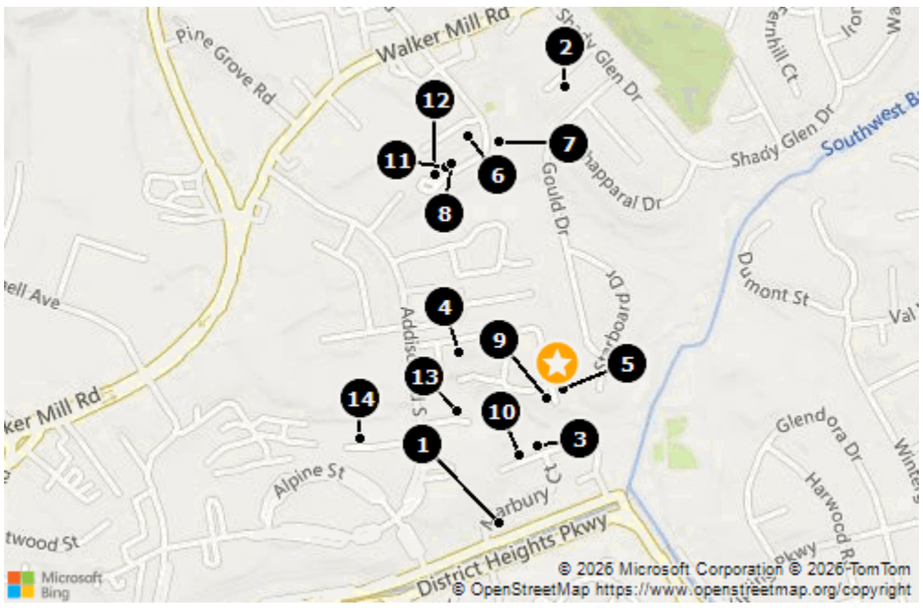
ICE SiteX Report

OrderID: 98063300

SiteX Property Information Report



Subject Property Location

7226 FLAG HARBOR DR, DISTRICT HEIGHTS, MD 20747-1577

County:	**PRINCE GEORGES MD**	Census Tract:	240338024.043011
Property Use:	Townhouse (Residential)	Zoning:	RSFA
Parcel Number:	06-2803146	Thomas Bros Pg-Grid:	1038-2A

Valuation

Value:	**$354,000**	FSD:	9	Common Confidence Score:	65
Value Range:	$322,140 - $385,860	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:		Market Land Value:	$90,000	Tax Year:	2023
Assd Improvement:		Market Improvment Value:	$219,300	Total Taxable Value:	$2,768
Total Assessed Value:	$289,167	Total Assessor Market Value:	$309,300	Delinquent Year:	
				Tax Account ID:	2803146
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 20 Block: D District: 06 Map Ref: 81 E1 0
Abbreviated Description: SOUTH ADDISON

Property Characteristics

Lot Size:	1,500 SF	Bedrooms:		Pool:	
Building Area:	1292 SF	Baths:	2	Fireplace:	1
Year Built:	1997	Partial Baths:	2	Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:	1	Garage Type:		Heating:	Forced Air
Number of Stories:	2+B	Number of Cars:		A/C:	Yes
Style:		Basement:	Finished	Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	06/06/2025	Loan Amount:	N/A
Document #:	BK-PG 50972-386	Loan Type:	FHA
TD Due Date:		Type Finance:	

Legal Description:
Lot: 20 Block: D Subdivision: PLAT 2 LOTS 1 THRU 66 AND PARCEL B BLOCK D SOUTH A
City/Muni/Twp: DISTRICT HEIGHTS

Prior Transfer

Recording Date:	09/07/2021	Sales Price:	$305,000
Document #:	BK-PG 46110 -334	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 20 Block: D District: 06 Map Ref: 81 E1 0
Abbreviated Description: SOUTH ADDISON

Prior Transfer

Recording Date:	08/01/2003	Sales Price:	$160,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/01/2003	Sales Price:	$160,000

ICE SiteX Report

OrderID: 98063300

Document #:	BK-PG 17817-00709	Type of Sale:	Full Amount on Deed
Document Type:			

Legal Description:
Lot: 20 Block: D District: 06 Map Ref: 81 E1

Prior Transfer

Recording Date:	01/06/1998	Sales Price:	$143,515
Document #:	BK-PG 11880-00588	Type of Sale:	Full Amount on Deed
Document Type:			

Legal Description:
Lot: 00020 Block: 0000D District: 06
Abbreviated Description: 2803146

Area Sales Analysis

Total Area Sales	$4,518,000	Median # of Bedrooms	
Median Lot Size	1,500 SF	Median # of Baths	2
Median Living Area	1,312 SF	Median Year Built	1988
Price Range - 2 Yrs	$155,000 to $381,000	Age Range	26 years to 44 years
Median Value	$330,000	Median Age	38 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.21Mi.	**7007 MARBURY CT** **DISTRICT HEIGHTS, MD 20747-1811**	07/10/2026	$360,000	$246	1460	//2	1982	1,500 SF	
		APN: 06-0609560 Document #: Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 59 Subdivision: PLAT TWO MARBURY VILLAGE MapRef: MB NLP 109 PL 113 Abbreviated Description: Lot:59 Subdivision:PLAT TWO MARBURY VILLAGE Map Ref:MB NLP 109 PL 113								
2	.35Mi.	**7017 MIGLIORI CT** **DISTRICT HEIGHTS, MD 20747-1761**	07/01/2026	$345,000	$261	1320	//2	2000	1,700 SF	
		APN: 06-2973436 Document #: Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 27 Block: E Subdivision: PLAT OF CORRECTION PLAT 4 LOTS 1 THRU 35 & PARCEL MapRef: MB VJ 183 PL 13 Abbreviated Description: Lot:27 Block:E Subdivision:PLAT OF CORRECTION PLAT 4 LOTS 1 THRU 35 & PARCEL Map Ref:MB VJ 183 PL 13								
3	.1Mi.	**7132 MARBURY CT** **DISTRICT HEIGHTS, MD 20747-1838**	04/28/2026	$270,000	$225	1200	//1	1985	1,500 SF	
		APN: 06-0608877 Document #: Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 16 Subdivision: PLAT ONE MARBURY VILLAGE MapRef: MB NLP 109 PL 12 Abbreviated Description: Lot:16 Subdivision:PLAT ONE MARBURY VILLAGE Map Ref:MB NLP 109 PL 12								
4	.13Mi.	**7001 FLAG HARBOR DR** **DISTRICT HEIGHTS, MD 20747-1500**	04/23/2026	$155,000	$117	1320	//2	1996	1,875 SF	
		APN: 06-2802783 Document #: Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 26 Block: C District: 6 Subdivision: SOUTH ADDITION HEIGHTS TOWNHOUSES MapRef: MB VJ 166 PL 95 Abbreviated Description: Lot:26 Block:C District:6 Subdivision:SOUTH ADDITION HEIGHTS TOWNHOUSES Map Ref:MB VJ 166 PL 95								
5	.03Mi.	**7244 FLAG HARBOR DR** **DISTRICT HEIGHTS, MD 20747-1577**	04/22/2026	$335,000	$253	1320	//2	1999	1,500 SF	
		APN: 06-2803211 Document #: Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 27 Block: D Subdivision: PLAT 2 SOUTH ADDISON HEIGHTS TOWNHOUSES MapRef: MB VJ 166 PL 96 Abbreviated Description: Lot:27 Block:D Subdivision:PLAT 2 SOUTH ADDISON HEIGHTS TOWNHOUSES Map Ref:MB VJ 166 PL 96								
6	.31Mi.	**6929 BANK RUN TER** **DISTRICT HEIGHTS, MD 20747-1700**	11/12/2025	$306,000	$269	1136	//1	1988	1,500 SF	
		APN: 06-0502120 Document #: Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 53 District: 6 Subdivision: PLAT TWO THE TOWNS AT WALKER MILL MapRef: MB NLP 129 PL 3 Abbreviated Description: Lot:53 District:6 Subdivision:PLAT TWO THE TOWNS AT WALKER MILL Map Ref:MB NLP 129 PL 3								
7	.29Mi.	**1510 KAREN BLVD** **DISTRICT HEIGHTS, MD 20747-1756**	10/23/2025	$373,000	$328	1136	//2	1988	1,500 SF	
		APN: 06-0501650 Document #: Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 6 District: 6 Subdivision: PLAT TWO THE TOWNS OF WALKER MILL MapRef: MB NLP 129 PL 3 Abbreviated Description: Lot:6 District:6 Subdivision:PLAT TWO THE TOWNS OF WALKER MILL Map Ref:MB NLP 129 PL 3								
8	.28Mi.	**1547 KAREN BLVD** **DISTRICT HEIGHTS, MD 20747-1757**	10/09/2025	$328,000	$250	1312	//2	1988	1,500 SF	
		APN: 06-0502005 Document #: Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 41 Subdivision: PLAT TWO THE TOWNS AT WALKER MILL MapRef: MB NLP 129 PL 3 Abbreviated Description: Lot:41 Subdivision:PLAT TWO THE TOWNS AT WALKER MILL Map Ref:MB NLP 129 PL 3								
9	.05Mi.	**7300 FLAG HARBOR DR** **DISTRICT HEIGHTS, MD 20747-1579**	09/26/2025	$381,000	$288	1320	//1	1998	1,875 SF	
		APN: 06-2803260 Document #: Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 32 Block: D Subdivision: PLAT 2 LOTS 1 THRU 66 AND PARCEL B BLOCK D SOUTH A MapRef: MB VJ 166 PL 96 Abbreviated Description: Lot:32 Block:D Subdivision:PLAT 2 LOTS 1 THRU 66 AND PARCEL B BLOCK D SOUTH A Map Ref:MB VJ 166 PL 96								
10	.11Mi.	**7122 MARBURY CT** **DISTRICT HEIGHTS, MD 20747-1838**	09/02/2025	$320,000	$219	1460	//2	1984	1,500 SF	
		APN: 06-0609180 Document #: Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 21 District: 6 Subdivision: PLAT TWO MARBURY VILLAGE MapRef: MB NLP 109 PL 13 Abbreviated Description: Lot:21 District:6 Subdivision:PLAT TWO MARBURY VILLAGE Map Ref:MB NLP 109 PL 13								
11	.28Mi.	**1551 KAREN BLVD**	08/08/2025	$325,000	$247	1312	//2	1988	1,875 SF	

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DISTRICT HEIGHTS, MD 20747-1757
APN: 06-0501981 Document #:
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 39 Subdivision: PLAT TWO THE TOWNS AT WALKER MILL MapRef: MB NLP 129 PL 3 Abbreviated Description: Lot:39 Subdivision:PLAT TWO THE TOWNS AT WALKER MILL Map Ref:MB NLP 129 PL 3

12	.28Mi.	**1563 KAREN BLVD**	06/11/2025	$330,000	$251	1312	//2	1988	1,500 SF

DISTRICT HEIGHTS, MD 20747-1758
APN: 06-0501965 Document #:
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 37 Subdivision: PLAT TWO THE TOWNS AT WALKER MILL MapRef: MB NLP 129 PL 3 Abbreviated Description: Lot:37 Subdivision:PLAT TWO THE TOWNS AT WALKER MILL Map Ref:MB NLP 129 PL 3

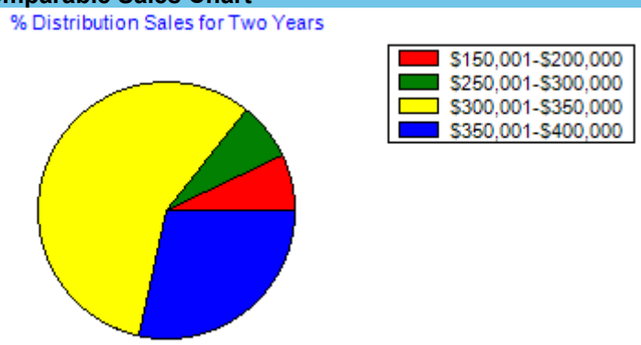
13	.14Mi.	**6918 DIAMOND CT**	05/29/2025	$360,000	$281	1280	//1	2000	1,500 SF

DISTRICT HEIGHTS, MD 20747-1544
APN: 06-2803690 Document #:
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 8 Block: B Subdivision: PLAT 3 LOTS 1 THRU 12 AND PARCEL C BLOCK B SOUTH A MapRef: MB VJ 166 PL 97 Abbreviated Description: Lot:8 Block:B Subdivision:PLAT 3 LOTS 1 THRU 12 AND PARCEL C BLOCK B SOUTH A Map Ref:MB VJ 166 PL 97

14	.27Mi.	**6808 AMBER HILL CT**	04/18/2025	$330,000	$257	1280	//1	2000	1,500 SF

DISTRICT HEIGHTS, MD 20747-1560
APN: 06-2803864 Document #:
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 12 Block: A Subdivision: PLAT 4 SOUTH ADDISON HEIGHTS TOWNHOUSES MapRef: MB VJ166 PL 98 Abbreviated Description: Lot:12 Block:A Subdivision:PLAT 4 SOUTH ADDISON HEIGHTS TOWNHOUSES Map Ref:MB VJ166 PL 98

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.	**7226 FLAG HARBOR DR**	**09/07/2021**	$309,300	$289,167	1,292	//2	1997	1,500 SF	
0Mi.	**7228 FLAG HARBOR DR**	**03/28/2023**	$309,600	$289,467	1,320	//2	1997	1,500 SF	
0Mi.	**7224 FLAG HARBOR DR**	**12/03/2015**	$292,200	$272,867	1,320	//2	1997	1,500 SF	
.01Mi.	**7222 FLAG HARBOR DR**	**10/21/2003**	$290,100	$270,867	1,296	//1	1997	1,500 SF	
.01Mi.	**7230 FLAG HARBOR DR**	**07/27/2009**	$282,500	$263,633	1,292	//1	1997	1,500 SF	
.01Mi.	**7220 FLAG HARBOR DR**	**11/14/2019**	$297,700	$278,100	1,320	//2	1997	1,500 SF	
.01Mi.	**7232 FLAG HARBOR DR**	**04/02/2007**	$301,200	$281,233	1,320	//2	1997	1,875 SF	
.02Mi.	**7218 FLAG HARBOR DR**	**01/31/2013**	$318,000	$297,267	1,320	//2	1997	1,875 SF	
.02Mi.	**7238 FLAG HARBOR DR**	**02/03/2022**	$326,100	$304,967	1,320	//2	1999	1,875 SF	
.02Mi.	**7301 FLAG HARBOR DR**	**04/09/1997**	$286,600	$267,333	1,320	//1	1997	1,875 SF	
.03Mi.	**7240 FLAG HARBOR DR**	**07/27/2023**	$299,500	$279,833	1,332	//2	1999	1,500 SF	
.03Mi.	**7303 FLAG HARBOR DR**	**06/25/2021**	$296,500	$275,033	1,280	//2	1997	1,500 SF	
.03Mi.	**7242 FLAG HARBOR DR**	**05/26/2021**	$309,000	$283,567	1,280	//3	1999	1,500 SF	
.03Mi.	**7225 FLAG HARBOR DR**	**01/06/2003**	$308,900	$288,600	1,320	//1	1997	1,875 SF	
.03Mi.	**7212 FLAG HARBOR DR**	**08/02/2019**	$305,000	$284,867	1,320	//2	1997	1,875 SF	
.03Mi.	**7223 FLAG HARBOR DR**	**06/20/2017**	$315,100	$294,700	1,320	//3	1997	1,500 SF	

Rent vs. Own

Households Occupied by Renters:	48%	Households Occupied by Owners:	47%

Demographics & Income

Median Age:	39.7 years old	Households:	15,637
Median Household Income:	$80,401	Households w/Family:	61%
Household Income Per Capita:	$39,193	Households w/Family Married:	23%
Most Common Education Level:	High School Graduate	Households w/Family Children:	28%

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School District

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

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.90Mi.	**Suitland High School** Number of Students: 1,847 Student-Teacher Ratio: 15.92 Advanced Placement: Yes	D-	Public	9 - 12
0.55Mi.	**John H. Bayne Elementary School** Number of Students: 339 Student-Teacher Ratio: 17.56	F	Public	PK - 5
0.85Mi.	**Walker Mill Middle School** Number of Students: 1,054 Student-Teacher Ratio: 16.09	D	Public	6 - 8

Flood Report

The Subject Property of **7226 FLAG HARBOR DR, DISTRICT HEIGHTS, MD 20747-1577** 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	120%	HIGHER
BURGLARY	94%	SIMILAR
MOTOR VEHICLE THEFT	115%	HIGHER
FORCIBLE ROBBERY	71%	NOTABLY LOWER
AGGRAVATED ASSAULT	110%	HIGHER
FORCIBLE RAPE	79%	LOWER
MURDER	112%	HIGHER
OVERALL	112%	HIGHER

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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