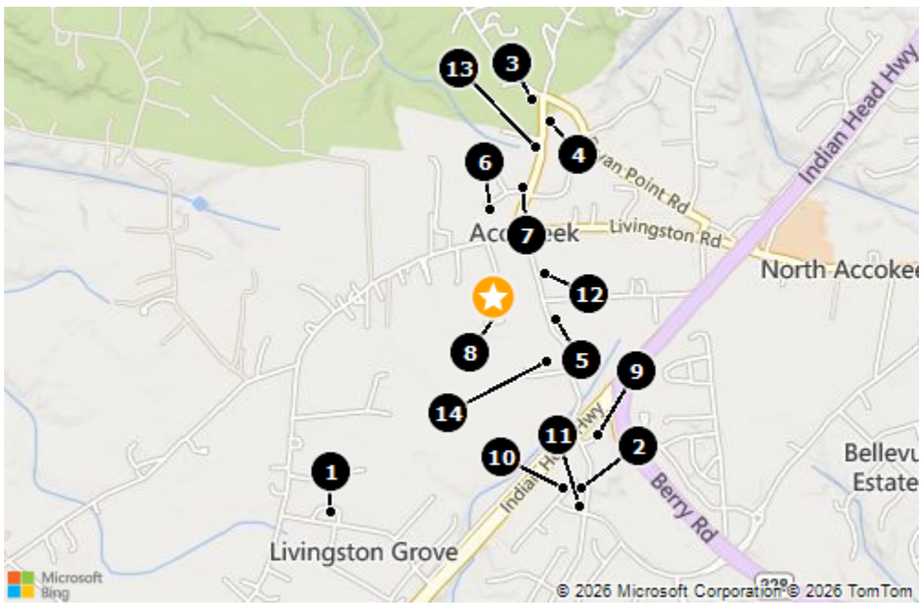
ICE SiteX Report

OrderID: 98692600

SiteX Property Information Report



Subject Property Location

800 NAEVE CT, ACCOKEEK, MD 20607-2290

County:	**PRINCE GEORGES MD**	Census Tract:	240338013.021007
Property Use:	Single Family Residential	Zoning:	RR
Parcel Number:	05-3632858	Thomas Bros Pg-Grid:	

Valuation

Value:	**$636,000**	FSD:	5	Common Confidence Score:	95
Value Range:	$604,200 - $667,800	ICE Confidence Score:	95		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:		Market Land Value:	$103,200	Tax Year:	2026
Assd Improvement:		Market Improvment Value:	$531,000	Total Taxable Value:	$71
Total Assessed Value:	$595,167	Total Assessor Market Value:	$634,200	Delinquent Year:	
				Tax Account ID:	3632858
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 17 District: 05 Map Ref: 151 C4 0
Abbreviated Description: PLAT THREE

Property Characteristics

Lot Size:	20,027 SF	Bedrooms:		Pool:	
Building Area:	3128 SF	Baths:	4	Fireplace:	
Year Built:	2018	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:	2+B	Number of Cars:	2	A/C:	Yes
Style:		Basement:	Finished	Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	02/20/2026	Sales Price:	N/A
Document #:	BK-PG 50498-32	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	01/14/2025	Loan Amount:	N/A
Document #:	BK-PG 50498-32	Loan Type:	VA
TD Due Date:	12/01/2054	Type Finance:	

Legal Description:
Lot: 17 Subdivision: PLAT THREE XANDER SUBDIVISION LOT 7 THRU 9 AND 15

Prior Transfer

Recording Date:	12/02/2024	Sales Price:	N/A
Document #:	BK-PG 48401-242	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	12/21/2022	Loan Amount:	N/A
Document #:	BK-PG 48401-242	Loan Type:	VA
TD Due Date:	01/01/2053	Type Finance:	

ICE SiteX Report

OrderID: 98692600

Legal Description:
Lot: 17 Subdivision: PLAT THREE XANDER SUBDIVISION LOT 7 THRU 9 AND 15

Prior Transfer

Recording Date:	12/13/2022	Sales Price:	N/A
Document #:	BK-PG 46571-1	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	11/15/2021	Loan Amount:	N/A
Document #:	BK-PG 46571-1	Loan Type:	VA
TD Due Date:	11/01/2051	Type Finance:	

Legal Description:
Lot: 17 Subdivision: PLAT THREE XANDER SUBDIVISION LOT 7 THRU 9 AND 15

Prior Transfer

Recording Date:	10/28/2021	Sales Price:	$477,125
Document #:	BK-PG 44953-464	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/22/2021	Sales Price:	N/A
Document #:	BK-PG 44953 -459	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 17 District: 05 Map Ref: 151 C4 0
Abbreviated Description: PLAT THREE

Mortgage Record

Recording Date:	02/22/2021	Loan Amount:	N/A
Document #:	BK-PG 44953-464	Loan Type:	VA
TD Due Date:	02/01/2051	Type Finance:	

Legal Description:
Lot: 17 Subdivision: PLAT THREE XANDER SUBDIVISION LOT 7 THRU 9 AND 15

Prior Transfer

Recording Date:	02/22/2021	Sales Price:	N/A
Document #:	BK-PG 44953-459	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	01/25/2021		
Document Type:			

Legal Description:
Lot: 17 Subdivision: PLAT THREE XANDER SUBDIVISION LOT 7 THRU 9 AND 15 Map Ref: MB REP 203 PG 36

Prior Transfer

Recording Date:	02/19/2021	Sales Price:	N/A
Document #:	BK-PG 42536-124	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/01/2019	Sales Price:	N/A
Document #:	BK-PG 41663-490	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	09/25/2019	Loan Amount:	N/A
Document #:	BK-PG 42536-124	Loan Type:	VA
TD Due Date:	09/01/2049	Type Finance:	

Legal Description:
Lot: 17 Subdivision: PLAT THREE XANDER SUBDIVISION LOT 7 THRU 9 AND 15

Prior Transfer

Recording Date:	12/28/2018	Sales Price:	$468,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/28/2018	Sales Price:	$468,000
Document #:	BK-PG 41663-480	Type of Sale:	Full Amount on Deed
Contract Date:	11/30/2018		
Document Type:			

Legal Description:
Lot: 17 Subdivision: PLAT THREE XANDER SUBDIVISION Map Ref: MB REP 203 PG 36

Area Sales Analysis

Total Area Sales	$7,085,500	Median # of Bedrooms	
Median Lot Size	27,446 SF	Median # of Baths	2
Median Living Area	1,882 SF	Median Year Built	1978
Price Range - 2 Yrs	$200,000 to $725,000	Age Range	8 years to 150 years
Median Value	$462,500	Median Age	48 years

ICE SiteX Report

OrderID: 98692600

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.67Mi.	**1211 PINE LN** **ACCOKEEK, MD 20607-9706**	09/29/2026	$725,000	$194	3730	//2	1956	169,885 SF	
		APN: 05-0344838 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 10 Section: 2 Subdivision: LIVINGSTON GROVE MapRef: MB BB 10 PL 34 Abbreviated Description: Lot:10 Section:2 Subdivision:LIVINGSTON GROVE Map Ref:MB BB 10 PL 34								
2	.52Mi.	**16600 MANNINGTON RD** **ACCOKEEK, MD 20607-3478**	08/26/2026	$650,000	$223	2912	//3	2007	28,268 SF	
		APN: 05-3673142 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Subdivision: RICKER WOODS MapRef: MB REP 206/59 Abbreviated Description: Lot:4 Subdivision:RICKER WOODS Map Ref:MB REP 206/59Abbreviated Description:PLAT ONE								
3	.51Mi.	**701 FARMINGTON RD W** **ACCOKEEK, MD 20607-9729**	08/12/2026	$500,000	$250	1999	//2	1876	60,984 SF	
		APN: 05-0389080 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal:								
4	.47Mi.	**710 FARMINGTON RD W** **ACCOKEEK, MD 20607-9728**	07/20/2026	$370,000	$307	1204	//1	1958	20,010 SF	
		APN: 05-0375964 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Subdivision: WARD PARK MapRef: MB 28 PL 2 Abbreviated Description: Lot:1 Subdivision:WARD PARK Map Ref:MB 28 PL 2								
5	.18Mi.	**16108 MANNING RD W** **ACCOKEEK, MD 20607-9720**	07/09/2026	$398,000	$361	1100	//1	1965	28,195 SF	
		APN: 05-0381152 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 30 District: 5 Subdivision: ACCOKEEK GROVES SUBDIVISION MapRef: LB BB 6 FO 66 Abbreviated Description: Lot:30 District:5 Subdivision:ACCOKEEK GROVES SUBDIVISION Map Ref:LB BB 6 FO 66								
6	.21Mi.	**712 CEDAR BLVD** **ACCOKEEK, MD 20607-2101**	06/29/2026	$370,000	$350	1056	//2	1989	20,695 SF	
		APN: 05-0321521 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 8 Block: A Subdivision: FARMINGTON ROAD ESTATES MapRef: MB 102 FO 44 Abbreviated Description: Lot:8 Block:A Subdivision:FARMINGTON ROAD ESTATES Map Ref:MB 102 FO 44								
7	.29Mi.	**701 CEDAR BLVD** **ACCOKEEK, MD 20607-2106**	05/21/2026	$425,000	$240	1764	//1	1990	20,121 SF	
		APN: 05-0321646 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 12 Block: B Subdivision: FARMINGTON ROAD ESTATES MapRef: MB NLP 102 FO 44 Abbreviated Description: Lot:12 Block:B Subdivision:FARMINGTON ROAD ESTATES Map Ref:MB NLP 102 FO 44								
8	.04Mi.	**801 PENNINO CT** **ACCOKEEK, MD 20607-2291**	04/15/2026	$688,500	$220	3124	//3	2018	20,275 SF	
		APN: 05-3632841 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 16 Subdivision: PLAT THREE XANDER SUBDIVISION LOTS 7 THRU 9 AND 15 MapRef: MB REP 203 PG 36 Abbreviated Description: Lot:16 Subdivision:PLAT THREE XANDER SUBDIVISION LOTS 7 THRU 9 AND 15 Map Ref:MB REP 203 PG 36								
9	.43Mi.	**719 MANNING RD E** **ACCOKEEK, MD 20607-3401**	03/31/2026	$599,000	$259	2312	//1	1968	20,051 SF	
		APN: 05-0343426 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:PISCATAWAY City/Muni/Twp: PISCATAWAY								
10	.5Mi.	**16607 MANNINGTON RD** **ACCOKEEK, MD 20607-3479**	01/30/2026	$640,000	$219	2916	//3	2007	20,009 SF	
		APN: 05-3673183 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 8 Subdivision: RICKER WOODS MapRef: MB REP 206 PL 59 Abbreviated Description: Lot:8 Subdivision:RICKER WOODS Map Ref:MB REP 206 PL 59Abbreviated Description:PLAT ONE								
11	.57Mi.	**601 ACCOTON DR** **ACCOKEEK, MD 20607-3476**	01/15/2026	$700,000	$227	3072	//3	2008	26,696 SF	
		APN: 05-3673118 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Subdivision: PLAT ONE RICKER WOODS MapRef: MB REP 206 PG 59 Abbreviated Description: Lot:1 Subdivision:PLAT ONE RICKER WOODS Map Ref:MB REP 206 PG 59								
12	.16Mi.	**16000 MANNING RD W** **ACCOKEEK, MD 20607-9723**	12/29/2025	$395,000	$288	1368	//1	1958	42,970 SF	
		APN: 05-0363853 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 24 Subdivision: ACCOKEEK GROVES MapRef: MB BB 6 PL 66 Abbreviated Description: Lot:24 Subdivision:ACCOKEEK GROVES Map Ref:MB BB 6 PL 66								
13	.4Mi.	**725 FARMINGTON RD W** **ACCOKEEK, MD 20607-9729**	12/22/2025	$200,000	$166	1200	//1	1920	174,241 SF	
		APN: 05-0307462 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal:								
14	.21Mi.	**16317 MANNING RD W** **ACCOKEEK, MD 20607-9755**	11/19/2025	$425,000	$281	1508	//2	1996	30,600 SF	
		APN: 05-0284679 Document #: Document Type: Price Code: D Land Use: Single Family Residential								

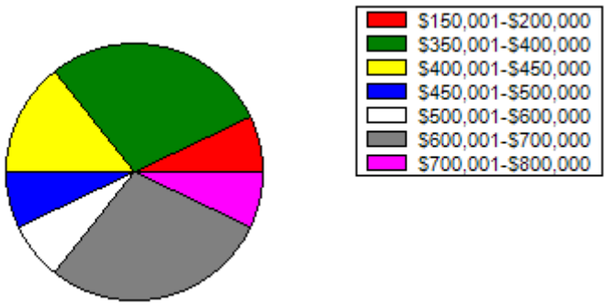
ICE SiteX Report

OrderID: 98692600

Legal: Lot: A Subdivision: EMSHWILLER SUBDIVISION MapRef: MB VJ 158 PL 41 Abbreviated Description: Lot:A Subdivision:EMSHWILLER SUBDIVISION Map Ref:MB VJ 158 PL 41

Comparable Sales Chart

% Distribution Sales for Two Years



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.	**800 NAEVE CT**	**02/22/2021**	$634,200	$595,167	3,128	//4	2018	20,027 SF	
.02Mi.	**802 NAEVE CT**	**08/26/2015**	$594,600	$557,300	3,164	//2	2013	21,498 SF	
.04Mi.	**801 PENNINO CT**	**04/15/2026**	$621,000	$582,933	3,124	//3	2018	20,275 SF	
.04Mi.	**16102 XANDER ST**	**12/16/2011**	$605,300	$566,500	3,414	//3	2010	20,056 SF	
.04Mi.	**803 PENNINO CT**	**05/28/2025**	$592,900	$556,933	3,068	//2	2018	20,159 SF	
.04Mi.	**804 NAEVE CT**	**09/10/2018**	$647,900	$607,300	3,208	//4	2018	25,297 SF	
.04Mi.	**16100 XANDER ST**	**03/11/2024**	$622,300	$578,900	3,086	//3	2018	20,111 SF	
.04Mi.	**16104 XANDER ST**	**06/18/2008**	$678,800	$634,367	3,885	//2	2008	21,346 SF	
.05Mi.	**801 NAEVE CT**	**05/23/2024**	$593,000	$557,033	3,068	//2	2018	20,969 SF	
.05Mi.	**806 NAEVE CT**	**02/22/2012**	$634,500	$595,000	2,874	//2	2011	20,341 SF	
.05Mi.	**16006 XANDER ST**	**02/02/2007**	$795,600	$739,833	4,870	//3	2006	20,104 SF	
.05Mi.	**803 NAEVE CT**	**10/22/2018**	$617,000	$579,267	3,124	//3	2018	20,554 SF	
.06Mi.	**16106 XANDER ST**	**08/15/2018**	$648,300	$608,267	3,376	//3	2018	22,153 SF	
.06Mi.	**805 PENNINO CT**	**11/20/2018**	$635,900	$596,800	3,320	//2	2018	22,141 SF	
.07Mi.	**805 NAEVE CT**	**10/22/2018**	$623,500	$583,700	3,086	//2	2018	24,131 SF	
.07Mi.	**16004 XANDER ST**	**06/10/2008**	$721,400	$673,667	4,508	//3	2006	20,239 SF	

Rent vs. Own

Households Occupied by Renters:	1%	Households Occupied by Owners:	96%

Demographics & Income

Median Age:	42.3 years old	Households:	3,132
Median Household Income:	$149,266	Households w/Family:	67%
Household Income Per Capita:	$59,003	Households w/Family Married:	50%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	31%

School District

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

Assigned Schools

Proxim.	Name	Rating	Type	Grade
8.56Mi.	**Gwynn Park High School** Number of Students: 1,147 Student-Teacher Ratio: 17.12 Advanced Placement: Yes	D+	Public	9 - 12
2.75Mi.	**Accokeek Academy** Number of Students: 1,445 Student-Teacher Ratio: 16.06	B	Public	KG - 8

ICE SiteX Report

OrderID: 98692600

Flood Report

The Subject Property of **800 NAEVE CT, ACCOKEEK, MD 20607-2290** 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	68%	NOTABLY LOWER
BURGLARY	64%	NOTABLY LOWER
MOTOR VEHICLE THEFT	27%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	155%	NOTABLY HIGHER
AGGRAVATED ASSAULT	53%	NOTABLY LOWER
FORCIBLE RAPE	161%	NOTABLY HIGHER
MURDER	54%	NOTABLY LOWER
OVERALL	45%	SIGNIFICANTLY LOWER

Disaster Alerts

1/23/2026 - Severe Winter Storm

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