ICE SiteX Report

OrderID: 98775462

SiteX Property Information Report



Subject Property Location

6893 ARBOR LN, BRYANS ROAD, MD 20616-3249

County:	**CHARLES MD**	Census Tract:	8501.01
Property Use:	Single Family Residential	Zoning:	RM
Parcel Number:	07-026277	Thomas Bros Pg-Grid:	

Valuation

Value:	**$352,000**	FSD:	13	Common Confidence Score:	50
Value Range:	$306,240 - $397,760	ICE Confidence Score:	87		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:		Market Land Value:	$125,100	Tax Year:	2026
Assd Improvement:		Market Improvment Value:	$206,900	Total Taxable Value:	$4,048
Total Assessed Value:	$300,600	Total Assessor Market Value:	$332,000	Delinquent Year:	
				Tax Account ID:	026277
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 12 Block: D Section: 1 District: 07 Subdivision: STRAWBERRY HILL EST SUB Map Ref: 5 6 369
Abbreviated Description: L 12 B D S 1 STRAWBERRY HILL EST SUB

Property Characteristics

Lot Size:	14,247 SF	Bedrooms:		Pool:	
Building Area:	1344 SF	Baths:	2	Fireplace:	
Year Built:	1969	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding (not specified)
Number of Units:	1	Garage Type:	Carport	Heating:	Forced air unit
Number of Stories:	1+B	Number of Cars:	1	A/C:	Yes
Style:		Basement:	Improved Basement (Finished)	Roof Cover:	Composition Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	01/14/2026	Sales Price:	$334,000
Document #:	BK-PG 12396-195	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	02/24/2022	Sales Price:	N/A
Document #:	BK-PG 11731-216	Type of Sale:	
Document Type:	Release		
Legal Description:			

Mortgage Record

Recording Date:	02/16/2022	Loan Amount:	N/A
Document #:	BK-PG 12396-195	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	02/09/2022		
TD Due Date:	03/01/2052	Type Finance:	

Legal Description:
Block: D Section: 1 Subdivision: STRAWBERRY HILLS ESTATES Map Ref: 0
Abbreviated Description: PLAT 2

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Prior Transfer

Recording Date:	04/15/2021	Sales Price:	N/A
Document #:	BK-PG 9566-306	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	04/05/2021	Loan Amount:	N/A
Document #:	BK-PG 11731-216	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	03/22/2021		
TD Due Date:	04/01/2051	Type Finance:	

Legal Description:
Block: D Section: 1 Subdivision: STRAWBERRY HILL ESTATES Map Ref: 0
Abbreviated Description: PLAT 1

Prior Transfer

Recording Date:	11/17/2016	Sales Price:	N/A
Document #:	BK-PG 09063-0230	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	10/21/2016	Loan Amount:	N/A
Document #:	BK-PG 9566-306	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	09/26/2016		
TD Due Date:	10/01/2046	Type Finance:	

Legal Description:
Block: D Section: 1 Subdivision: PLAT #2 STRAWBERRY HILL ESTATES Map Ref: 0

Mortgage Record

Recording Date:	09/04/2015	Loan Amount:	N/A
Document #:	BK-PG 9063-230	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	07/27/2015		
TD Due Date:	08/01/2045	Type Finance:	

Legal Description:
Block: D Section: 1 Subdivision: STRAWBERRY HILL ESTATES Map Ref: 0

Prior Transfer

Recording Date:	08/31/2015	Sales Price:	N/A
Document #:	BK-PG 7214-479	Type of Sale:	
Document Type:	Release		

Legal Description:

Prior Transfer

Recording Date:	08/16/2010	Sales Price:	N/A
Document #:	BK-PG 6671-673	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	07/30/2010	Loan Amount:	N/A
Document #:	BK-PG 7214-479	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	07/23/2010		
TD Due Date:	08/01/2040	Type Finance:	

Legal Description:
Block: D Section: 1 Subdivision: STRAWBERRY HILL ESTATES Map Ref: 0

Mortgage Record

Recording Date:	07/24/2008	Loan Amount:	N/A
Document #:	BK-PG 6671-673	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	07/07/2008		
TD Due Date:	08/01/2038	Type Finance:	

Legal Description:
Block: D District: 07 Subdivision: SECTION 1 PLAT 2 STRAWBERRY HILL ESTATES Map Ref: 0
Abbreviated Description: TAX ID# 07-026277

Prior Transfer

Recording Date:	07/21/2008	Sales Price:	N/A
Document #:	BK-PG 6444-073	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	09/10/2007	Loan Amount:	N/A
Document #:	BK-PG 6444-073	Loan Type:	Stand Alone Second
Contract Date:	05/09/2007		
TD Due Date:	06/01/2037	Type Finance:	

Legal Description:
Block: D Section: 1 Subdivision: STRAWBERRY HILL ESTATES Map Ref: 0
Abbreviated Description: TAX ID# 07-026277

Prior Transfer

Recording Date:	06/08/2007	Sales Price:	N/A
Document #:	BK-PG 5566-018	Type of Sale:	
Document Type:	Release		

Legal Description:

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Prior Transfer

Recording Date:	04/27/2006	Sales Price:	$175,000
Document #:	5797-088 BK-PG 5566-018	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Mortgage Record

Recording Date:	11/23/2005	Loan Amount:	N/A
Document #:	BK-PG 5566-018	Loan Type:	Conventional
Contract Date:	10/04/2005		
TD Due Date:	11/01/2035	Type Finance:	

Legal Description:
Block: D Section: 1 District: 7 Subdivision: PLAT 2 STRAWNERRY HILL ESTATES Map Ref: 0
City/Muni/Twp: POMONKEY

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	BK-PG 295-277	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Block: D Section: 1 District: 07 Subdivision: STRAWBERRY HILL EST SUB
Abbreviated Description: L 12 B D S 1 STRAWBERRY HILL EST SUB

Area Sales Analysis

Total Area Sales	$3,538,000	Median # of Bedrooms	
Median Lot Size	11,896 SF	Median # of Baths	2
Median Living Area	1,450 SF	Median Year Built	1971
Price Range - 2 Yrs	$285,000 to $415,000	Age Range	47 years to 59 years
Median Value	$370,000	Median Age	55 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.06Mi.	**6796 PEPPERBUSH PL** **BRYANS ROAD, MD 20616-4242**	05/13/2026	$600,000	$171	3500	//3	2003	20,804 SF	
		APN: 07-063075 Document #: Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 83 Subdivision: PLAT OF CORRECTION PLAT NINE STRAWBERRY HILLS SECT MapRef: MB 52 PL 240 Abbreviated Description: Lot:83 Subdivision:PLAT OF CORRECTION PLAT NINE STRAWBERRY HILLS SECT Map Ref:MB 52 PL 240								
2	.07Mi.	**6964 HEATHER DR** **BRYANS ROAD, MD 20616-3255**	09/19/2025	$300,000	$288	1040	//1	1971	12,196 SF	
		APN: 07-011911 Document #: Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 26 Block: D Subdivision: SECTION 1 PLAT 2 STRAWBERRY HILL ESTATES MapRef: MB PCM 10 PL 60 Abbreviated Description: Lot:26 Block:D Subdivision:SECTION 1 PLAT 2 STRAWBERRY HILL ESTATES Map Ref:MB PCM 10 PL 60								
3	.11Mi.	**6904 ARBOR LN** **BRYANS ROAD, MD 20616-3278**	01/30/2026	$388,000	$394	984	//2	1971	10,454 SF	
		APN: 07-036574 Document #: Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 18 Block: C Subdivision: SECTION 1 PLAT TWO STRAWBERRY HILL ESTATES MapRef: MB PCM 10 FO 60 Abbreviated Description: Lot:18 Block:C Subdivision:SECTION 1 PLAT TWO STRAWBERRY HILL ESTATES Map Ref:MB PCM 10 FO 60								
4	.13Mi.	**6909 ARBOR LN** **BRYANS ROAD, MD 20616-3250**	01/07/2026	$365,000	$267	1368	//2	1971	13,939 SF	
		APN: 07-021046 Document #: Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 1 Block: F Subdivision: SECTION 1 PLAT 2 STRAWBERRY HILL ESTATES MapRef: MB PCM 10 PL 60 Abbreviated Description: Lot:1 Block:F Subdivision:SECTION 1 PLAT 2 STRAWBERRY HILL ESTATES Map Ref:MB PCM 10 PL 60								
5	.14Mi.	**6954 HEATHER DR** **BRYANS ROAD, MD 20616-3255**	09/28/2026	$295,000	$284	1040	//1	1971	11,325 SF	
		APN: 07-037759 Document #: Document Type: Deed Price Code: Land Use: Single Family Residential Legal: Lot: 21 Block: D Subdivision: SECTION 1 PLAT 1 STRAWBERRY HILL ESTATES MapRef: MB PCM 10 PL 59 Abbreviated Description: Lot:21 Block:D Subdivision:SECTION 1 PLAT 1 STRAWBERRY HILL ESTATES Map Ref:MB PCM 10 PL 59								
6	.16Mi.	**7153 BOXWOOD CT** **BRYANS ROAD, MD 20616-3266**	06/08/2026	$415,000	$257	1612	//2	1973	22,904 SF	
		APN: 07-025319 Document #: Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 27 Subdivision: SECTION THREE STRAWBERRY HILL ESTATES MapRef: MB PCM 18 PL 135 Abbreviated Description: Lot:27 Subdivision:SECTION THREE STRAWBERRY HILL ESTATES Map Ref:MB PCM 18 PL 135								
7	.21Mi.	**7109 GARDEN CT** **BRYANS ROAD, MD 20616-3259**	01/21/2026	$206,000	$178	1157	//1	1972	8,400 SF	
		APN: 07-019033 Document #: Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 23 District: 7 Subdivision: SECTION TWO STRAWBERRY HILL ESTATES MapRef: MB PCM 17 PL 60 Abbreviated Description: Lot:23 District:7 Subdivision:SECTION TWO STRAWBERRY HILL ESTATES Map Ref:MB PCM 17 PL 60								
8	.22Mi.	**6865 ARBOR LN** **BRYANS ROAD, MD 20616-3249**	08/10/2026	$285,000	$297	960	//2	1967	11,596 SF	
		APN: 07-024649 Document #: Document Type: Deed Price Code: Land Use: Single Family Residential Legal: Lot: 8 Block: B District: 7 Subdivision: SECTION 1 PLAT 1 STRAWBERRY HILL ESTATES MapRef: MB PCN 10 PG 59 Abbreviated Description: Lot:8 Block:B District:7 Subdivision:SECTION 1 PLAT 1 STRAWBERRY HILL ESTATES Map Ref:MB PCN 10 PG 59								
9	.22Mi.	**2252 FUCHSIA CT** **BRYANS ROAD, MD 20616-4239**	06/25/2026	$600,000	$238	2516	//3	2002	11,966 SF	
		APN: 07-062311 Document #: Document Type: Special Warranty Deed Price Code: A								

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Land Use: Single Family Residential
Legal: Lot: 18 Subdivision: STRAWBERRY HILLS MapRef: MB 52 PL 243 Abbreviated Description: Lot:18 Subdivision:STRAWBERRY HILLS Map Ref:MB 52 PL 243

10	.22Mi.	**2153 CREST CIR** **BRYANS ROAD, MD 20616-3263**	05/15/2026	$265,000	$270	982	//1	1972	9,231 SF

APN: 07-024452 Document #:
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 9 Subdivision: SECTION TWO STRAWBERRY HILL ESTATES MapRef: MB PCM 17 PL 60 Abbreviated Description: Lot:9 Subdivision:SECTION TWO STRAWBERRY HILL ESTATES Map Ref:MB PCM 17 PL 60

11	.22Mi.	**2319 WOODBERRY DR** **BRYANS ROAD, MD 20616-3256**	02/27/2026	$390,000	$231	1688	//2	1971	12,750 SF

APN: 07-023588 Document #:
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 14R Block: B Subdivision: STRAWBERRY HILL ESTATES MapRef: MB PCM 16 PG 97 Abbreviated Description: Lot:14R Block:B Subdivision:STRAWBERRY HILL ESTATES Map Ref:MB PCM 16 PG 97

12	.24Mi.	**2156 CREST CIR** **BRYANS ROAD, MD 20616-3262**	10/26/2026	$247,500	$252	982	//1	1972	10,314 SF

APN: 07-032099 Document #:
Document Type: Special Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 4 District: 7 Subdivision: SECTION TWO STRAWBERRY HILL ESTATES MapRef: MB PCM 17 PL 60 Abbreviated Description: Lot:4 District:7 Subdivision:SECTION TWO STRAWBERRY HILL ESTATES Map Ref:MB PCM 17 PL 60

13	.25Mi.	**2414 OAKWOOD CT** **BRYANS ROAD, MD 20616-3247**	10/21/2026	$388,000	$196	1980	//2	1978	9,888 SF

APN: 07-041446 Document #:
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 11 Subdivision: PLAT 1 SECTION FOUR A STRAWBERRY HILLS ESTATES MapRef: MB PCM 24 PL 159 Abbreviated Description: Lot:11 Subdivision:PLAT 1 SECTION FOUR A STRAWBERRY HILLS ESTATES Map Ref:MB PCM 24 PL 159

14	.25Mi.	**7251 STRAWBERRY PL** **BRYANS ROAD, MD 20616-3271**	06/25/2026	$375,000	$240	1560	//2	1979	9,888 SF

APN: 07-041667 Document #:
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 28 Subdivision: PLAT 2 SECTION 4A STRAWBERRY HILL ESTATES MapRef: MB PCM 24 PL 160 Abbreviated Description: Lot:28 Subdivision:PLAT 2 SECTION 4A STRAWBERRY HILL ESTATES Map Ref:MB PCM 24 PL 160

15	.27Mi.	**2325 WOODBERRY DR** **BRYANS ROAD, MD 20616-3256**	07/16/2025	$425,000	$304	1400	//1	1972	12,800 SF

APN: 07-006284 Document #:
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 72 Subdivision: SECTION TWO STRAWBERRY HILL ESTATES MapRef: MB 17 FO 60 Abbreviated Description: Lot:72 Subdivision:SECTION TWO STRAWBERRY HILL ESTATES Map Ref:MB 17 FO 60

16	.3Mi.	**7266 STRAWBERRY PL** **BRYANS ROAD, MD 20616-3272**	06/08/2026	$299,000	$311	960	//1	1981	9,888 SF

APN: 07-041756 Document #:
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 36 Section: 4A Subdivision: STRAWBERRY HILL ESTATES MapRef: MB 24 FO 159&160 Abbreviated Description: Lot:36 Section:4A Subdivision:STRAWBERRY HILL ESTATES Map Ref:MB 24 FO 159&160

17	.3Mi.	**6741 PISTACHIO PL** **BRYANS ROAD, MD 20616-4250**	08/01/2025	$478,000	$125	3820	//3	2005	17,799 SF

APN: 07-063628 Document #:
Document Type: Special Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 127 Subdivision: PLAT OF CORRECTION PLAT FOURTEEN STRAWBERRY HILLS MapRef: MB 52 FO 244 Abbreviated Description: Lot:127 Subdivision:PLAT OF CORRECTION PLAT FOURTEEN STRAWBERRY HILLS Map Ref:MB 52 FO 244

18	.34Mi.	**7037 HEATHER DR** **BRYANS ROAD, MD 20616-3254**	05/20/2026	$439,900	$317	1388	//3	2004	21,407 SF

APN: 07-061781 Document #:
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 43 Subdivision: PLAT THREE STRAWBERRY HILLS SECTION 4 B PHASE I MapRef: MB 46 FO 320 Abbreviated Description: Lot:43 Subdivision:PLAT THREE STRAWBERRY HILLS SECTION 4 B PHASE I Map Ref:MB 46 FO 320

19	.37Mi.	**2346 WOODBERRY DR** **BRYANS ROAD, MD 20616-3276**	09/18/2026	$397,550	$405	982	//2	1972	8,400 SF

APN: 07-012128 Document #:
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 56 Subdivision: SECTION TWO STRAWBERRY HILL ESTATES MapRef: MB PCM 17 PL 60 Abbreviated Description: Lot:56 Subdivision:SECTION TWO STRAWBERRY HILL ESTATES Map Ref:MB PCM 17 PL 60

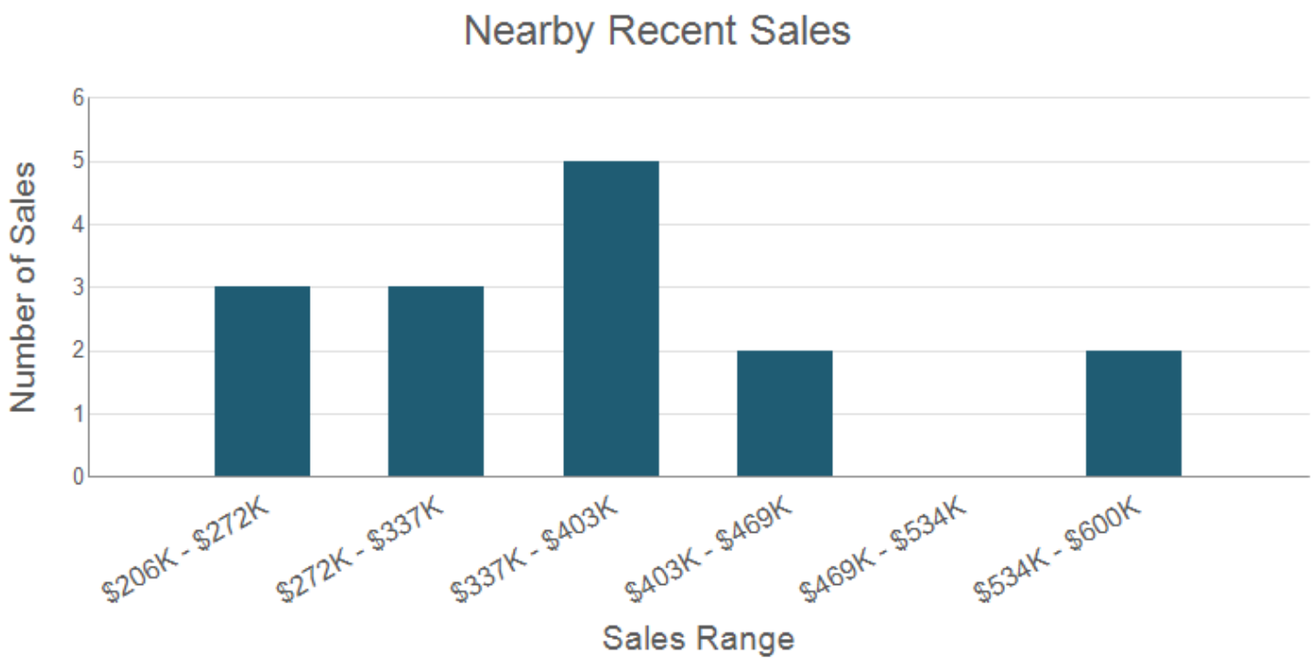
20	.39Mi.	**2408 BLACKBERRY CT** **BRYANS ROAD, MD 20616-4221**	08/01/2025	$436,000	$256	1704	//3	1999	7,585 SF

APN: 07-067631 Document #:
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 23 Subdivision: PLAT 2 A MARSHALLS LANDING MapRef: MB DGB 49 PL 119 Abbreviated Description: Lot:23 Subdivision:PLAT 2 A MARSHALLS LANDING Map Ref:MB DGB 49 PL 119

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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.	**6893 ARBOR LN**		$332,000	$300,600	1,344	//2	1969	14,247 SF	
.01Mi.	**6891 ARBOR LN**	**12/07/1999**	$335,300	$303,967	1,344	//3	1969	13,613 SF	
.02Mi.	**6895 ARBOR LN**	**06/28/2016**	$337,300	$306,033	1,392	//3	1968	15,025 SF	
.03Mi.	**6889 ARBOR LN**	**10/16/2023**	$338,100	$306,833	1,392	//2	1969	14,936 SF	
.03Mi.	**6897 ARBOR LN**	**12/06/2019**	$432,100	$401,300	1,392	//3	1969	14,494 SF	
.03Mi.	**6972 HEATHER DR**	**11/21/2011**	$329,000	$293,333	1,400	//2	1971	12,196 SF	
.04Mi.	**6970 HEATHER DR**	**06/12/2012**	$357,000	$320,933	1,456	//2	1971	12,196 SF	
.04Mi.	**6974 HEATHER DR**	**10/16/2023**	$348,200	$316,267	1,040	//2	1971	12,196 SF	
.04Mi.	**6890 ARBOR LN**	**11/12/2019**	$353,400	$334,333	1,128	//2	1969	10,890 SF	
.04Mi.	**6892 ARBOR LN**	**10/06/2000**	$337,500	$296,433	1,976	//2	1969	10,454 SF	
.04Mi.	**6888 ARBOR LN**	**01/12/2022**	$371,200	$354,067	1,128	//2	1969	10,454 SF	
.04Mi.	**6968 HEATHER DR**	**03/02/1998**	$283,800	$251,533	1,040	//1	1971	12,196 SF	
.04Mi.	**6976 HEATHER DR**		$294,100	$261,967	1,040	//1	1971	12,196 SF	
.05Mi.	**6887 ARBOR LN**		$353,300	$305,633	1,344	//2	1969	14,188 SF	P
.05Mi.	**6894 ARBOR LN**	**08/22/2016**	$358,400	$337,733	1,128	//2	1969	10,454 SF	
.05Mi.	**6899 ARBOR LN**	**09/28/2018**	$381,900	$381,900	1,728	//3	1969	13,964 SF	

Rent vs. Own

Households Occupied by Renters:	8%	Households Occupied by Owners:	89%

Demographics & Income

Median Age:	38.0 years old	Households:	2,492
Median Household Income:	$123,225	Households w/Family:	65%
Household Income Per Capita:	$50,822	Households w/Family Married:	48%
Most Common Education Level:	High School Graduate	Households w/Family Children:	40%

School District

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

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.46Mi.	**J. C. Parks Elementary School** Number of Students: 653 Student-Teacher Ratio: 16.74	C-	Public	PK - 5
2.54Mi.	**Matthew Henson Middle School** Number of Students: 701 Student-Teacher Ratio: 18.45	C-	Public	6 - 8

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5.81Mi.	**Henry E. Lackey High School**	C-	Public	9 - 12

Number of Students: 1,033
Student-Teacher Ratio: 16.4
Advanced Placement: Yes

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	123%	HIGHER
BURGLARY	67%	NOTABLY LOWER
MOTOR VEHICLE THEFT	112%	HIGHER
FORCIBLE ROBBERY	42%	SIGNIFICANTLY LOWER
AGGRAVATED ASSAULT	105%	SIMILAR
FORCIBLE RAPE	78%	LOWER
MURDER	99%	SIMILAR
OVERALL	68%	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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