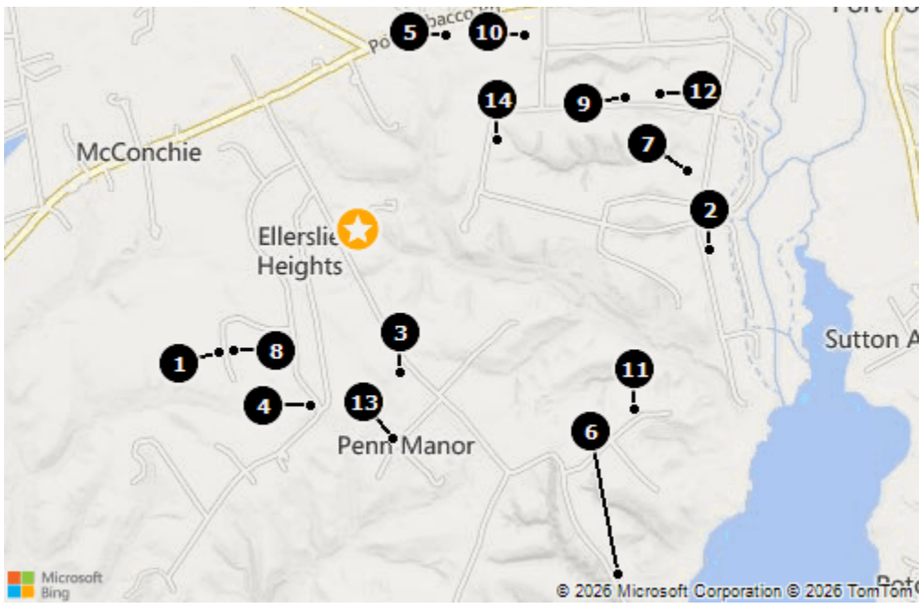
ICE SiteX Report

OrderID: 98692412

SiteX Property Information Report



Subject Property Location

7290 SIMMS LANDING RD, PORT TOBACCO, MD 20677-3121

County:	**CHARLES MD**	Census Tract:	240178505.002002
Property Use:	Single Family Residential	Zoning:	RC
Parcel Number:	01-015923	Thomas Bros Pg-Grid:	

Valuation

Value:	**$491,000**	FSD:	14	Common Confidence Score:	46
Value Range:	$422,260 - $559,740	ICE Confidence Score:	86		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:	$152,000	Market Land Value:	$152,000	Tax Year:	2026
Assd Improvement:	$248,200	Market Improvment Value:	$248,200	Total Taxable Value:	$266
Total Assessed Value:	$400,200	Total Assessor Market Value:	$400,200	Delinquent Year:	
				Tax Account ID:	015923
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 18 District: 01 Subdivision: PORT TOBACCO HILLS SUB Map Ref: 43 14 91
Abbreviated Description: L-18 PORT TOBACCO HILLS SUB

Property Characteristics

Lot Size:	2.500 AC	Bedrooms:		Pool:	
Building Area:	1796 SF	Baths:	2	Fireplace:	1
Year Built:	1977	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:	1	Garage Type:	Attached	Heating:	Forced Air
Number of Stories:	1	Number of Cars:	2	A/C:	Yes
Style:		Basement:	No	Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	11/12/2025	Sales Price:	$406,000
Document #:	BK-PG 11886-249	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/24/2025	Sales Price:	N/A
Document #:	BK-PG 13800 -448	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 18 District: 01 Subdivision: PORT TOBACCO HILLS SUB Map Ref: 43 14 91
Abbreviated Description: L-18 PORT TOBACCO HILLS SUB

Prior Transfer

Recording Date:	09/24/2025	Sales Price:	N/A
Document #:	BK-PG 13800-448	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	09/17/2025		
Document Type:			

Legal Description:
Lot: 18 Subdivision: PORT TOBACCO HILLS SUBDIVISION

Prior Transfer

Recording Date:	05/31/2023	Sales Price:	N/A

ICE SiteX Report

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Document #:	BK-PG 12946-174	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	05/25/2023		
Document Type:			

Legal Description:
Lot: 18 Subdivision: PORT TOBACCO HILLS SUBDIVISION

Prior Transfer

Recording Date:	01/19/2023	Sales Price:	N/A
Document #:	BK-PG 12831-472	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	01/18/2023		
Document Type:			

Legal Description:
Lot: 18 Subdivision: PORT TOBACCO HILLS SUBDIVISION

Prior Transfer

Recording Date:	06/28/2022	Sales Price:	N/A
Document #:	BK-PG 11777-212	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/16/2021	Sales Price:	$406,000
Document #:	BK-PG 11886-244	Type of Sale:	Full Amount on Deed
Contract Date:	05/28/2021		
Document Type:			

Legal Description:
Lot: 18 District: 1 Subdivision: PORT TOBACCO HILLS Map Ref: MB 7 FO 118

Prior Transfer

Recording Date:	06/10/2021	Sales Price:	N/A
Document #:	BK-PG 11082-76	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	04/26/2021	Loan Amount:	N/A
Document #:	BK-PG 11777-212	Loan Type:	FHA
TD Due Date:	04/01/2050	Type Finance:	

Legal Description:
Lot: 18 District: 1 Subdivision: ASPORT TABACCO HILLS

Prior Transfer

Recording Date:	04/20/2020	Sales Price:	N/A
Document #:	BK-PG 10564-194	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	04/10/2020	Loan Amount:	N/A
Document #:	BK-PG 11082-76	Loan Type:	FHA
TD Due Date:	04/01/2050	Type Finance:	

Legal Description:
Lot: 18 Subdivision: PORT TOBACCO HILLS

Prior Transfer

Recording Date:	03/15/2019	Sales Price:	N/A
Document #:	BK-PG 10060-136	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/12/2019	Sales Price:	$310,000
Document #:	BK-PG 10564-187	Type of Sale:	Full Amount on Deed
Contract Date:	02/28/2019		
Document Type:			

Legal Description:
Lot: 18 Subdivision: PORT TABACCO HILLS Map Ref: LB 7 FO 118

Prior Transfer

Recording Date:	01/19/2018	Sales Price:	N/A
Document #:	BK-PG 7873-114	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/09/2017	Sales Price:	$303,500
Document #:	BK-PG 10060-127	Type of Sale:	Full Amount on Deed
Contract Date:	10/25/2017		
Document Type:			

Legal Description:
Lot: 18 District: 01 Subdivision: PORT TOBACCO HILLS Map Ref: LB7 FO118

Prior Transfer

Recording Date:	10/12/2017	Sales Price:	N/A
Document #:	BK-PG 6186-746	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

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Prior Transfer

Recording Date:	08/30/2012	Sales Price:	N/A
Document #:	BK-PG 6541-423	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	07/30/2012	Loan Amount:	N/A
Document #:	BK-PG 7873-114	Loan Type:	New Conventional
TD Due Date:	08/01/2042	Type Finance:	

Legal Description:
Lot: 18 District: 1 Subdivision: PORT TOBACCO HILLS

Prior Transfer

Recording Date:	01/14/2008	Sales Price:	N/A
Document #:	BK-PG 6186-746	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	01/08/2008	Loan Amount:	N/A
Document #:	BK-PG 6541-423	Loan Type:	Stand Alone Second
TD Due Date:	01/01/2038	Type Finance:	

Legal Description:
Lot: 18 District: 1 Subdivision: PORT TABACCO HILLS
Abbreviated Description: TAX ID# 01-015923

Mortgage Record

Recording Date:	01/29/2007	Loan Amount:	N/A
Document #:	BK-PG 6186-746	Loan Type:	Stand Alone Second
TD Due Date:	01/01/2037	Type Finance:	

Legal Description:
Lot: 18 District: 1 Subdivision: PORT TOBACCO HILLS
Abbreviated Description: TAX ID# 01-015923

Prior Transfer

Recording Date:	01/12/2007	Sales Price:	N/A
Document #:	BK-PG 5675-744	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	02/02/2006	Loan Amount:	N/A
Document #:	BK-PG 5675-744	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	

Legal Description:
Lot: 18 District: 1 Subdivision: PORT TABACCO HILLS
Abbreviated Description: TAX ID# 01-015923

Prior Transfer

Recording Date:	12/05/2001	Sales Price:	$195,000
Document #:	048901 BK-PG 03391-00283	Type of Sale:	Full Amount on Deed
Document Type:			

Legal Description:
Lot: 18 District: 01 Map Ref: 43 14 91

Prior Transfer

Recording Date:	03/01/2001	Sales Price:	N/A
Document #:	005501 BK-PG 03145-00199	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:
Lot: 00018 District: 01
Abbreviated Description: 015923

Area Sales Analysis

Total Area Sales	$6,947,200	Median # of Bedrooms	
Median Lot Size	73,834 SF	Median # of Baths	2
Median Living Area	1,887 SF	Median Year Built	1980
Price Range - 2 Yrs	$122,500 to $789,900	Age Range	5 years to 69 years
Median Value	$467,450	Median Age	46 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.48Mi.	**7841 LONGMONT CT** **PORT TOBACCO, MD 20677-3196**	09/21/2026	$650,000	$242	2676	//2	2014	43,560 SF	

APN: 01-352192 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 21 District: 1 Subdivision: PLAT OF SUBDIVISION PLAT 11 TAX MAP 43 GRIDS 14 MapRef: MB 59 PL 117 Abbreviated Description: Lot:21 District:1 Subdivision:PLAT OF SUBDIVISION PLAT 11 TAX MAP 43 GRIDS 14 Map Ref:MB 59 PL 117

2	.91Mi.	**7554 SHIRLEY BLVD** **PORT TOBACCO, MD 20677-3165**	07/17/2026	$490,000	$233	2096	//2	1974	30,492 SF	

APN: 01-011405 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 18 Section: 1 District: 1 Subdivision: PORT TOBACCO RIVIERA MapRef: MB 7 FO 119 Abbreviated Description: Lot:18 Section:1 District:1 Subdivision:PORT TOBACCO RIVIERA Map Ref:MB 7 FO 119

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3	.4Mi.	**7425 SIMMS LANDING RD** **PORT TOBACCO, MD 20677-3143**	06/03/2026	$525,000	$360	1456	//3	1987	130,681 SF

APN: 01-037269 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 2 Subdivision: PORT TOBACCO WOODS WEST MapRef: MB 30 FO 110 Abbreviated Description: Lot:2 Subdivision:PORT TOBACCO WOODS WEST Map Ref:MB 30 FO 110

4	.46Mi.	**7653 KNOTTING HILL LN** **PORT TOBACCO, MD 20677-3197**	03/27/2026	$650,000	$258	2516	//3	2021	46,261 SF

APN: 01-358257 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 36 Subdivision: PLAT 25 SECTION 3B LOTS 36 42 AND PART OF PARCEL B MapRef: MB 61 PL 126 Abbreviated Description: Lot:36 Subdivision:PLAT 25 SECTION 3B LOTS 36 42 AND PART OF PARCEL B Map Ref:MB 61 PL 126

5	.53Mi.	**8105 PORT TOBACCO RD** **PORT TOBACCO, MD 20677-3152**	03/16/2026	$122,500	$66	1838	//2	1965	91,476 SF

APN: 01-025554 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: District: 1 Abbreviated Description: District:1

6	1.12Mi.	**7740 SIMMS LANDING RD** **PORT TOBACCO, MD 20677-3116**	03/03/2026	$399,900	$666	600	//1	1960	884,271 SF

APN: 01-015621 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal:

7	.85Mi.	**7497 SHIRLEY BLVD** **PORT TOBACCO, MD 20677-3113**	02/27/2026	$380,000	$791	480	//1	1957	191,665 SF

APN: 01-010816 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 7&8 Section: 4 Subdivision: PORT TOBACCO RIVIERA SUBDIVISION MapRef: MB 8 PL 20 Abbreviated Description: Lot:7&8 Section:4 Subdivision:PORT TOBACCO RIVIERA SUBDIVISION Map Ref:MB 8 PL 20

8	.43Mi.	**7842 LONGMONT CT** **PORT TOBACCO, MD 20677-3196**	01/09/2026	$645,000	$237	2712	//4	2016	43,734 SF

APN: 01-352200 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 29 District: 1 Subdivision: PLAT OF SUBDIVISION PLAT 11 KNOTTING HILL SECTION MapRef: MB 59 FO 115-117 Abbreviated Description: Lot:29 District:1 Subdivision:PLAT OF SUBDIVISION PLAT 11 KNOTTING HILL SECTION Map Ref:MB 59 FO 115-117

9	.76Mi.	**7788 ANN HARBOR DR** **PORT TOBACCO, MD 20677-3109**	12/18/2025	$350,000	$201	1736	//2	1966	72,745 SF

APN: 01-022164 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 13 Section: 6 Subdivision: PORT TOBACCO RIVIERA MapRef: MB PCM 9 FO 10 Abbreviated Description: Lot:13 Section:6 Subdivision:PORT TOBACCO RIVIERA Map Ref:MB PCM 9 FO 10

10	.65Mi.	**7449 HOWARD DR** **PORT TOBACCO, MD 20677-3160**	12/08/2025	$650,000	$288	2252	//2	2015	108,029 SF

APN: 01-019023 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 8 Section: 5 Subdivision: PORT TOBACCO RIVERIA MapRef: MB PCM 8 FO 21 Abbreviated Description: Lot:8 Section:5 Subdivision:PORT TOBACCO RIVERIA Map Ref:MB PCM 8 FO 21

11	.83Mi.	**8100 DEEPWATER VIEW PL** **PORT TOBACCO, MD 20677-3179**	11/07/2025	$789,900	$216	3650	//4	2003	68,825 SF

APN: 01-072188 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 16 District: 1 Subdivision: SOUTHPORT LANDING Phase No: 1 MapRef: MB DGB 53 PG 240 Abbreviated Description: Lot:16 District:1 Subdivision:SOUTHPORT LANDING Phase No:1 Map Ref:MB DGB 53 PG 240Abbreviated Description:PLAT TWO

12	.84Mi.	**7796 ANN HARBOR DR** **PORT TOBACCO, MD 20677-3109**	10/24/2025	$444,900	$287	1548	//2	1976	118,919 SF

APN: 01-024469 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 11 Section: 6 District: 1 Subdivision: PORT TOBACCO RIVIERA MapRef: MB 9 FO 10 Abbreviated Description: Lot:11 Section:6 District:1 Subdivision:PORT TOBACCO RIVIERA Map Ref:MB 9 FO 10

13	.53Mi.	**7935 HARWOOD LN** **PORT TOBACCO, MD 20677-3144**	10/17/2025	$440,000	$234	1876	//2	1984	44,867 SF

APN: 01-014552 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 8 Subdivision: PENN MANOR MapRef: MB 11 PL 31 Abbreviated Description: Lot:8 Subdivision:PENN MANOR Map Ref:MB 11 PL 31

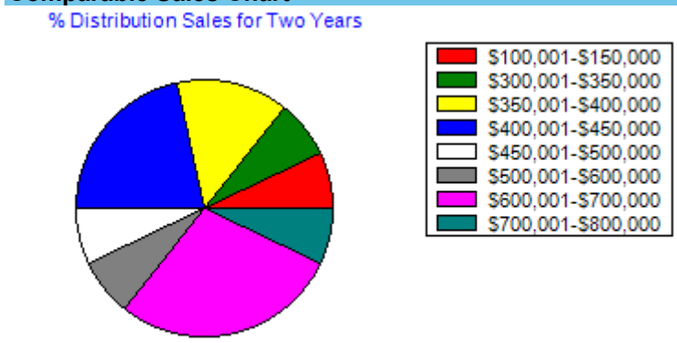
14	.44Mi.	**7737 ANN HARBOR DR** **PORT TOBACCO, MD 20677-3161**	09/05/2025	$410,000	$216	1897	//2	1969	74,923 SF

APN: 01-016121 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 23 Section: 4 Subdivision: PORT TOBACCO RIVIERA MapRef: MB 8 FO 20 Abbreviated Description: Lot:23 Section:4 Subdivision:PORT TOBACCO RIVIERA Map Ref:MB 8 FO 20

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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.	**7290 SIMMS LANDING RD**	**09/24/2025**	$400,200	$400,200	1,796	//2	1977	3 SF	
.04Mi.	**7310 SIMMS LANDING RD**	**11/02/2022**	$511,900	$511,900	2,353	//3	1977	3 SF	V
.05Mi.	**7270 SIMMS LANDING RD**	**02/02/2024**	$639,900	$639,900	2,524	//4	2023	3 SF	
.09Mi.	**7330 SIMMS LANDING RD**	**11/06/2020**	$418,600	$418,600	1,344	//2	1971	3 SF	
.09Mi.	**7250 SIMMS LANDING RD**	**07/12/2021**	$579,800	$579,800	2,520	//2	2022	3 SF	
.11Mi.	**7285 SIMMS LANDING RD**	**03/14/2002**	$405,700	$405,700	1,672	//2	1977	3 SF	
.11Mi.	**7305 SIMMS LANDING RD**	**08/26/2019**	$363,300	$363,300	2,076	//2	1975	3 SF	
.12Mi.	**7656 ZACHARY RD**	**04/07/2025**	$365,700	$365,700	1,791	//2	1976	3 SF	
.12Mi.	**7230 SIMMS LANDING RD**	**05/11/2026**	$480,400	$480,400	2,096	//2	1973	3 SF	Yes
.13Mi.	**7325 SIMMS LANDING RD**	**12/02/2020**	$484,300	$484,300	1,612	//3	1978	3 SF	V
.13Mi.	**7710 WALKING DEER PL**	**07/16/1993**	$433,600	$433,600	2,092	//2	1993	6 SF	
.14Mi.	**7350 SIMMS LANDING RD**	**06/06/2018**	$365,600	$365,600	2,192	//2	1965	4 SF	
.15Mi.	**7345 SIMMS LANDING RD**	**06/23/1989**	$422,200	$422,200	2,992	//2	1976	3 SF	V
.16Mi.	**7725 WALKING DEER PL**	**06/03/2002**	$385,600	$385,600	1,716	//2	2003	5 SF	
.16Mi.	**7210 SIMMS LANDING RD**	**05/10/2011**	$505,000	$505,000	3,472	//2	1977	3 SF	
.18Mi.	**7355 SIMMS LANDING RD**	**12/03/2009**	$425,100	$425,100	1,950	//3	1976	3 SF	V

Rent vs. Own

Households Occupied by Renters:	6%	Households Occupied by Owners:	90%

Demographics & Income

Median Age:	43.1 years old	Households:	863
Median Household Income:	$139,740	Households w/Family:	79%
Household Income Per Capita:	$59,536	Households w/Family Married:	63%
Most Common Education Level:	High School Graduate	Households w/Family Children:	32%

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
4.26Mi.	**Milton M. Somers Middle School** Number of Students: 671 Student-Teacher Ratio: 13.69	B-	Public	6 - 8
7.02Mi.	**Gale-Bailey Elementary School** Number of Students: 344 Student-Teacher Ratio: 12.29	C+	Public	PK - 5
6.99Mi.	**Henry E. Lackey High School** Number of Students: 1,033 Student-Teacher Ratio: 16.4 Advanced Placement: Yes	C-	Public	9 - 12

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	23%	SIGNIFICANTLY LOWER
BURGLARY	60%	NOTABLY LOWER
MOTOR VEHICLE THEFT	19%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	133%	NOTABLY HIGHER
AGGRAVATED ASSAULT	97%	SIMILAR
FORCIBLE RAPE	133%	NOTABLY HIGHER
MURDER	72%	NOTABLY LOWER
OVERALL	85%	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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