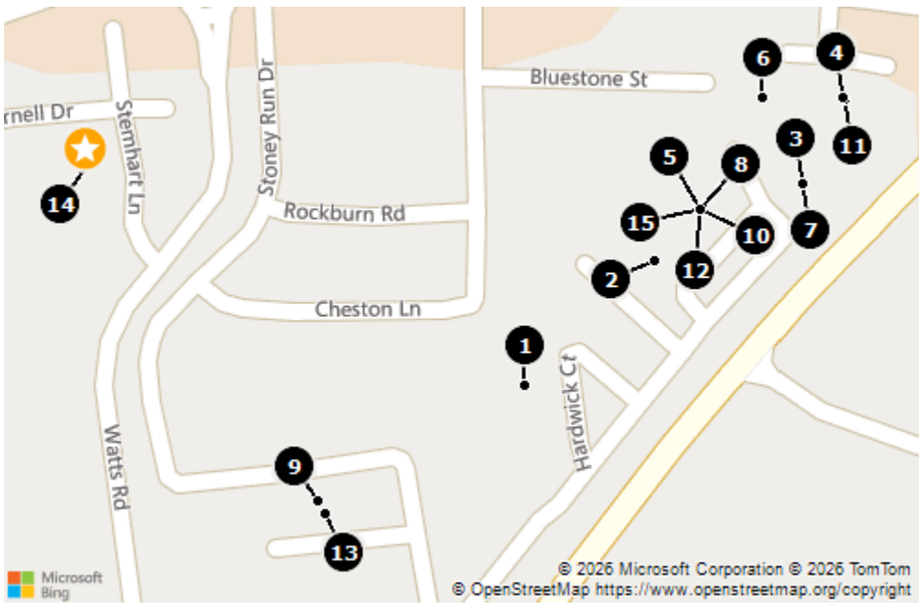
# ICE SiteX Report

**OrderID: 98722485**

## SiteX Property Information Report




## Subject Property Location

### 7626 STEMHART LN, HANOVER, MD 21076-2333

| | | | |
|---|---|---|---|
| County: | **ANNE ARUNDEL MD** | Census Tract: | 240037401.081008 |
| Property Use: | Condominium Unit (Residential) | Zoning: | |
| Parcel Number: | 04-927-90251887 | Thomas Bros Pg-Grid: | |

## Valuation

| | | | | | |
|---|---|---|---|---|---|
| Value: | **$434,000** | FSD: | 8 | Common Confidence Score: | 75 |
| Value Range: | $399,280 - $468,720 | ICE Confidence Score: | 92 | | |

## County Tax & Assessment

| | | | | | |
|---|---|---|---|---|---|
| Assessment Year: | 2026 | Market Value Year: | 2026 | Tax Rate Code Area: | |
| Assd Land Value: | | Market Land Value: | $197,100 | Tax Year: | 2026 |
| Assd Improvement: | | Market Improvment Value: | $197,200 | Total Taxable Value: | $508 |
| Total Assessed Value: | $344,233 | Total Assessor Market Value: | $394,300 | Delinquent Year: | |
| | | | | Tax Account ID: | 92790251887 |
| | | | | Homeowner's Exemption: | |
| | | | | Tax Exemptions: | D |

## Assessment Legal Description

District: 04 Map Ref: 14 2 503
Abbreviated Description: UNIT 25 7626 STEMHART LN WATTS VILLAGE

## Property Characteristics

| | | | | | |
|---|---|---|---|---|---|
| Lot Size: | | Bedrooms: | | Pool: | |
| Building Area: | | Baths: | | Fireplace: | |
| Year Built: | 2020 | Partial Baths: | | Type Const: | |
| Number of Buildings: | | Number of Rooms: | | Ext Walls: | |
| Number of Units: | 1 | Garage Type: | | Heating: | |
| Number of Stories: | | Number of Cars: | | A/C: | |
| Style: | | Basement: | | Roof Cover: | |
| | | Foundation: | | Elevator: | |

## Subject Property Deed/Transfer History

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 06/14/2023 | Sales Price: | N/A |
| Document #: | BK-PG 39349-220 | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |
| **Legal Description:** | | | |

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 12/27/2022 | Sales Price: | N/A |
| Document #: | BK-PG 35935-403 | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |
| **Legal Description:** | | | |

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 12/20/2022 | Sales Price: | $394,000 |
| Document #: | BK-PG 39349 -214 | Type of Sale: | Per Assessor Transaction History |
| Document Type: | | | |
| **Legal Description:** | | | |

District: 04 Map Ref: 14 2 503
Abbreviated Description: UNIT 25 7626 STEMHART LN WATTS VILLAGE

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 12/20/2022 | Sales Price: | $394,000 |
| Document #: | BK-PG 39349-214 | Type of Sale: | Full Amount on Deed |
| Contract Date: | 12/12/2022 | | |

# ICE SiteX Report

**OrderID: 98722485**

Document Type:
**Legal Description:**
Subdivision: THE VILLAGE AT ARUNDEL MILLS CONDOMINIUM Phase No: 2 Legal Unit: 25 Map Ref: MB 135 PG 3&4
Abbreviated Description: BUILDING 2

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 01/13/2021 | Sales Price: | $341,185 |
| Document #: | | Type of Sale: | Per Assessor Transaction History |
| Document Type: | | | |

**Legal Description:**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 01/13/2021 | Sales Price: | $341,185 |
| Document #: | BK-PG 35935-396 | Type of Sale: | Full Amount on Deed |
| Contract Date: | 09/30/2020 | | |
| Document Type: | | | |

**Legal Description:**
Subdivision: THE VILLAGE AT ARUNDEL MILLS CONDOMINIUM Phase No: 2 Legal Unit: 25 Map Ref: MB 135 PG 3&4
Abbreviated Description: BUILDING 2

## Area Sales Analysis

| | | | |
|---|---|---|---|
| Total Area Sales | $5,653,600 | Median # of Bedrooms | |
| Median Lot Size | SF | Median # of Baths | |
| Median Living Area | 1,407 SF | Median Year Built | 2011 |
| Price Range - 2 Yrs | $320,000 to $499,900 | Age Range | 6 years to 16 years |
| Median Value | $345,000 | Median Age | 15 years |

## Comparable Sales Data

| No. | Proxim. | Address | Date | Price | $/SF | Bld/Area | RM/BR/Bth | YB | Lot Area | Pool |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | .16Mi. | **1600 HARDWICK CT HANOVER, MD 21076-1971** | 09/03/2026 | $339,900 | $241 | 1407 | //1 | 2010 | 1,407 SF | |
| | | APN: 04-763-90232013 Document #:<br>Document Type: Price Code: D<br>Land Use: Condominium Unit (Residential)<br>Legal: Subdivision: STONEY RUN GARDEN CONDOMINIUMS Phase No: 4 MapRef: MB 123PG30-32PLE6330 Abbreviated Description: Subdivision:STONEY RUN GARDEN CONDOMINIUMS Phase No:4 Map Ref:MB 123PG30-32PLE6330Abbreviated Description:UNIT 1600-301 | | | | | | | | |
| 2 | .18Mi. | **1620 HARDWICK CT HANOVER, MD 21076-1979** | 08/11/2026 | $345,000 | $245 | 1407 | // | 2011 | 1,407 SF | |
| | | APN: 04-763-90232114 Document #:<br>Document Type: Price Code: D<br>Land Use: Condominium Unit (Residential)<br>Legal: Subdivision: STONEY RUN GARDEN CONDOMINIUMS II Phase No: I MapRef: MB 124PG22-24PLE6372 Abbreviated Description: Subdivision:STONEY RUN GARDEN CONDOMINIUMS II Map Ref:MB 124PG22-24PLE6372Abbreviated Description:UNIT 1620-303 | | | | | | | | |
| 3 | .23Mi. | **1624 HARDWICK CT HANOVER, MD 21076-2031** | 07/31/2026 | $345,000 | $245 | 1407 | // | 2011 | 1,407 SF | |
| | | APN: 04-763-90234821 Document #:<br>Document Type: Price Code: D<br>Land Use: Condominium Unit (Residential)<br>Legal: Subdivision: STONEY RUN GARDEN CONDOMINIUMS II Phase No: 3 MapRef: MB 126 PG 1 PL E6449 Abbreviated Description: Subdivision:STONEY RUN GARDEN CONDOMINIUMS II Phase No:3 Map Ref:MB 126 PG 1 PL E6449Abbreviated Description:UNIT 1624-104 | | | | | | | | |
| 4 | .24Mi. | **1717 FIELDSTONE CT HANOVER, MD 21076-2170** | 07/29/2026 | $415,000 | $155 | 2677 | // | 2017 | SF | |
| | | APN: 04-763-90241697 Document #:<br>Document Type: Price Code: D<br>Land Use: Condominium Unit (Residential)<br>Legal: Subdivision: STONEY RUN CONDOMINIUM Phase No: 2 Legal Unit: 8 MapRef: MB 133 PG 6-8PLE6806 Abbreviated Description: Subdivision:STONEY RUN CONDOMINIUM Phase No:2 Legal Unit:8 Map Ref:MB 133 PG 6-8PLE6806 | | | | | | | | |
| 5 | .19Mi. | **1622 HARDWICK CT HANOVER, MD 21076-1985** | 05/28/2026 | $342,000 | $243 | 1407 | // | 2011 | SF | |
| | | APN: 04-763-90233982 Document #:<br>Document Type: Price Code: D<br>Land Use: Condominium Unit (Residential)<br>Legal: Subdivision: STONEY RUN GARDEN CONDOMINIUMS II Phase No: 2 MapRef: MB 125PG14-16PLE6414 Abbreviated Description: Subdivision:STONEY RUN GARDEN CONDOMINIUMS II Map Ref:MB 125PG14-16PLE6414Abbreviated Description:UNIT 1622-202 | | | | | | | | |
| 6 | .25Mi. | **1704 FIELDSTONE CT HANOVER, MD 21076-2169** | 04/07/2026 | $432,000 | | | // | 2016 | 2,438 SF | |
| | | APN: 04-763-90241715 Document #:<br>Document Type: Price Code: D<br>Land Use: Condominium Unit (Residential)<br>Legal: Subdivision: STONEY RUN CONDOMINIUM Phase No: 1 Legal Unit: 26 MapRef: MB 131 PG 32 PLE6732 Abbreviated Description: Subdivision:STONEY RUN CONDOMINIUM Phase No:1 Legal Unit:26 Map Ref:MB 131 PG 32 PLE6732 | | | | | | | | |
| 7 | .23Mi. | **1624 HARDWICK CT HANOVER, MD 21076-2035** | 02/18/2026 | $345,000 | $245 | 1407 | // | 2011 | 1,407 SF | |
| | | APN: 04-763-90234831 Document #:<br>Document Type: Price Code: D<br>Land Use: Condominium Unit (Residential)<br>Legal: Subdivision: STONEY RUN GARDEN CONDOMINIUMS II Phase No: 3 MapRef: MB 126 PG 1 PL E6449 Abbreviated Description: Subdivision:STONEY RUN GARDEN CONDOMINIUMS II Phase No:3 Map Ref:MB 126 PG 1 PL E6449Abbreviated Description:UNIT 1624-402 | | | | | | | | |
| 8 | .19Mi. | **1622 HARDWICK CT HANOVER, MD 21076-1987** | 01/07/2026 | $325,000 | $230 | 1407 | // | 2011 | SF | |
| | | APN: 04-763-90233991 Document #:<br>Document Type: Price Code: D<br>Land Use: Condominium Unit (Residential)<br>Legal: Subdivision: STONE RUN GARDEN CONDOMINIUM II Phase No: 2 MapRef: MB 125PG14-16PLE6414 Abbreviated Description: Subdivision:STONE RUN GARDEN CONDOMINIUM II Map Ref:MB 125PG14-16PLE6414Abbreviated Description:UNIT 1622-403 | | | | | | | | |
| 9 | .14Mi. | **7560 A STONEY RUN DR HANOVER, MD 21076-1437** | 12/03/2025 | $390,000 | $229 | 1703 | //2 | 2010 | 1,923 SF | |
| | | APN: 04-763-90231719 Document #:<br>Document Type: Price Code: D | | | | | | | | |

# ICE SiteX Report

**OrderID: 98722485**

Land Use: Condominium Unit (Residential)
Legal: Subdivision: STONEY RUN VILLAGE CONDOMINIUMS Phase No: 4 Legal Unit: 7560A MapRef: MB 123 PG9-12PLE6309 Abbreviated
Description: Subdivision:STONEY RUN VILLAGE CONDOMINIUMS Phase No:4 Legal Unit:7560A Map Ref:MB 123 PG9-12PLE6309

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 10 | .19Mi. | **1622 HARDWICK CT**<br>**HANOVER, MD 21076-1984** | 11/19/2025 | $350,000 | $248 | 1407 | // | 2011 | SF |

APN: 04-763-90233979 Document #:
Document Type: Price Code: D
Land Use: Condominium Unit (Residential)
Legal: Subdivision: STONEY RUN GARDEN CONDOMINIUMS II Phase No: 2 MapRef: MB 125PG14-16PLE6414 Abbreviated
Description: Subdivision:STONEY RUN GARDEN CONDOMINIUMS II Map Ref:MB 125PG14-16PLE6414Abbreviated Description:UNIT 1622-103

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 11 | .24Mi. | **1719 FIELDSTONE CT**<br>**HANOVER, MD 21076-2170** | 11/12/2025 | $449,900 | | | // | 2017 | SF |

APN: 04-763-90241698 Document #:
Document Type: Price Code: D
Land Use: Condominium Unit (Residential)
Legal: Subdivision: STONEY RUN CONDOMINIUM Phase No: 2 Legal Unit: 9 MapRef: MB 133 PG 6-8PLE6806 Abbreviated
Description: Subdivision:STONEY RUN CONDOMINIUM Phase No:2 Legal Unit:9 Map Ref:MB 133 PG 6-8PLE6806

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 12 | .19Mi. | **1622 HARDWICK CT**<br>**HANOVER, MD 21076-1985** | 11/04/2025 | $320,000 | $227 | 1407 | // | 2011 | SF |

APN: 04-763-90233981 Document #:
Document Type: Price Code: D
Land Use: Condominium Unit (Residential)
Legal: Subdivision: STONEY RUN GARDEN CONDOMINIUMS II Phase No: 2 MapRef: MB 125PG14-16PLE6414 Abbreviated
Description: Subdivision:STONEY RUN GARDEN CONDOMINIUMS II Map Ref:MB 125PG14-16PLE6414Abbreviated Description:UNIT 1622-201

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 13 | .14Mi. | **7558 B STONEY RUN DR**<br>**HANOVER, MD 21076-1437** | 10/30/2025 | $409,900 | $151 | 2704 | //2 | 2010 | 2,924 SF |

APN: 04-763-90231718 Document #:
Document Type: Price Code: D
Land Use: Condominium Unit (Residential)
Legal: Subdivision: STONEY RUN VILLAGE CONDOMINIUM Phase No: 4 Legal Unit: 7558B MapRef: MB 123 PG9-12PLE6309 Abbreviated
Description: Subdivision:STONEY RUN VILLAGE CONDOMINIUM Phase No:4 Legal Unit:7558B Map Ref:MB 123 PG9-12PLE6309

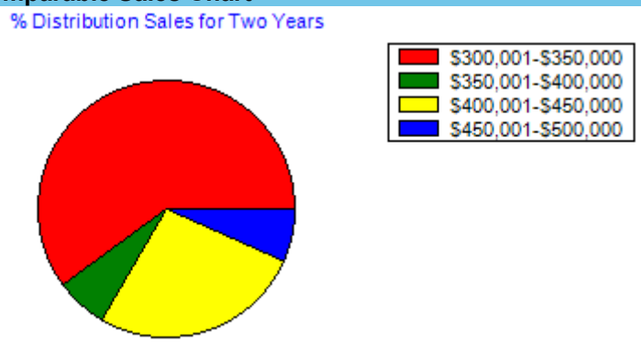
| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 14 | 0Mi. | **7622 STEMHART LN**<br>**HANOVER, MD 21076-2333** | 08/06/2025 | $499,900 | | | // | 2020 | SF |

APN: 04-927-90251884 Document #:
Document Type: Price Code: D
Land Use: Condominium Unit (Residential)
Legal: Subdivision: THE VILLAGE AT ARUNDEL MILLS CONDOMINIUM Phase No: 2 Legal Unit: 22 MapRef: MB 135 PG 3&4 Abbreviated
Description: Subdivision:THE VILLAGE AT ARUNDEL MILLS CONDOMINIUM Legal Unit:22 Map Ref:MB 135 PG 3&4Abbreviated Description:BUILDING 2

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 15 | .19Mi. | **1622 HARDWICK CT**<br>**HANOVER, MD 21076-1985** | 07/18/2025 | $345,000 | $245 | 1407 | // | 2011 | SF |

APN: 04-763-90233983 Document #:
Document Type: Price Code: D
Land Use: Condominium Unit (Residential)
Legal: Subdivision: STONEY RUN GARDEN CONDOMINIUMS II Phase No: 2 MapRef: MB 125PG14-16PLE6414 Abbreviated
Description: Subdivision:STONEY RUN GARDEN CONDOMINIUMS II Map Ref:MB 125PG14-16PLE6414Abbreviated Description:UNIT 1622-203

## 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.

# ICE SiteX Report

**OrderID: 98722485**

## 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. | **7626 STEMHART LN** | **12/20/2022** | $394,300 | $344,233 | | | 2020 | | |
| 0Mi. | **7628 STEMHART LN** | **02/16/2021** | $487,500 | $478,233 | | | 2020 | | |
| 0Mi. | **7624 STEMHART LN** | **10/28/2022** | $393,500 | $343,500 | | | 2020 | | |
| 0Mi. | **7622 STEMHART LN** | **08/06/2025** | $488,600 | $479,267 | | | 2020 | | |
| 0Mi. | **7632 STEMHART LN** | **12/21/2020** | $394,300 | $344,233 | | | 2020 | | |
| 0Mi. | **7630 STEMHART LN** | **12/21/2020** | $488,200 | $478,933 | | | 2020 | | |
| .01Mi. | **7620 STEMHART LN** | **12/21/2020** | $488,200 | $478,933 | | | 2020 | | |
| .01Mi. | **7618 STEMHART LN** | **05/16/2022** | $393,100 | $343,167 | | | 2020 | | |
| .01Mi. | **STEMHART LN** | | | | | | | 1,878 SF | |
| .01Mi. | **STEMHART LN** | | | | | | | 2,786 SF | |
| .01Mi. | **STEMHART LN** | | | | | | | 1,874 SF | |
| .01Mi. | **STEMHART LN** | | | | | | | 2,792 SF | |
| .01Mi. | **STEMHART LN** | | | | | | | 1,872 SF | |
| .01Mi. | **STEMHART LN** | | | | | | | 2,790 SF | |
| .01Mi. | **STEMHART LN** | | | | | | | 1,870 SF | |
| .01Mi. | **STEMHART LN** | | | | | | | 2,790 SF | |

## Rent vs. Own

| | | | |
|---|---|---|---|
| Households Occupied by Renters: | 34% | Households Occupied by Owners: | 61% |

## Demographics & Income

| | | | |
|---|---|---|---|
| Median Age: | 35.8 years old | Households: | 8,188 |
| Median Household Income: | $128,978 | Households w/Family: | 66% |
| Household Income Per Capita: | $61,581 | Households w/Family Married: | 52% |
| Most Common Education Level: | Bachelor's Degree | Households w/Family Children: | 30% |

## School District

| | | | |
|---|---|---|---|
| School District Zone: | Anne Arundel County Public Schools | Students: | 85,029 |
| Number of Schools: | 128 | Rating: | B |

## Assigned Schools

| Proxim. | Name | Rating | Type | Grade |
|---|---|---|---|---|
| 5.63Mi. | **North County High School** | C | Public | 9 - 12 |
| Number of Students: 2,161<br>Student-Teacher Ratio: 15.16<br>Advanced Placement: Yes | | | | |
| 4.67Mi. | **Lindale Middle School** | C | Public | 6 - 8 |
| Number of Students: 884<br>Student-Teacher Ratio: 12.81 | | | | |
| 5.34Mi. | **Linthicum Elementary School** | B | Public | PK - 5 |
| Number of Students: 509<br>Student-Teacher Ratio: 14.46 | | | | |

## Flood Report

The Subject Property of **7626 STEMHART LN, HANOVER, MD 21076-2333** 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** | 103% | SIMILAR |
| **BURGLARY** | 106% | SIMILAR |
| **MOTOR VEHICLE THEFT** | 99% | SIMILAR |
| **FORCIBLE ROBBERY** | 102% | SIMILAR |
| **AGGRAVATED ASSAULT** | 77% | NOTABLY LOWER |
| **FORCIBLE RAPE** | 95% | SIMILAR |
| **MURDER** | 96% | SIMILAR |
| **OVERALL** | 92% | SIMILAR |

## 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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# ICE SiteX Report

**OrderID: 98722485**

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