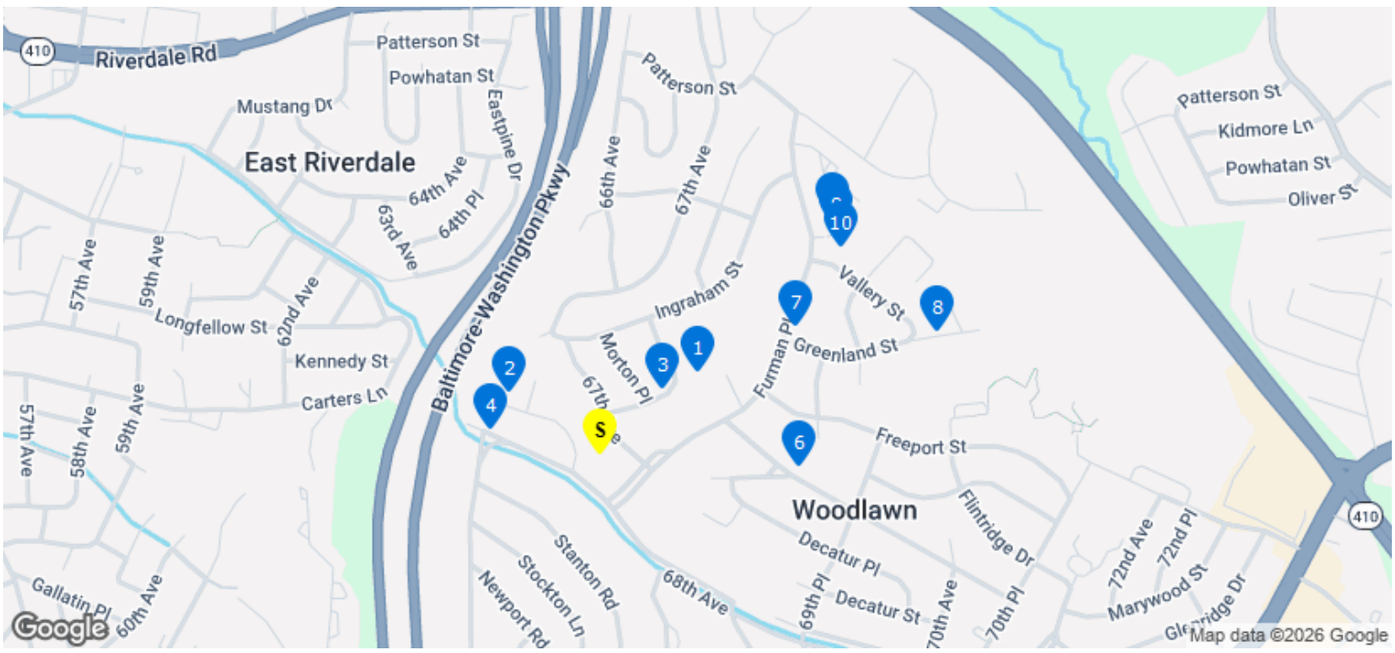
ICE SiteX Report

OrderID: 98757896

SiteX Property Information Report



Subject Property Location

6612 HILLWOOD DR, RIVERDALE, MD 20737-3033

County:	**PRINCE GEORGES MD**	Census Tract:	8038.03
Property Use:	Single Family Residential	Zoning:	RSF65
Parcel Number:	02-0173906	Thomas Bros Pg-Grid:	977-H3

Valuation

Value:	**$353,000**	FSD:	12	Common Confidence Score:	58
Value Range:	$310,640 - $395,360	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:	$100,500	Market Land Value:	$100,500	Tax Year:	2026
Assd Improvement:	$204,600	Market Improvment Value:	$204,600	Total Taxable Value:	$400
Total Assessed Value:	$305,100	Total Assessor Market Value:	$305,100	Delinquent Year:	
				Tax Account ID:	0173906
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 9 Block: 1 District: 02 Map Ref: 51 B1 0
Abbreviated Description: BEACON HEIGHTS

Property Characteristics

Lot Size:	6,700 SF	Bedrooms:		Pool:	
Building Area:	777 SF	Baths:	1	Fireplace:	
Year Built:	1960	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:	1	Garage Type:		Heating:	Forced air unit
Number of Stories:	1+B	Number of Cars:		A/C:	Yes
Style:		Basement:	Improved Basement (Finished)	Roof Cover:	Composition Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/31/2025	Sales Price:	N/A
Document #:	BK-PG 48032-59	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Mortgage Record

Recording Date:	08/11/2022	Loan Amount:	N/A
Document #:	BK-PG 48032-59	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	07/09/2022		
TD Due Date:	08/01/2052	Type Finance:	
Legal Description:			

Block: 1 District: 2 Subdivision: BEACON HEIGHTS Map Ref: 0

Prior Transfer

Recording Date:	07/21/2022	Sales Price:	N/A
Document #:	BK-PG 45773-99	Type of Sale:	
Document Type:	Release		
Legal Description:			

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Mortgage Record

Recording Date:	07/01/2021	Loan Amount:	N/A
Document #:	BK-PG 45773-99	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	01/27/2021		
TD Due Date:	03/01/2041	Type Finance:	

Legal Description:
Block: 1 District: 2 Subdivision: BEACON HEIGHTS Map Ref: 0

Prior Transfer

Recording Date:	02/23/2021	Sales Price:	$247,000
Document #:	BK-PG 43616-126	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	05/26/2020	Loan Amount:	N/A
Document #:	BK-PG 43616-126	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	03/26/2020		
TD Due Date:	04/01/2040	Type Finance:	

Legal Description:
Block: 1 District: 2 Subdivision: BEACON HEIGHTS Map Ref: 0

Prior Transfer

Recording Date:	04/24/2020	Sales Price:	$215,000
Document #:	BK-PG 42374-314	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	08/01/2019	Loan Amount:	N/A
Document #:	BK-PG 42374-314	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	06/21/2019		
TD Due Date:	07/01/2039	Type Finance:	

Legal Description:
Block: 1 District: 2 Subdivision: BEACON HEIGHTS Map Ref: 0

Prior Transfer

Recording Date:	07/24/2019	Sales Price:	N/A
Document #:	BK-PG 34823-132	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	06/10/2013	Loan Amount:	N/A
Document #:	BK-PG 34823-132	Loan Type:	Conventional
Contract Date:	11/08/2012		
TD Due Date:	12/01/2032	Type Finance:	

Legal Description:
Block: 1 District: 02 Subdivision: BEACON HEIGHTS Map Ref: 0

Prior Transfer

Recording Date:	02/13/2013	Sales Price:	N/A
Document #:	BK-PG 29722-693	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	05/29/2008	Loan Amount:	N/A
Document #:	BK-PG 29722-693	Loan Type:	Stand Alone Second
Contract Date:	02/08/2008		
TD Due Date:	03/01/2038	Type Finance:	

Legal Description:
Block: 1 District: 2 Subdivision: BEACON HEIGHTS Map Ref: 0
Abbreviated Description: TAX ID# 02-0173906

Mortgage Record

Recording Date:	02/19/2008	Loan Amount:	N/A
Document #:	BK-PG 29355-293	Loan Type:	Stand Alone Second
Contract Date:	11/22/2006		
TD Due Date:	12/01/2036	Type Finance:	ADJ

Legal Description:
Block: 1 District: 2 Subdivision: BEACON HEIGHTS Map Ref: 0
Abbreviated Description: TAX ID# 02-0173906

Prior Transfer

Recording Date:	02/26/2007	Sales Price:	$144,406
Document #:	27246-548 BK-PG 22025-054	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	05/12/2005	Loan Amount:	N/A
Document #:	BK-PG 22025-54	Loan Type:	Unknown Loan Type
Contract Date:	02/23/2005		
TD Due Date:	03/01/2030	Type Finance:	

Legal Description:
Block: 1 Subdivision: BEACON HEIGHTS Map Ref: 0

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Prior Transfer

Recording Date:	07/25/2002	Sales Price:	$146,000
Document #:	BK-PG 16059-00141	Type of Sale:	Arms-Length Transfer
Document Type:	Deed		

Legal Description:
Block: 1 District: 02 Map Ref: 51 B1

Prior Transfer

Recording Date:	10/24/1984	Sales Price:	$60,000
Document #:	BK-PG -	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Block: 1 District: 02
Abbreviated Description: BEACON HEIGHTS

Area Sales Analysis

Total Area Sales	$4,006,115	Median # of Bedrooms	
Median Lot Size	8,061 SF	Median # of Baths	2
Median Living Area	936 SF	Median Year Built	1962
Price Range - 2 Yrs	$295,000 to $470,000	Age Range	42 years to 72 years
Median Value	$417,000	Median Age	64 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.04Mi.	**5312 67TH AVE** **RIVERDALE, MD 20737-3047**	05/06/2026	$305,000	$280	1088	//1	1955	6,201 SF	
		APN: 02-0150201 Document #: Document Type: Deed Price Code: A Land Use: Townhouse (Residential) Legal: Lot: 19 Block: E District: 2 Subdivision: BEACON HEIGHTS MapRef: MB WWW 21 PL 82 Abbreviated Description: Lot:19 Block:E District:2 Subdivision:BEACON HEIGHTS Map Ref:MB WWW 21 PL 82City/Muni/Twp:BLADENSBURG City/Muni/Twp: BLADENSBURG								
2	.05Mi.	**5404 67TH AVE** **RIVERDALE, MD 20737-3049**	08/21/2026	$310,000	$285	1088	//1	1955	4,663 SF	
		APN: 02-0119792 Document #: Document Type: Deed Price Code: A Land Use: Townhouse (Residential) Legal: Lot: 8 Block: E Section: 4 Subdivision: BEACON HEIGHTS MapRef: MB WWW 21 PL 82 Abbreviated Description: Lot:8 Block:E Section:4 Subdivision:BEACON HEIGHTS Map Ref:MB WWW 21 PL 82								
3	.15Mi.	**6500 HILLWOOD DR** **RIVERDALE, MD 20737-3031**	06/04/2026	$425,000	$459	925	//1	1962	8,788 SF	
		APN: 02-0177550 Document #: Document Type: Special Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 13 Block: 3 Subdivision: BEACON HEIGHTS MapRef: MB WWW 35 PL 82 Abbreviated Description: Lot:13 Block:3 Subdivision:BEACON HEIGHTS Map Ref:MB WWW 35 PL 82								
4	.17Mi.	**5405 NEWBY AVE** **RIVERDALE, MD 20737-3036**	05/18/2026	$430,000	$459	936	//1	1954	6,952 SF	
		APN: 02-0133421 Document #: Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 14 Block: B District: 2 Subdivision: BEACON HEIGHTS MapRef: MB WWW 23 PG 38 Abbreviated Description: Lot:14 Block:B District:2 Subdivision:BEACON HEIGHTS Map Ref:MB WWW 23 PG 38								
5	.2Mi.	**4910 66TH AVE** **HYATTSVILLE, MD 20784-1421**	06/02/2026	$270,000	$310	870	//1	1956	8,255 SF	
		APN: 02-0111005 Document #: Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 52 Block: L Subdivision: SECTION 2 WOODLAWN HEIGHTS MapRef: MB WWW 24 PL 43 Abbreviated Description: Lot:52 Block:L Subdivision:SECTION 2 WOODLAWN HEIGHTS Map Ref:MB WWW 24 PL 43								
6	.22Mi.	**6606 NEWPORT RD** **HYATTSVILLE, MD 20784-1431**	08/04/2026	$435,000	$500	870	//2	1956	6,960 SF	V
		APN: 02-0174656 Document #: Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 24 Block: K Subdivision: SECTION 2 WOODLAWN HEIGHTS MapRef: MB 24 FO 43 Abbreviated Description: Lot:24 Block:K Subdivision:SECTION 2 WOODLAWN HEIGHTS Map Ref:MB 24 FO 43								
7	.23Mi.	**6621 STOCKTON LN** **HYATTSVILLE, MD 20784-1448**	07/13/2026	$380,000	$304	1248	//1	1956	7,200 SF	
		APN: 02-0094946 Document #: Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 9 Block: K District: 2 Subdivision: SECTION 1 WOODLAWN HEIGHTS MapRef: MB WWW 24 PL 42 Abbreviated Description: Lot:9 Block:K District:2 Subdivision:SECTION 1 WOODLAWN HEIGHTS Map Ref:MB WWW 24 PL 42								
8	.25Mi.	**6618 NEWPORT RD** **HYATTSVILLE, MD 20784-1431**	04/29/2026	$320,917	$369	870	//2	1956	6,960 SF	
		APN: 02-0154351 Document #: Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 30 Block: K District: 2 Subdivision: SECTION 1 WOODLAWN HEIGHTS MapRef: MB WWW 24 PL 42 Abbreviated Description: Lot:30 Block:K District:2 Subdivision:SECTION 1 WOODLAWN HEIGHTS Map Ref:MB WWW 24 PL 42								
9	.26Mi.	**4865 66TH AVE** **HYATTSVILLE, MD 20784-1459**	07/22/2026	$440,000	$445	988	//1	1955	5,819 SF	
		APN: 02-0169516 Document #: Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 50 Block: M Subdivision: DEFENSE HEIGHTS MapRef: MB 25 PL 96 Abbreviated Description: Lot:50 Block:M Subdivision:DEFENSE HEIGHTS Map Ref:MB 25 PL 96								
10	.27Mi.	**6808 EMERSON ST** **RIVERDALE, MD 20737-3004**	07/15/2026	$460,000	$431	1068	//1	1966	10,784 SF	
		APN: 02-0103432 Document #: Document Type: Special Warranty Deed Price Code: A Land Use: Single Family Residential								

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Legal: Lot: 13 Block: T Subdivision: SECTION2 BEACON HEIGHTS MapRef: MB 30 PL 67 Abbreviated Description: Lot:13 Block:T Subdivision:SECTION2 BEACON HEIGHTS Map Ref:MB 30 PL 67

11	.31Mi.	**6714 STOCKTON LN** **HYATTSVILLE, MD 20784-1451**	08/20/2026	$440,000	$506	870	//2	1956	7,926 SF

APN: 02-0131623 Document #:
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 55 Block: I District: 2 Subdivision: SECTION 1 WOODLAWN HEIGHTS MapRef: MB WWW 24 PL 42 Abbreviated Description: Lot:55 Block:I District:2 Subdivision:SECTION 1 WOODLAWN HEIGHTS Map Ref:MB WWW 24 PL 42

12	.33Mi.	**4805 68TH AVE** **HYATTSVILLE, MD 20784-1426**	04/20/2026	$400,000	$313	1277	//1	1947	6,100 SF

APN: 02-0157396 Document #:
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 11 Block: G Subdivision: SECTION ONE DEFENSE HEIGHTS MapRef: MB 10 FO 78 Abbreviated Description: Lot:11 Block:G Subdivision:SECTION ONE DEFENSE HEIGHTS Map Ref:MB 10 FO 78

13	.34Mi.	**5800 66TH AVE** **RIVERDALE, MD 20737-1714**	09/25/2026	$840,000	$350	2402	//4	1948	6,888 SF

APN: 19-2124790 Document #:
Document Type: Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 18 Block: M District: 19 Subdivision: EAST PINES SECTION 4 MapRef: MB BB10 PL 72 Abbreviated Description: Lot:18 Block:M District:19 Subdivision:EAST PINES SECTION 4 Map Ref:MB BB10 PL 72

14	.36Mi.	**4615 RED HAWK TER** **BLADENSBURG, MD 20710-1874**	06/26/2026	$155,000	$101	1534	//	1994	2,172 SF

APN: 02-2937829 Document #:
Document Type: Special Warranty Deed Price Code: A
Land Use: Condominium Unit (Residential)
Legal: Subdivision: HAMLET WOODS Phase No: III Legal Unit: 4615 MapRef: MB WJ 170 PL 66-68 Abbreviated Description: Subdivision:HAMLET WOODS Phase No:III Legal Unit:4615 Map Ref:MB WJ 170 PL 66-68Abbreviated Description:BUILDING 11

15	.36Mi.	**4803 STOCKTON LN** **HYATTSVILLE, MD 20784-1446**	06/23/2026	$410,000	$443	925	//1	1951	6,231 SF

APN: 02-0115428 Document #:
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 14 Block: O Subdivision: DEFENSE HEIGHTS MapRef: MB 21 PL 38 Abbreviated Description: Lot:14 Block:O Subdivision:DEFENSE HEIGHTS Map Ref:MB 21 PL 38

16	.36Mi.	**5710 64TH PL** **RIVERDALE, MD 20737-2525**	03/31/2026	$295,000	$314	938	//1	1942	5,922 SF

APN: 19-2144814 Document #:
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 10 Block: P District: 19 Subdivision: EASTPINES SECTION 2 MapRef: MB BB 9 PL 40 Abbreviated Description: Lot:10 Block:P District:19 Subdivision:EASTPINES SECTION 2 Map Ref:MB BB 9 PL 40

17	.39Mi.	**5005 69TH PL** **HYATTSVILLE, MD 20784-1509**	05/11/2026	$363,000	$411	884	//1	1953	5,580 SF

APN: 02-0130484 Document #:
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 11 Block: 13 Subdivision: WOODLAND MapRef: MB BB 14 PL 79 Abbreviated Description: Lot:11 Block:13 Subdivision:WOODLAND Map Ref:MB BB 14 PL 79

18	.41Mi.	**6011 EMERSON ST** **BLADENSBURG, MD 20710-1850**	08/31/2026	$45,000	$60	748	//1	1966	964 SF

APN: 02-0183822 Document #:
Document Type: Deed Price Code: A
Land Use: Condominium Unit (Residential)
Legal: Subdivision: COUNTRY CLUB TOWERS CONDOMINIUM Legal Unit: 707 MapRef: MB NLP 116 FO 25-33 Abbreviated Description: Subdivision:COUNTRY CLUB TOWERS CONDOMINIUM Legal Unit:707 Map Ref:MB NLP 116 FO 25-33

19	.41Mi.	**6011 EMERSON ST** **BLADENSBURG, MD 20710-1831**	07/06/2026	$70,000	$73	957	//	1966	964 SF

APN: 02-0183236 Document #:
Document Type: Deed Price Code: A
Land Use: Condominium Unit (Residential)
Legal: Subdivision: COUNTRY CLUB TOWERS CONDOMINIUM Legal Unit: 312 MapRef: MB NLP 116 PL 25-33 Abbreviated Description: Subdivision:COUNTRY CLUB TOWERS CONDOMINIUM Legal Unit:312 Map Ref:MB NLP 116 PL 25-33

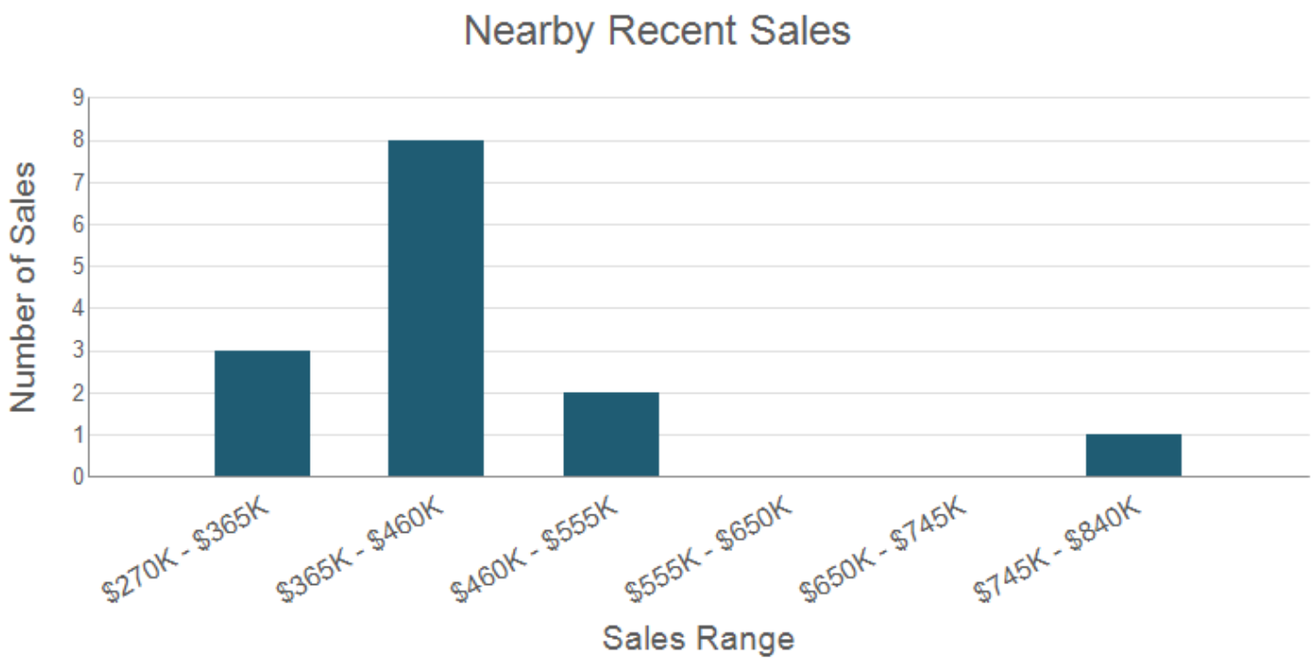
20	.42Mi.	**6404 OLIVER ST** **RIVERDALE, MD 20737-2535**	05/18/2026	$350,000	$310	1128	//1	1942	5,340 SF

APN: 19-2147684 Document #:
Document Type: Special Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 12 Block: F Subdivision: EASTPINES SECTION 2 MapRef: MB BB9 PL 40 Abbreviated Description: Lot:12 Block:F Subdivision:EASTPINES SECTION 2 Map Ref:MB BB9 PL 40

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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.	**6612 HILLWOOD DR**	**07/25/2002**	$305,100	$305,100	777	//1	1960	6,700 SF	
.01Mi.	**6610 HILLWOOD DR**	**10/11/2019**	$365,300	$365,300	777	//1	1961	7,193 SF	
.01Mi.	**6614 HILLWOOD DR**	**05/17/1971**	$306,900	$306,900	777	//1	1961	7,812 SF	
.03Mi.	**6608 HILLWOOD DR**	**08/15/2024**	$308,000	$308,000	777	//1	1960	8,655 SF	
.03Mi.	**6616 HILLWOOD DR**	**06/28/2006**	$346,200	$346,200	1,068	//1	1960	10,620 SF	
.03Mi.	**6611 HILLWOOD DR**	**09/29/2017**	$305,200	$305,200	925	//1	1960	7,190 SF	
.03Mi.	**6609 HILLWOOD DR**	**01/08/2013**	$332,000	$332,000	925	//2	1960	6,787 SF	
.03Mi.	**6613 HILLWOOD DR**	**03/25/2010**	$328,800	$328,800	925	//1	1960	9,227 SF	
.04Mi.	**6700 GREENVALE PKWY**	**09/13/2018**	$317,400	$317,400	925	//2	1960	8,490 SF	
.04Mi.	**6606 HILLWOOD DR**	**07/19/2017**	$376,000	$376,000	777	//2	1960	12,217 SF	
.04Mi.	**6607 HILLWOOD DR**	**10/22/2004**	$340,100	$340,100	925	//2	1960	7,075 SF	
.04Mi.	**6618 GREENVALE PKWY**	**10/23/2015**	$352,500	$352,500	925	//2	1962	7,007 SF	
.05Mi.	**6702 GREENVALE PKWY**	**02/22/2017**	$343,100	$343,100	1,105	//1	1960	9,272 SF	
.05Mi.	**6616 GREENVALE PKWY**	**12/28/2016**	$343,300	$343,300	925	//1	1962	7,616 SF	
.06Mi.	**6605 HILLWOOD DR**	**07/27/2018**	$325,900	$325,900	925	//1	1960	7,343 SF	
.06Mi.	**6604 HILLWOOD DR**	**12/21/2005**	$581,100	$581,100	2,224	//3	1960	16,220 SF	

Rent vs. Own

Households Occupied by Renters:	43%	Households Occupied by Owners:	54%

Demographics & Income

Median Age:	33.7 years old	Households:	6,270
Median Household Income:	$85,037	Households w/Family:	74%
Household Income Per Capita:	$30,079	Households w/Family Married:	43%
Most Common Education Level:	Some High School	Households w/Family Children:	43%

School District

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

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.62Mi.	**Charles Carroll Middle School**	D-	Public	6 - 8
Number of Students: 884 Student-Teacher Ratio: 13.6				
1.22Mi.	**Parkdale High School**	D-	Public	9 - 12
Number of Students: 2,588 Student-Teacher Ratio: 16.92				

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Advanced Placement: Yes

0.53Mi.	**Beacon Heights Elementary School**	C	Public	PK - 5

Number of Students: 342
Student-Teacher Ratio: 10.89

Flood Report

The Subject Property of **6612 HILLWOOD DR, RIVERDALE, MD 20737-3033** 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	83%	LOWER
BURGLARY	48%	SIGNIFICANTLY LOWER
MOTOR VEHICLE THEFT	96%	SIMILAR
FORCIBLE ROBBERY	73%	NOTABLY LOWER
AGGRAVATED ASSAULT	49%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	83%	LOWER
MURDER	72%	NOTABLY LOWER
OVERALL	62%	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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