01-021206	Thomas Bros Pg-Grid:	

Valuation

Value:	**$523,000**	FSD:	17	Common Confidence Score:	42
Value Range:	$434,090 - $611,910	ICE Confidence Score:	83		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:		Market Land Value:	$137,800	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$287,900	Total Taxable Value:	$5,456
Total Assessed Value:	$384,967	Total Assessor Market Value:	$425,700	Delinquent Year:	
				Tax Account ID:	021206
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 27 Section: 2 District: 01 Subdivision: NEWTOWN EST SUB Map Ref: 44 24 260
Abbreviated Description: LOT 27 SEC 2 NEWTOWN EST SUB

Property Characteristics

Lot Size:	2.610 AC	Bedrooms:		Pool:	
Building Area:	1692 SF	Baths:	2	Fireplace:	1
Year Built:	1973	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding
Number of Units:	1	Garage Type:	Underground	Heating:	Forced Air
Number of Stories:	S/F+B	Number of Cars:	2	A/C:	Yes
Style:		Basement:	Finished	Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/05/2024	Sales Price:	N/A
Document #:	BK-PG 8682-77	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/23/2016	Sales Price:	$315,065
Document #:	BK-PG 08682-0077	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/14/2014	Sales Price:	N/A
Document #:	BK-PG 7294-315	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/08/2014	Sales Price:	N/A
Document #:	BK-PG 7183-285	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

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Mortgage Record

Recording Date:	09/29/2014	Loan Amount:	N/A
Document #:	BK-PG 8682-077	Loan Type:	VA
TD Due Date:	10/01/2044	Type Finance:	

Legal Description:
Lot: 27 Section: 2 Subdivision: TWO PLATS NEWTON ESTATES

Prior Transfer

Recording Date:	11/10/2010	Sales Price:	N/A
Document #:	BK-PG 5163-174	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	10/26/2010	Loan Amount:	N/A
Document #:	BK-PG 7294-315	Loan Type:	Stand Alone Second
TD Due Date:	10/01/2040	Type Finance:	

Legal Description:
Lot: 27 Section: 2 District: 1 Subdivision: NEWTOWN ESTATES

Prior Transfer

Recording Date:	10/19/2010	Sales Price:	N/A
Document #:	BK-PG 6815-129	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/22/2010	Loan Amount:	N/A
Document #:	BK-PG 7183-285	Loan Type:	Credit Line (Revolving)
TD Due Date:	06/06/2040	Type Finance:	VAR

Legal Description:
Lot: 27 Subdivision: TWO PLATS OF SECTION TWO NEWTOWN ESTATES
City/Muni/Twp: LA PLATA

Mortgage Record

Recording Date:	04/07/2009	Loan Amount:	N/A
Document #:	BK-PG 6815-129	Loan Type:	Stand Alone Second
TD Due Date:	03/01/2039	Type Finance:	

Legal Description:
Lot: 27 District: 1 Subdivision: TWO PLATS OF SECTION TWO NEWTOWN ESTATES
Abbreviated Description: TAX ID# 01-021206

Prior Transfer

Recording Date:	04/06/2009	Sales Price:	N/A
Document #:	BK-PG 6431-466	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/27/2009	Sales Price:	N/A
Document #:	BK-PG 6431-488	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	08/24/2007	Loan Amount:	N/A
Document #:	BK-PG 6431-488	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR

Legal Description:
Lot: 27 Subdivision: SECTION TWO NEWTOWN ESTATES
Abbreviated Description: TAX ID# 021206

Mortgage Record

Recording Date:	08/24/2007	Loan Amount:	N/A
Document #:	BK-PG 6431-466	Loan Type:	Unknown
TD Due Date:	09/01/2037	Type Finance:	ADJ

Legal Description:
Lot: 27 Subdivision: SECTION TWO NEWTOWN ESTATES
Abbreviated Description: TAX ID# 021206

Mortgage Record

Recording Date:	03/18/2005	Loan Amount:	N/A
Document #:	BK-PG 5163-174	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR

Legal Description:
Lot: 27 District: 1 Subdivision: NEWTOWN ESTATES
City/Muni/Twp: LA PLATA

Prior Transfer

Recording Date:	08/18/1998	Sales Price:	$142,500
Document #:	025998 BK-PG 2623 -97	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 27 Section: 2 District: 01 Subdivision: NEWTOWN EST SUB Map Ref: 44 24 260
Abbreviated Description: LOT 27 SEC 2 NEWTOWN EST SUB

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Prior Transfer

Recording Date:	08/18/1998	Sales Price:	$142,500
Document #:	025998 BK-PG 02623-00097	Type of Sale:	Full Amount on Deed
Document Type:			

Legal Description:
Lot: 00027 Section: 002 District: 01
Abbreviated Description: 021206

Area Sales Analysis

Total Area Sales	$6,520,800	Median # of Bedrooms	
Median Lot Size	37,548 SF	Median # of Baths	2
Median Living Area	1,848 SF	Median Year Built	1981
Price Range - 2 Yrs	$370,000 to $695,000	Age Range	13 years to 58 years
Median Value	$492,000	Median Age	45 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.55Mi.	**514 DOGWOOD CT** **LA PLATA, MD 20646-9558**	06/30/2026	$590,000	$251	2350	//3	1981	47,916 SF	
		APN: 01-032534 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 117 Subdivision: CLARKS RUN MapRef: MB 25 PL 119 Abbreviated Description: Lot:117 Subdivision:CLARKS RUN Map Ref:MB 25 PL 119								
2	.41Mi.	**10817 CHARLES ST** **LA PLATA, MD 20646-4449**	06/17/2026	$439,900	$238	1848	//3	2002	34,806 SF	
		APN: 01-072994 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Subdivision: LAND OF RALPH J & MARNIE E HINDLE MapRef: MB 53 PG 346 Abbreviated Description: Lot:1 Subdivision:LAND OF RALPH J & MARNIE E HINDLE Map Ref:MB 53 PG 346								
3	1.49Mi.	**615 CLARKS RUN RD** **LA PLATA, MD 20646-9562**	06/12/2026	$625,000	$248	2520	//3	1984	44,431 SF	Yes
		APN: 01-032453 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 33 District: 1 Subdivision: CLARKS RUN MapRef: MB 25 FO 119 Abbreviated Description: Lot:33 District:1 Subdivision:CLARKS RUN Map Ref:MB 25 FO 119City/Muni/Twp:LA PLATA City/Muni/Twp: LA PLATA								
4	.93Mi.	**7425 ROBIN RD** **LA PLATA, MD 20646-4009**	06/10/2026	$370,000	$320	1154	//2	1974	33,454 SF	
		APN: 01-016539 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 8 District: 1 Subdivision: MARIELLEN PARK MapRef: MB PCM 19 FO 225 Abbreviated Description: Lot:8 District:1 Subdivision:MARIELLEN PARK Map Ref:MB PCM 19 FO 225Abbreviated Description:SHEET 1 OF 2								
5	.81Mi.	**7406 ROBIN RD** **LA PLATA, MD 20646-4002**	05/29/2026	$492,000	$381	1289	//2	1976	34,412 SF	
		APN: 01-018736 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 64 Subdivision: MARIELLEN PARK MapRef: MB 19 FO 225 Abbreviated Description: Lot:64 Subdivision:MARIELLEN PARK Map Ref:MB 19 FO 225Abbreviated Description:SHEET 1 OF 2								
6	.86Mi.	**10322 CHARLES ST** **LA PLATA, MD 20646-4017**	05/11/2026	$395,000	$257	1534	//2	1970	43,124 SF	
		APN: 01-010506 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3 District: 1 Subdivision: PLEASANT ACRES MapRef: MB 12 FO 63 Abbreviated Description: Lot:3 District:1 Subdivision:PLEASANT ACRES Map Ref:MB 12 FO 63								
7	.7Mi.	**7926 B WICKER LN** **LA PLATA, MD 20646-2926**	01/22/2026	$378,000	$293	1288	//1	1968	31,537 SF	
		APN: 01-022393 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 57 Subdivision: NEWTOWN VILLAGE MapRef: MB 45 PL 36 Abbreviated Description: Lot:57 Subdivision:NEWTOWN VILLAGE Map Ref:MB 45 PL 36								
8	1.66Mi.	**511 DOGWOOD CT** **LA PLATA, MD 20646-9558**	01/21/2026	$460,000	$195	2352	//2	1981	37,548 SF	V
		APN: 01-032682 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 130 Subdivision: CLARKS RUN MapRef: MB 25 FO 119 Abbreviated Description: Lot:130 Subdivision:CLARKS RUN Map Ref:MB 25 FO 119								
9	1.29Mi.	**1319 REDWOOD CIR** **LA PLATA, MD 20646-9582**	01/08/2026	$504,900	$251	2010	//2	1985	21,161 SF	
		APN: 01-038907 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 13 Block: C District: 1 Subdivision: SECTION ONE CLARKS RUN II MapRef: MB PCM 32 FO 67 Abbreviated Description: Lot:13 Block:C District:1 Subdivision:SECTION ONE CLARKS RUN II Map Ref:MB PCM 32 FO 67								
10	.89Mi.	**7426 ROBIN RD** **LA PLATA, MD 20646-4002**	12/08/2025	$426,000	$356	1196	//2	1976	43,080 SF	
		APN: 01-018698 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 59 Subdivision: MARIELLEN PARK MapRef: MB 19 FO 225 Abbreviated Description: Lot:59 Subdivision:MARIELLEN PARK Map Ref:MB 19 FO 225Abbreviated Description:SHEET 1 OF 2								
11	1.43Mi.	**10346 TYDINGS CT** **LA PLATA, MD 20646-2957**	11/17/2025	$695,000	$232	2994	//3	2013	71,003 SF	
		APN: 01-092502 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 20 Subdivision: CHESTNUT GROVE Phase No: 2 MapRef: MB 57 PL 642 Abbreviated Description: Lot:20 Subdivision:CHESTNUT GROVE Phase No:2 Map Ref:MB 57 PL 642Abbreviated Description:PLAT FOUR								
12	1.47Mi.	**6965 HAWKINS GATE RD**	11/05/2025	$610,000	$219	2773	//2	2002	306,664 SF	

ICE SiteX Report

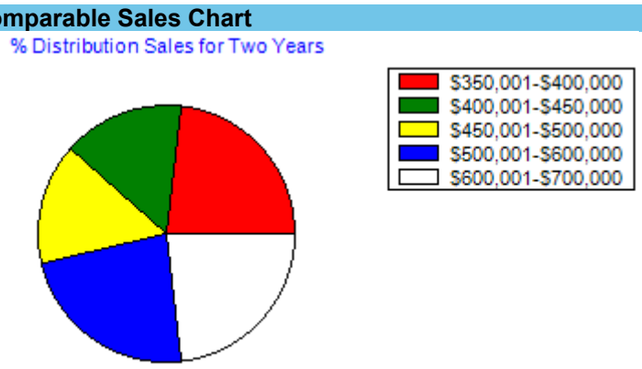
OrderID: 97951616

LA PLATA, MD 20646-3377
APN: 08-064024 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 21 District: 8 Subdivision: PLAT 15 LOT 21 HAWKINS PURCHASE MapRef: MB 53 FO 310 Abbreviated Description: Lot:21 District:8 Subdivision:PLAT 15 LOT 21 HAWKINS PURCHASE Map Ref:MB 53 FO 310

13	1.35Mi.	**1335 REDWOOD CIR**	09/19/2025	$535,000	$297	1800	//2	1984	23,138 SF		V

LA PLATA, MD 20646-9582
APN: 01-038818 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 5 Block: C Subdivision: CLARKS RUN II SECTION ONE MapRef: MB PCM 32 FO 67 Abbreviated Description: Lot:5 Block:C Subdivision:CLARKS RUN II SECTION ONE Map Ref:MB PCM 32 FO 67

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.	**6475 TIP HILL DR**	**08/18/1998**	$425,700	$384,967	1,692	//2	1973	3 SF	
.04Mi.	**6465 TIP HILL DR**	**09/04/2018**	$456,000	$411,633	1,260	//3	1973	2 SF	V
.05Mi.	**6485 TIP HILL DR**	**09/07/2021**	$560,500	$499,033	1,116	//2	1973	2 SF	
.07Mi.	**6455 TIP HILL DR**	**06/18/1986**	$364,300	$332,133	1,104	//2	1973	1 SF	
.09Mi.	**6495 TIP HILL DR**	**05/24/2022**	$351,500	$323,600	1,928	//2	1973	2 SF	
.1Mi.	**6445 TIP HILL DR**	**01/26/1984**	$359,600	$326,733	1,116	//2	1973	1 SF	
.1Mi.	**6490 TIP HILL DR**	**01/04/2010**	$367,500	$333,667	1,116	//2	1973	1 SF	V
.11Mi.	**6470 TIP HILL DR**	**06/16/2023**	$459,100	$405,400	2,019	//2	1976	2 SF	
.12Mi.	**6435 TIP HILL DR**		$312,100	$288,633	1,528	//2	1973	1 SF	
.13Mi.	**6505 J TIP HILL DR**	**12/31/1991**	$375,100	$339,900	1,116	//2	1973	1 SF	
.14Mi.	**6520 TIP HILL DR**	**01/31/2008**	$369,800	$335,167	1,116	//2	1973	1 SF	
.15Mi.	**6430 TIP HILL DR**	**09/15/2015**	$357,700	$325,700	1,116	//2	1973	2 SF	
.16Mi.	**6425 TIP HILL DR**		$350,200	$318,767	1,116	//2	1973	1 SF	
.16Mi.	**10772 TIP HILL CT**	**03/18/2008**	$382,500	$346,067	1,116	//2	1973	1 SF	
.16Mi.	**6515 K TIP HILL DR**	**04/20/2007**	$393,400	$357,833	1,216	//3	1973	2 SF	V
.17Mi.	**6530 TIP HILL DR**	**07/17/2000**	$371,700	$336,967	1,116	//1	1973	1 SF	

Rent vs. Own

Households Occupied by Renters:	12%	Households Occupied by Owners:	84%

Demographics & Income

Median Age:	41.7 years old	Households:	8,061
Median Household Income:	$128,837	Households w/Family:	75%
Household Income Per Capita:	$53,452	Households w/Family Married:	58%
Most Common Education Level:	High School Graduate	Households w/Family Children:	34%

School District

School District Zone:	Charles County Public Schools	Students:	28,162
Number of Schools:	40	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.21Mi.	**Walter J. Mitchell Elementary School** Number of Students: 663 Student-Teacher Ratio: 18.42	A-	Public	PK - 5
3.22Mi.	**La Plata High School** Number of Students: 1,217 Student-Teacher Ratio: 16.45	B	Public	9 - 12

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Advanced Placement: Yes

9.62Mi. **Piccowaxen Middle School** B+ Public 6 - 8
Number of Students: 578
Student-Teacher Ratio: 13.44

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	74%	NOTABLY LOWER
BURGLARY	70%	NOTABLY LOWER
MOTOR VEHICLE THEFT	87%	LOWER
FORCIBLE ROBBERY	97%	SIMILAR
AGGRAVATED ASSAULT	106%	SIMILAR
FORCIBLE RAPE	124%	HIGHER
MURDER	86%	LOWER
OVERALL	88%	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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