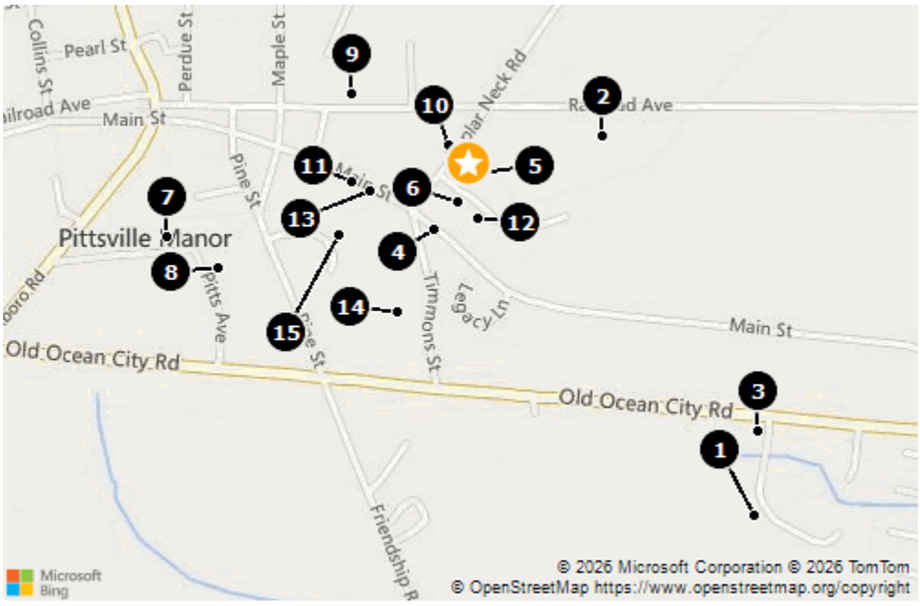
ICE SiteX Report

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SiteX Property Information Report



Subject Property Location

7425 CEMETERY AVE, PITTSVILLE, MD 21850-2307

County:	**WICOMICO MD**	Census Tract:	240450106.043052
Property Use:	Single Family Residential	Zoning:	R4
Parcel Number:	04-022475	Thomas Bros Pg-Grid:	

Valuation

Value:	**$316,000**	FSD:	8	Common Confidence Score:	71
Value Range:	$290,720 - $341,280	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	003
Assd Land Value:		Market Land Value:	$38,900	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$166,200	Total Taxable Value:	$1,870
Total Assessed Value:	$201,433	Total Assessor Market Value:	$205,100	Delinquent Year:	
				Tax Account ID:	022475
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 1 Block: A Section: 1 District: 04 Map Ref: 302 8 1265

Abbreviated Description:	L 1 BL A-19,721SQ FT 7425 CEMETERY AVE SANDYFIELD SEC 1
City/Muni/Twp:	PITTSVILLE

Property Characteristics

Lot Size:	19,721 SF	Bedrooms:		Pool:	
Building Area:	1200 SF	Baths:	2	Fireplace:	
Year Built:	2003	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding
Number of Units:	1	Garage Type:	Attached	Heating:	Heat Pump
Number of Stories:	1	Number of Cars:	1	A/C:	Yes
Style:		Basement:	No	Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	11/10/2016	Sales Price:	$159,000
Document #:	4084-215 BK-PG 4084-215	Type of Sale:	Full Amount on Deed
Contract Date:	11/04/2016		
Document Type:			

Legal Description:

Lot: 1 Block: A Section: 1 Subdivision: FINAL SUBDIVISION OF SANDYFIELD Map Ref: CAB MSB NO13 FO138

Prior Transfer

Recording Date:	11/10/2016	Sales Price:	$159,000
Document #:	162464 BK-PG 4084 -215	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Lot: 1 Block: A Section: 1 District: 04 Map Ref: 302 8 1265
Abbreviated Description: L 1 BL A-19,721SQ FT 7425 CEMETERY AVE SANDYFIELD SEC 1
City/Muni/Twp: PITTSVILLE

Prior Transfer

Recording Date:	10/05/2011	Sales Price:	$155,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

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Prior Transfer

Recording Date:	11/14/2003	Sales Price:	$123,900
Document #:	033461 BK-PG 02156-00105	Type of Sale:	Full Amount on Deed
Document Type:			

Legal Description:
Lot: 1 Block: A District: 04 Map Ref: 302 8 1265
City/Muni/Twp: PITTSVILLE

Prior Transfer

Recording Date:	05/09/2003	Sales Price:	$72,000
Document #:	031212 BK-PG 02062-00684	Type of Sale:	Full Amount on Deed
Document Type:			

Legal Description:
Lot: 1 Block: A District: 04 Map Ref: 302 8 1265
City/Muni/Twp: PITTSVILLE

Area Sales Analysis

Total Area Sales	$4,378,200	Median # of Bedrooms	
Median Lot Size	13,382 SF	Median # of Baths	2
Median Living Area	1,404 SF	Median Year Built	2006
Price Range - 2 Yrs	$160,000 to $359,000	Age Range	1 years to 96 years
Median Value	$325,000	Median Age	20 years

Comparable Sales Data

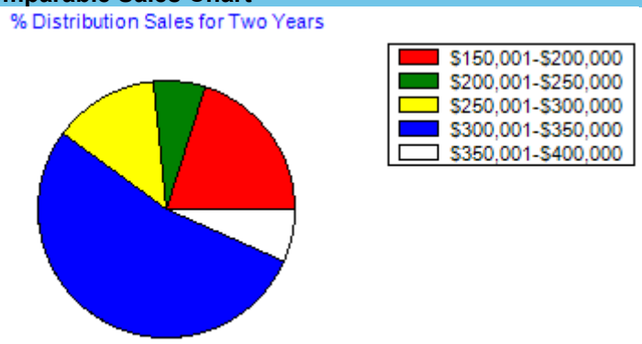
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.58Mi.	**7194 CHATHAM MANOR WAY** **PITTSVILLE, MD 21850-2098**	09/30/2026	$330,000	$235	1404	//2	2015	21,960 SF	
		APN: 04-024958 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7 Subdivision: CHATHAM MANOR SECTION TWO Abbreviated Description: Lot:7 Subdivision:CHATHAM MANOR SECTION TWO City/Muni/Twp:PITTSVILLE City/Muni/Twp: PITTSVILLE								
2	.17Mi.	**34863 RAILROAD AVE** **PITTSVILLE, MD 21850-2218**	08/04/2026	$200,000	$155	1288	//2	1989	54,015 SF	
		APN: 04-017587 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Subdivision: RESUBDIVISION OF LOTS 4 AND 5 CARLTON L Abbreviated Description: Lot:4 Subdivision:RESUBDIVISION OF LOTS 4 AND 5 CARLTON L City/Muni/Twp:PITTSVILLE City/Muni/Twp: PITTSVILLE								
3	.5Mi.	**7250 CHATHAM MANOR WAY** **PITTSVILLE, MD 21850-2096**	07/24/2026	$293,000	$251	1165	//2	2012	16,482 SF	
		APN: 04-022831 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Block: B Subdivision: CHATHAM MANOR SECTION ONE MapRef: MB 14 PG 624 Abbreviated Description: Lot:1 Block:B Subdivision:CHATHAM MANOR SECTION ONE Map Ref:MB 14 PG 624City/Muni/Twp:PITTSVILLE City/Muni/Twp: PITTSVILLE								
4	.1Mi.	**34755 MAIN ST** **PITTSVILLE, MD 21850-2205**	07/22/2026	$335,000	$213	1568	//	2025	12,646 SF	
		APN: 04-025598 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1-4 Subdivision: RESUBDIVISION OF LOTS FOR GRAY PROPERTIES LLC MapRef: MB 14 PG 362 Abbreviated Description: Lot:1-4 Subdivision:RESUBDIVISION OF LOTS FOR GRAY PROPERTIES LLC Map Ref:MB 14 PG 362								
5	.02Mi.	**34764 SANDYFIELD DR** **PITTSVILLE, MD 21850-2309**	06/26/2026	$305,000	$248	1226	//2	2003	13,382 SF	
		APN: 04-022483 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Block: A Subdivision: FINAL SUBDIVISION OF SANDYFIELD SECTION ONE MapRef: MB 13 PG 138 Abbreviated Description: Lot:2 Block:A Subdivision:FINAL SUBDIVISION OF SANDYFIELD SECTION ONE Map Ref:MB 13 PG 138City/Muni/Twp:PITTSVILLE City/Muni/Twp: PITTSVILLE								
6	.05Mi.	**34775 SANDYFIELD DR** **PITTSVILLE, MD 21850-2310**	06/22/2026	$325,000	$244	1330	//2	2016	11,403 SF	
		APN: 04-023900 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 28 Block: B Section: 2 Subdivision: SANDYFIELD MapRef: MB 14 PG 632 Abbreviated Description: Lot:28 Block:B Section:2 Subdivision:SANDYFIELD Map Ref:MB 14 PG 632								
7	.39Mi.	**34572 PITTS AVE** **PITTSVILLE, MD 21850-2037**	06/11/2026	$160,000	$135	1180	//1	1965	27,000 SF	
		APN: 04-006704 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 24-26 Subdivision: PITTSVILLE MANOR Abbreviated Description: Lot:24-26 Subdivision:PITTSVILLE MANOR City/Muni/Twp:PITTSVILLE City/Muni/Twp: PITTSVILLE								
8	.34Mi.	**34598 PITTS AVE** **PITTSVILLE, MD 21850-2037**	05/26/2026	$189,900	$138	1368	//2	1952	24,784 SF	
		APN: 04-006356 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 17&18 Subdivision: PITTSVILLE MANOR MapRef: LB 1302 FO 743 Abbreviated Description: Lot:17&18 Subdivision:PITTSVILLE MANOR Map Ref:LB 1302 FO 743City/Muni/Twp:PITTSVILLE City/Muni/Twp: PITTSVILLE								
9	.17Mi.	**34698 RAILROAD AVE** **PITTSVILLE, MD 21850-2216**	04/06/2026	$325,000	$169	1920	//2	2005	10,323 SF	V
		APN: 04-021215 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Subdivision: PROPERTY SURVEY FOR FRED SEIFERT MapRef: LB 1087 FO 557 Abbreviated Description: Lot:1 Subdivision:PROPERTY SURVEY FOR FRED SEIFERT Map Ref:LB 1087 FO 557City/Muni/Twp:PITTSBURG City/Muni/Twp: PITTSBURG								
10	.04Mi.	**7434 CEMETERY AVE** **PITTSVILLE, MD 21850-2307**	03/10/2026	$297,500	$309	960	//2	2018	13,760 SF	
		APN: 04-002199 Document #: Document Type: Price Code: D								

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	Land Use: Single Family Residential Legal: Lot: AA Subdivision: RESUBDIVISION PLAT FOR LIGHTHOUSE HOMES INC MapRef: MB 14 PG 994 Abbreviated Description: Lot:AA Subdivision:RESUBDIVISION PLAT FOR LIGHTHOUSE HOMES INC Map Ref:MB 14 PG 994City/Muni/Twp:PITTSVILLE City/Muni/Twp: PITTSVILLE								
11	.14Mi.	**34697 MAIN ST** **PITTSVILLE, MD 21850-2204**	10/28/2025	$344,900	$213	1614	//2	2025	10,956 SF
	APN: 04-012275 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:PITTSVILLE City/Muni/Twp: PITTSVILLE								
12	.07Mi.	**34787 SANDYFIELD DR** **PITTSVILLE, MD 21850-2310**	10/16/2025	$328,000	$207	1584	//2	2006	10,790 SF
	APN: 04-023927 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 26 Block: B Subdivision: SANDYFIELD SECTION TWO MapRef: CAB 14 FO 632 Abbreviated Description: Lot:26 Block:B Subdivision:SANDYFIELD SECTION TWO Map Ref:CAB 14 FO 632City/Muni/Twp:PITTSVILLE City/Muni/Twp: PITTSVILLE								
13	.14Mi.	**34711 MAIN ST** **PITTSVILLE, MD 21850-2205**	09/23/2025	$349,900	$233	1501	//2	2025	12,492 SF
	APN: 04-131057 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7 Subdivision: SUBDIVISION PLAT FOR KEVIN W BAILEY MapRef: MB 5498 PG 487 Abbreviated Description: Lot:7 Subdivision:SUBDIVISION PLAT FOR KEVIN W BAILEY Map Ref:MB 5498 PG 487City/Muni/Twp:PITTSVILLE City/Muni/Twp: PITTSVILLE								
14	.21Mi.	**7324 TIMMONS ST** **PITTSVILLE, MD 21850-2014**	09/19/2025	$236,000	$134	1753	//1	1930	119,790 SF
	APN: 04-003039 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:PITTSVILLE City/Muni/Twp: PITTSVILLE								
15	.19Mi.	**34678 HEARTLAND DR** **PITTSVILLE, MD 21850-2280**	07/16/2025	$359,000	$223	1606	//2	2006	13,355 SF
	APN: 04-024265 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 5 Subdivision: HEARTLAND ESTATES MapRef: LB 2616 FO 540 Abbreviated Description: Lot:5 Subdivision:HEARTLAND ESTATES Map Ref:LB 2616 FO 540								

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.	**7425 CEMETERY AVE**	**11/10/2016**	$205,100	$201,433	1,200	//2	2003	19,721 SF	
.02Mi.	**34764 SANDYFIELD DR**	**02/27/2019**	$211,900	$208,100	1,226	//2	2003	13,382 SF	
.02Mi.	**7437 CEMETERY AVE**	**10/07/2021**	$249,100	$244,167	1,352	//2	2019	21,022 SF	
.02Mi.	**34772 SANDYFIELD DR**	**12/29/2006**	$257,800	$252,933	1,792	//2	2006	12,253 SF	
.04Mi.	**7434 CEMETERY AVE**	**03/10/2026**	$204,900	$200,967	960	//2	2018	13,760 SF	
.04Mi.	**34782 SANDYFIELD DR**	**09/17/2020**	$303,300	$297,433	2,132	//2	2006	10,316 SF	
.05Mi.	**7443 CEMETERY AVE**	**04/24/2019**	$341,800	$305,533	1,987	//2	2007	25,209 SF	
.05Mi.	**7409 CEMETERY AVE**	**05/08/2017**	$253,200	$248,467	1,566	//2	2004	12,686 SF	
.05Mi.	**34775 SANDYFIELD DR**	**05/18/2023**	$229,900	$227,633	1,330	//2	2016	11,403 SF	
.05Mi.	**34788 SANDYFIELD DR**	**02/26/2007**	$251,900	$247,233	1,589	//2	2006	10,000 SF	
.06Mi.	**7454 CEMETERY AVE**	**08/03/2012**	$249,700	$241,833	1,217	//2	2025	15,969 SF	
.06Mi.	**7440 CEMETERY AVE**	**01/22/2026**	$247,600	$211,067	1,232	//2	1991	23,648 SF	
.06Mi.	**34779 SANDYFIELD DR**	**04/03/2024**	$258,800	$256,200	1,585	//2	2016	10,856 SF	
.07Mi.	**7416 CEMETERY AVE**	**06/28/2002**	$255,400	$248,400	1,208	//2	2001	16,770 SF	
.07Mi.	**34791 RAILROAD AVE**	**08/29/2017**	$115,200	$112,733	1,320	//1	1920	29,831 SF	
.07Mi.	**34794 SANDYFIELD DR**	**07/21/2021**	$239,600	$237,133	1,400	//2	2016	10,000 SF	

Rent vs. Own

Households Occupied by Renters:	11%	Households Occupied by Owners:	81%

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Demographics & Income

Median Age:	43.0 years old	Households:	979
Median Household Income:	$77,321	Households w/Family:	70%
Household Income Per Capita:	$41,304	Households w/Family Married:	53%
Most Common Education Level:	High School Graduate	Households w/Family Children:	33%

School District

School District Zone:	Wicomico County Public Schools	Students:	15,582
Number of Schools:	25	Rating:	D

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.74Mi.	**Pittsville Elementary & Middle School** Number of Students: 325 Student-Teacher Ratio: 9.56	B-	Public	4 - 8
9.57Mi.	**Parkside High School** Number of Students: 1,272 Student-Teacher Ratio: 11.78 Advanced Placement: Yes	C	Public	9 - 12
2.68Mi.	**Willard Elementary School** Number of Students: 311 Student-Teacher Ratio: 16.37	B	Public	PK - 3

Flood Report

The Subject Property of **7425 CEMETERY AVE, PITTSVILLE, MD 21850-2307** is in **Zone ANI** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS LOCATED WITHIN A COMMUNITY OR COUNTY THAT IS NOT MAPPED ON ANY PUBLISHED FIRM.
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	37%	SIGNIFICANTLY LOWER
BURGLARY	125%	HIGHER
MOTOR VEHICLE THEFT	64%	NOTABLY LOWER
FORCIBLE ROBBERY	131%	NOTABLY HIGHER
AGGRAVATED ASSAULT	106%	SIMILAR
FORCIBLE RAPE	128%	HIGHER
MURDER	113%	HIGHER
OVERALL	112%	HIGHER

Disaster Alerts

1/23/2026 - Severe Winter Storm

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