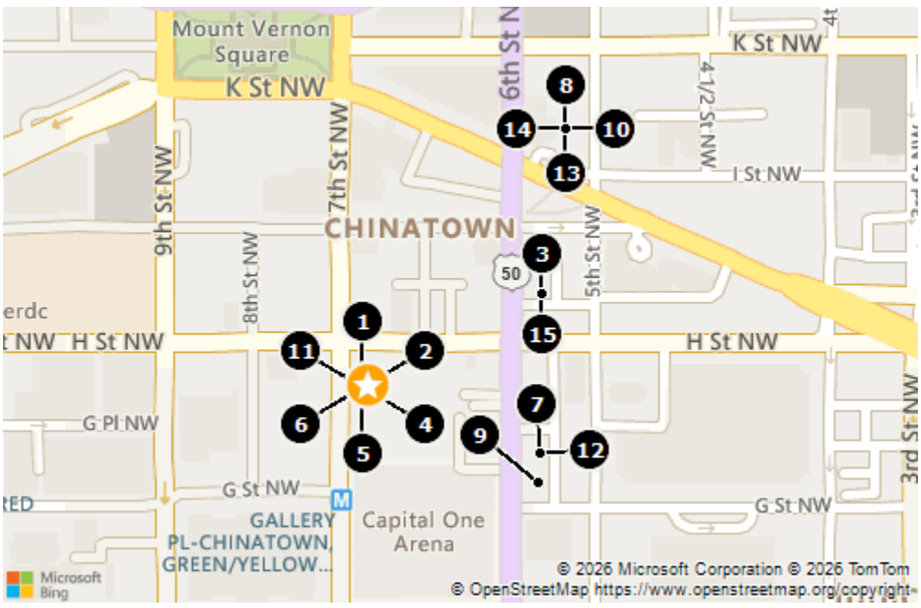
ICE SiteX Report

OrderID: 96974023

SiteX Property Information Report



Subject Property Location

777 7TH ST NW, WASHINGTON, DC 20001-5709

County:	**DISTRICT OF COLUMBIA DC**	Census Tract:	110010058.012005
Property Use:	Condominium Unit (Residential)	Zoning:	
Parcel Number:	0455 2100	Thomas Bros Pg-Grid:	1006-3D

Valuation

Value:	**$269,000**	FSD:	12	Common Confidence Score:	60
Value Range:	$236,720 - $301,280	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	CENTRAL
Assd Land Value:	$113,000	Market Land Value:	$113,000	Tax Year:	2025
Assd Improvement:	$263,680	Market Improvment Value:	$263,680	Total Taxable Value:	$3,069
Total Assessed Value:	$376,680	Total Assessor Market Value:	$376,680	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 2100 Block: 0455 Subdivision: CENTRAL
Abbreviated Description: SQUARE 0455 LOT 2100 NBHD: CENTRAL
City/Muni/Twp: WARD 002

Property Characteristics

Lot Size:		Bedrooms:	1	Pool:	
Building Area:	662 SF	Baths:	1	Fireplace:	
Year Built:	2005	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	3	Ext Walls:	
Number of Units:		Garage Type:	None	Heating:	
Number of Stories:		Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	06/15/2006	Loan Amount:	N/A
Document #:	BK-PG 2006-79466	Loan Type:	Unknown
TD Due Date:	10/03/2020	Type Finance:	FIX

Legal Description:
Lot: 2100 Block: 0455

Prior Transfer

Recording Date:	04/27/2005	Sales Price:	$304,856
Document #:	57567 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 2100 Block: 0455 Subdivision: CENTRAL
Abbreviated Description: SQUARE 0455 LOT 2100 NBHD: CENTRAL
City/Muni/Twp: WARD 002

Prior Transfer

Recording Date:	04/27/2005	Sales Price:	$304,856
Document #:	200557567 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	04/26/2005		
Document Type:			

Legal Description:
Lot: 2100 Block: 0455
Abbreviated Description: BLOCK:0455 LOT:2100

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Area Sales Analysis

Total Area Sales	$5,567,276	Median # of Bedrooms	1
Median Lot Size	SF	Median # of Baths	1
Median Living Area	754 SF	Median Year Built	2005
Price Range - 2 Yrs	$179,666 to $699,000	Age Range	21 years to 23 years
Median Value	$340,000	Median Age	21 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	0Mi.	**777 7TH ST NW** **WASHINGTON, DC 20001-5704**	02/04/2026	$399,000	$401	994	5/2/2	2005	SF	
		APN: 0455 2043 Document #: 2026011379 Document Type: Price Code: D Land Use: Condominium Unit (Residential) Legal: Lot: 2043 Block: 455 Subdivision: THE RESIDENCES AT GALLERY PLACE CONDOMINIUM Legal Unit: 526 MapRef: MB 195 PG 11 Abbreviated Description: Lot:2043 Block:455 Subdivision:THE RESIDENCES AT GALLERY PLACE CONDOMINIUM Legal Unit:526 Map Ref:MB 195 PG 11								
2	0Mi.	**777 7TH ST NW** **WASHINGTON, DC 20001-5709**	12/12/2025	$271,000	$362	748	3/1/1	2005	SF	
		APN: 0455 2096 Document #: 2025120680 Document Type: Price Code: D Land Use: Condominium Unit (Residential) Legal: Lot: 2096 Block: 455 Subdivision: THE RESIDENCES AT GALLERY PLACE CONDOMINIUM Legal Unit: 804 MapRef: MB 195 PG 111 Abbreviated Description: Lot:2096 Block:455 Subdivision:THE RESIDENCES AT GALLERY PLACE CONDOMINIUM Legal Unit:804 Map Ref:MB 195 PG 111								
3	.12Mi.	**809 6TH ST NW** **WASHINGTON, DC 20001-5902**	12/05/2025	$360,000	$603	597	3/1/1	2005	190 SF	
		APN: 0485 2028 Document #: 2025118592 Document Type: Price Code: D Land Use: Condominium Unit (Residential) Legal: Lot: 2028 Block: 485 Subdivision: THE CHINATOWN EAST CONDOMINIUM Legal Unit: 63 MapRef: LB 180 FO 113 Abbreviated Description: Lot:2028 Block:485 Subdivision:THE CHINATOWN EAST CONDOMINIUM Legal Unit:63 Map Ref:LB 180 FO 113City/Muni/Twp:WASHINGTON City/Muni/Twp: WASHINGTON								
4	0Mi.	**777 7TH ST NW** **WASHINGTON, DC 20001-5713**	12/01/2025	$340,000	$264	1285	5/2/2	2005	SF	
		APN: 0455 2127 Document #: 2025116346 Document Type: Price Code: D Land Use: Condominium Unit (Residential) Legal: Lot: 2127 Block: 455 Subdivision: GALLERY PLACE CONDOMINIUM Legal Unit: 913 MapRef: MB 195 PG 111 Abbreviated Description: Lot:2127 Block:455 Subdivision:GALLERY PLACE CONDOMINIUM Legal Unit:913 Map Ref:MB 195 PG 111								
5	0Mi.	**777 7TH ST NW** **WASHINGTON, DC 20001-5702**	09/29/2025	$270,000	$381	708	3/1/1	2005	SF	
		APN: 0455 2022 Document #: 2025095755 Document Type: Price Code: D Land Use: Condominium Unit (Residential) Legal: Lot: 2022 Block: 455 Subdivision: THE RESIDENCES AT GALLERY PLACE CONDOMINIUM Legal Unit: 420 MapRef: MB 195 PG 111 Abbreviated Description: Lot:2022 Block:455 Subdivision:THE RESIDENCES AT GALLERY PLACE CONDOMINIUM Legal Unit:420 Map Ref:MB 195 PG 111								
6	0Mi.	**777 7TH ST NW** **WASHINGTON, DC 20001-5709**	09/03/2025	$280,000	$371	754	3/1/1	2005	SF	
		APN: 0455 2109 Document #: 2025087450 Document Type: Price Code: D Land Use: Condominium Unit (Residential) Legal: Lot: 2109 Block: 455 Subdivision: THE RESIDENCES AT GALLERY PLACE CONDOMINIUM Legal Unit: 821 MapRef: MB 195 PG 111 Abbreviated Description: Lot:2109 Block:455 Subdivision:THE RESIDENCES AT GALLERY PLACE CONDOMINIUM Legal Unit:821 Map Ref:MB 195 PG 111								
7	.12Mi.	**715 6TH ST NW** **WASHINGTON, DC 20001-5912**	06/30/2025	$179,666	$167	1075	4/2/2	2005	139 SF	
		APN: 0486 2036 Document #: 2025064340 Document Type: Price Code: D Land Use: Condominium Unit (Residential) Legal: Lot: 2036 Block: 486 Subdivision: THE COSMOPOLITAN CONDOMINIUM Legal Unit: 703 MapRef: MB 52 PG 48 Abbreviated Description: Lot:2036 Block:486 Subdivision:THE COSMOPOLITAN CONDOMINIUM Legal Unit:703 Map Ref:MB 52 PG 48								
8	.2Mi.	**555 MASSACHUSETTS AVE NW** **WASHINGTON, DC 20001-4720**	06/23/2025	$699,000	$752	929	4/2/2	2005	113 SF	
		APN: 0484 2081 Document #: 2025061508 Document Type: Price Code: D Land Use: Condominium Unit (Residential) Legal: Lot: 2081 Block: 484 Subdivision: 555 MASSACHUSETTS AVENUE Legal Unit: 603 MapRef: LB 196 FO 4 Abbreviated Description: Lot:2081 Block:484 Subdivision:555 MASSACHUSETTS AVENUE Legal Unit:603 Map Ref:LB 196 FO 4								
9	.13Mi.	**703 6TH ST NW** **WASHINGTON, DC 20001-3749**	06/05/2025	$385,000	$712	540	4/1/1	2003	185 SF	
		APN: 0486 2007 Document #: 2025055601 Document Type: Price Code: D Land Use: Condominium Unit (Residential) Legal: Lot: 2007 Block: 486 Subdivision: THE MYRENE CONDOMINIUM Legal Unit: 4 MapRef: MB 2 PG 486 Abbreviated Description: Lot:2007 Block:486 Subdivision:THE MYRENE CONDOMINIUM Legal Unit:4 Map Ref:MB 2 PG 486								
10	.2Mi.	**555 MASSACHUSETTS AVE NW** **WASHINGTON, DC 20001-4718**	05/22/2025	$380,000	$608	625	3/1/1	2005	SF	
		APN: 0484 2007 Document #: 2025050384 Document Type: Price Code: D Land Use: Condominium Unit (Residential) Legal: Lot: 2007 Block: 484 Subdivision: 555 MASSACHUSETTS AVENUE Legal Unit: 108 MapRef: LB 196 FO 4 Abbreviated Description: Lot:2007 Block:484 Subdivision:555 MASSACHUSETTS AVENUE Legal Unit:108 Map Ref:LB 196 FO 4								
11	.03Mi.	**777 7TH ST NW** **WASHINGTON, DC 20001-5715**	04/11/2025	$307,500	$406	756	3/1/1	2005	SF	
		APN: 0455 2160 Document #: 2025036213 Document Type: Price Code: D Land Use: Condominium Unit (Residential) Legal: Lot: 2160 Block: 455 Subdivision: THE RESIDENCES AT GALLERY PLACE CONDOMINIUM Legal Unit: 1020 MapRef: MB 195 PG 111 Abbreviated Description: Lot:2160 Block:455 Subdivision:THE RESIDENCES AT GALLERY PLACE CONDOMINIUM Legal Unit:1020 Map Ref:MB 195 PG 111								
12	.12Mi.	**715 6TH ST NW** **WASHINGTON, DC 20001-5904**	03/27/2025	$540,000	$476	1133	4/2/2	2005	164 SF	
		APN: 0486 2021 Document #: 2025030576 Document Type: Price Code: D Land Use: Condominium Unit (Residential) Legal: Lot: 2021 Block: 486 Subdivision: THE COSMOPOLITAN CONDOMINIUM Legal Unit: 305 MapRef: LB 196 FO 151 Abbreviated Description: Lot:2021 Block:486 Subdivision:THE COSMOPOLITAN CONDOMINIUM Legal Unit:305 Map Ref:LB 196 FO 151								

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13	.2Mi.	**555 MASSACHUSETTS AVE NW WASHINGTON, DC 20001-4719**	03/18/2025	$310,000	$673	460	2//1	2005	SF

APN: 0484 2061 Document #: 2025026471
Document Type: Price Code: D
Land Use: Condominium Unit (Residential)
Legal: Lot: 2061 Block: 484 Subdivision: 555 MASSACHUSETTS AVENUE Legal Unit: 502 MapRef: LB 196 FO 4 Abbreviated Description: Lot:2061 Block:484 Subdivision:555 MASSACHUSETTS AVENUE Legal Unit:502 Map Ref:LB 196 FO 4

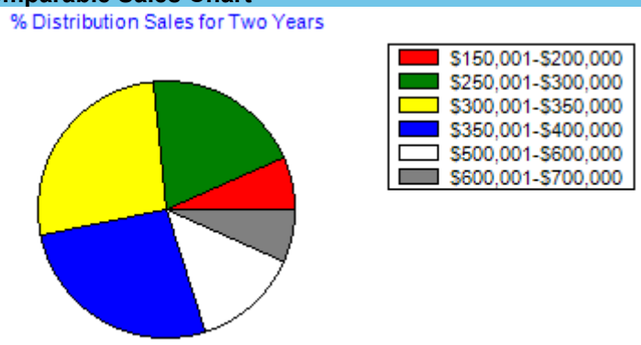
14	.2Mi.	**555 MASSACHUSETTS AVE NW WASHINGTON, DC 20001-4719**	03/07/2025	$321,610	$708	454	2//1	2005	SF

APN: 0484 2054 Document #: 2025023212
Document Type: Price Code: F
Land Use: Condominium Unit (Residential)
Legal: Lot: 2054 Block: 484 Subdivision: 555 MASSACHUSETTS AVENUE Legal Unit: 414 MapRef: LB 196 FO 4 Abbreviated Description: Lot:2054 Block:484 Subdivision:555 MASSACHUSETTS AVENUE Legal Unit:414 Map Ref:LB 196 FO 4

15	.12Mi.	**809 6TH ST NW WASHINGTON, DC 20001-5902**	03/05/2025	$524,500	$578	906	4/2/2	2005	158 SF

APN: 0485 2020 Document #: 2025022449
Document Type: Price Code: D
Land Use: Condominium Unit (Residential)
Legal: Lot: 2020 Block: 485 Subdivision: CHINATOWN EAST CONDOMINIUMS Legal Unit: 45 MapRef: LB 180 FO 113 Abbreviated Description: Lot:2020 Block:485 Subdivision:CHINATOWN EAST CONDOMINIUMS Legal Unit:45 Map Ref:LB 180 FO 113

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.	**777 7TH ST NW**	**04/27/2005**	$376,680	$376,680	662	3/1/1	2005		
0Mi.	**777 7TH ST NW**	**08/23/2005**	$502,150	$502,150	994	5/2/2	2005		
0Mi.	**777 7TH ST NW**	**09/01/2015**	$509,800	$509,800	1,017	4/2/2	2005		
0Mi.	**777 7TH ST NW**	**05/18/2022**	$369,070	$369,070	711	3/1/1	2005		
0Mi.	**777 7TH ST NW**	**05/18/2017**	$368,040	$368,040	708	3/1/1	2005		
0Mi.	**777 7TH ST NW**	**05/18/2021**	$367,350	$367,350	706	3/1/1	2005		
0Mi.	**777 7TH ST NW**	**06/05/2017**	$359,730	$359,730	684	3/1/1	2005		
0Mi.	**777 7TH ST NW**	**04/09/2021**	$715,000	$715,000	974	4/2/2	2005		
0Mi.	**777 7TH ST NW**	**03/08/2022**	$324,950	$324,950	662	3/1/1	2005		
0Mi.	**777 7TH ST NW**	**04/18/2005**	$360,430	$360,430	686	3/1/1	2005		
0Mi.	**777 7TH ST NW**	**05/16/2018**	$396,710	$396,710	793	3/1/1	2005		
0Mi.	**777 7TH ST NW**	**04/08/2005**	$510,800	$510,800	1,020	4/2/2	2005		
0Mi.	**777 7TH ST NW**	**04/02/2014**	$390,060	$390,060	773	3/1/1	2005		
0Mi.	**777 7TH ST NW**	**03/07/2005**	$396,710	$396,710	793	3/1/1	2005		
0Mi.	**777 7TH ST NW**	**06/15/2015**	$510,800	$510,800	1,020	4/2/2	2005		
0Mi.	**777 7TH ST NW**	**10/24/2022**	$366,660	$366,660	704	3/1/1	2005		

Rent vs. Own

Households Occupied by Renters:	59%	Households Occupied by Owners:	28%

Demographics & Income

Median Age:	33.7 years old	Households:	25,995
Median Household Income:	$126,313	Households w/Family:	26%
Household Income Per Capita:	$88,515	Households w/Family Married:	18%
Most Common Education Level:	Graduate Degree	Households w/Family Children:	10%

School District

School District Zone:	District of Columbia Public Schools	Students:	51,904
Number of Schools:	117	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade

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1.61Mi. **Cardozo Education Campus** Number of Students: 710 Student-Teacher Ratio: 9.06		D-	Public	7 - 12
0.46Mi. **Thomson Elementary School** Number of Students: 259 Student-Teacher Ratio: 8.22		C	Public	EE - 5

Flood Report

The Subject Property of **777 7TH ST NW, WASHINGTON, DC 20001-5709** 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	125%	HIGHER
BURGLARY	103%	SIMILAR
MOTOR VEHICLE THEFT	136%	NOTABLY HIGHER
FORCIBLE ROBBERY	88%	LOWER
AGGRAVATED ASSAULT	120%	HIGHER
FORCIBLE RAPE	103%	SIMILAR
MURDER	138%	NOTABLY HIGHER
OVERALL	130%	NOTABLY HIGHER

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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