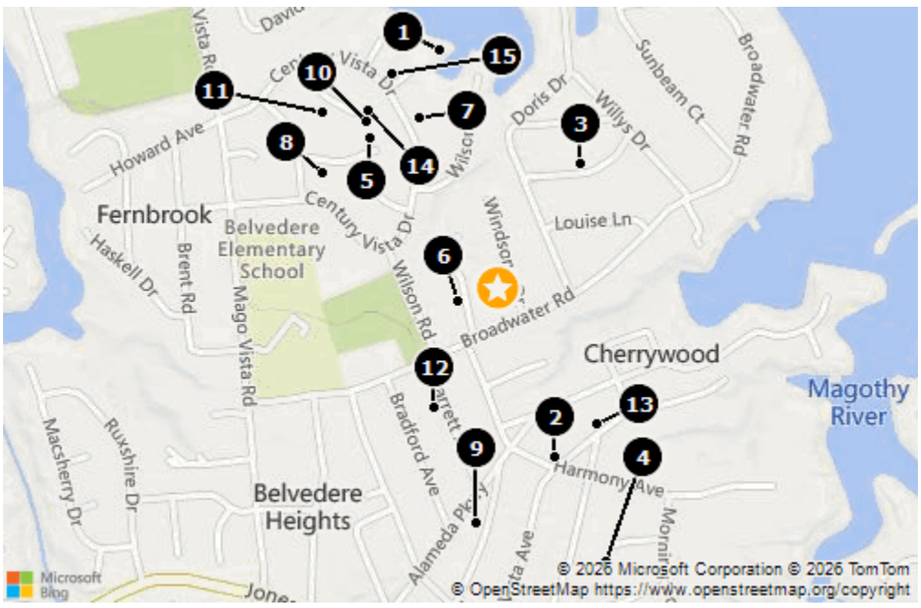
ICE SiteX Report

OrderID: 98689118

SiteX Property Information Report



Subject Property Location

896 WINDSONG DR, ARNOLD, MD 21012-1451

County:	**ANNE ARUNDEL MD**	Census Tract:	240037311.042001
Property Use:	Single Family Residential	Zoning:	R5
Parcel Number:	03-187-14260755	Thomas Bros Pg-Grid:	922-3G

Valuation

Value:	**$493,000**	FSD:	15	Common Confidence Score:	42
Value Range:	$419,050 - $566,950	ICE Confidence Score:	85		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:		Market Land Value:	$249,500	Tax Year:	2026
Assd Improvement:		Market Improvment Value:	$211,000	Total Taxable Value:	$3,398
Total Assessed Value:	$442,000	Total Assessor Market Value:	$460,500	Delinquent Year:	
				Tax Account ID:	18714260755
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 3 District: 03 Map Ref: 32 18 748
Abbreviated Description: LT 3 896 WINDSONG DR CHERRYWOOD

Property Characteristics

Lot Size:	15,510 SF	Bedrooms:		Pool:	V
Building Area:	1008 SF	Baths:	1	Fireplace:	
Year Built:	1969	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Asbestos
Number of Units:	1	Garage Type:	Attached	Heating:	Forced Air
Number of Stories:	S/F+B	Number of Cars:	2	A/C:	Yes
Style:		Basement:	Finished	Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	01/31/2025	Loan Amount:	N/A
Document #:	BK-PG 41068-313	Loan Type:	FHA
TD Due Date:	02/01/2039	Type Finance:	

Legal Description:
Lot: 3 Subdivision: CHERRYWOOD

Mortgage Record

Recording Date:	09/20/2024	Loan Amount:	N/A
Document #:	BK-PG 40743-482	Loan Type:	FHA
TD Due Date:	02/01/2039	Type Finance:	

Legal Description:
Lot: 3 Subdivision: CHERRYWOOD

Mortgage Record

Recording Date:	10/26/2022	Loan Amount:	N/A
Document #:	BK-PG 39229-369	Loan Type:	FHA
TD Due Date:	02/01/2039	Type Finance:	

Legal Description:
Lot: 3 District: 3 Subdivision: CHERRYWOOD

Mortgage Record

Recording Date:	02/10/2022	Loan Amount:	N/A
Document #:	BK-PG 38348-261	Loan Type:	FHA

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TD Due Date:	02/01/2039	Type Finance:	

Legal Description:
Lot: 3 Subdivision: CHERRYWOOD
City/Muni/Twp: ARNOLD

Prior Transfer

Recording Date:	02/11/2009	Sales Price:	N/A
Document #:	20678-228 BK-PG 20476-603	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	02/02/2009	Loan Amount:	N/A
Document #:	BK-PG 20643-541	Loan Type:	FHA
TD Due Date:	02/01/2039	Type Finance:	

Legal Description:
Lot: 3 District: 3 Subdivision: CHERRYWOOD
Abbreviated Description: TAX ID# 03-187-14260755

Mortgage Record

Recording Date:	10/22/2008	Loan Amount:	N/A
Document #:	BK-PG 20476-603	Loan Type:	FHA
TD Due Date:	11/01/2038	Type Finance:	

Legal Description:
Lot: 3 Subdivision: CHERRYWOOD
Abbreviated Description: TAX ID# 03-187-14260755

Prior Transfer

Recording Date:	10/20/2008	Sales Price:	N/A
Document #:	MDANNE-20471-00045 BK-PG 17920-0681	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/15/2008	Sales Price:	N/A
Document #:	MDANNE-20463-00535 BK-PG 19182-0596	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/12/2007	Loan Amount:	N/A
Document #:	BK-PG 19182-596	Loan Type:	Credit Line (Revolving)
TD Due Date:	05/24/2037	Type Finance:	

Legal Description:
Lot: 3 Subdivision: CHERRYWOOD
Abbreviated Description: TAX ID# 03-187-14260755

Mortgage Record

Recording Date:	06/12/2006	Loan Amount:	N/A
Document #:	BK-PG 17920-681	Loan Type:	Stand Alone Refi
TD Due Date:	06/01/2021	Type Finance:	

Legal Description:
Lot: 3 District: 03 Subdivision: CHERRYWOOD
Abbreviated Description: TAX ID# 03-14260755

Prior Transfer

Recording Date:	06/24/2004	Sales Price:	N/A
Document #:	8984 BK-PG 15006-0509	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:
Lot: 3 District: 03 Map Ref: 32 18 748
Abbreviated Description: IMPS;LT 3 ;896 WINDSONG DR ;CHERRYWOOD

Prior Transfer

Recording Date:	06/24/2004	Sales Price:	N/A
Document #:	008984 BK-PG 15006 -509	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 3 District: 03 Map Ref: 32 18 748
Abbreviated Description: LT 3 896 WINDSONG DR CHERRYWOOD

Area Sales Analysis

Total Area Sales	$9,236,900	Median # of Bedrooms	
Median Lot Size	11,300 SF	Median # of Baths	2
Median Living Area	1,756 SF	Median Year Built	1975
Price Range - 2 Yrs	$312,000 to $870,000	Age Range	32 years to 226 years
Median Value	$695,000	Median Age	51 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.31Mi.	**858 IMPERIAL RD**	09/04/2026	$870,000	$603	1441	//1	1800	48,787 SF	Spa Only

ARNOLD, MD 21012-1251
APN: 03-000-34017400 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential

ICE SiteX Report

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Legal: Lot: 2 Subdivision: MINOR SUBDIVISION PLAT LANDSMAN PROPERTY MapRef: MB 391 PG 48 PL20124 Abbreviated Description: Lot:2 Subdivision:MINOR SUBDIVISION PLAT LANDSMAN PROPERTY Map Ref:MB 391 PG 48 PL20124

2	.22Mi.	**334 BUENA VISTA AVE** **ARNOLD, MD 21012-1551**	09/04/2026	$425,000	$211	2010	//1	1954	11,500 SF	

APN: 03-115-16194820 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 38 Block: L Subdivision: BELVEDERE HEIGHTS MapRef: MB 23 FO 46 Abbreviated Description: Lot:38 Block:L Subdivision:BELVEDERE HEIGHTS Map Ref:MB 23 FO 46

3	.19Mi.	**490 ELEANOR LN** **ARNOLD, MD 21012-1442**	08/31/2026	$725,000	$412	1756	//2	1976	13,500 SF	Yes

APN: 03-510-90007335 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 14 Block: D Subdivision: LONGVIEW ON THE MAGOTHY MapRef: MB 24 FO 33 Abbreviated Description: Lot:14 Block:D Subdivision:LONGVIEW ON THE MAGOTHY Map Ref:MB 24 FO 33

4	.37Mi.	**907 GOLDEN EYE CT** **ARNOLD, MD 21012-1472**	08/24/2026	$750,000	$238	3148	//3	1994	21,769 SF	

APN: 03-424-90073433 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 57 Subdivision: JAMESTOWN ON THE MAGOTHY MapRef: MB 133 PG 09 Abbreviated Description: Lot:57 Subdivision:JAMESTOWN ON THE MAGOTHY Map Ref:MB 133 PG 09Abbreviated Description:PLAT TWO OF THREE

5	.25Mi.	**422 RIDGEVIEW CT** **ARNOLD, MD 21012-1214**	07/24/2026	$699,900	$305	2288	//2	1976	8,100 SF	V

APN: 03-179-32077066 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 67 Block: C Subdivision: SPRIGGS COVE MapRef: MB 49 PL 35 Abbreviated Description: Lot:67 Block:C Subdivision:SPRIGGS COVE Map Ref:MB 49 PL 35

6	.06Mi.	**785 HARMONY AVE** **ARNOLD, MD 21012-1456**	07/21/2026	$312,000	$247	1260	//2	1954	13,125 SF	

APN: 03-115-10653000 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 5 Section: 2 Subdivision: BELVEDERE HEIGHTS MapRef: MB 24 FO 43 Abbreviated Description: Lot:5 Section:2 Subdivision:BELVEDERE HEIGHTS Map Ref:MB 24 FO 43

7	.23Mi.	**442 CENTURY VISTA DR** **ARNOLD, MD 21012-1203**	07/07/2026	$750,000	$405	1848	//2	1974	10,700 SF	Yes

APN: 03-179-32077148 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 7 Block: E Subdivision: PLAT TWO CENTURY 21 MapRef: MB 49 PG 36 Abbreviated Description: Lot:7 Block:E Subdivision:PLAT TWO CENTURY 21 Map Ref:MB 49 PG 36

8	.27Mi.	**413 RIDGEVIEW CT** **ARNOLD, MD 21012-1214**	05/29/2026	$695,000	$303	2288	//2	1976	7,200 SF	

APN: 03-179-32077075 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 76 Block: C Subdivision: PLAT 1 SPRIGGS COVE MapRef: MB 49 PG 35 Abbreviated Description: Lot:76 Block:C Subdivision:PLAT 1 SPRIGGS COVE Map Ref:MB 49 PG 35

9	.3Mi.	**319 ALAMEDA PKWY** **ARNOLD, MD 21012-1407**	05/29/2026	$360,000	$285	1260	//1	1947	12,420 SF	Yes

APN: 03-115-13880096 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 107 Subdivision: BELVEDERE HEIGHTS MapRef: MB 23 FO 46 Abbreviated Description: Lot:107 Subdivision:BELVEDERE HEIGHTS Map Ref:MB 23 FO 46

10	.26Mi.	**859 BIRCHWOOD CT** **ARNOLD, MD 21012-1209**	05/28/2026	$705,000	$326	2156	//2	1976	11,300 SF	V

APN: 03-179-32077131 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 44 Block: C Subdivision: CENTURY 21 MapRef: MB 49 FO 36 Abbreviated Description: Lot:44 Block:C Subdivision:CENTURY 21 Map Ref:MB 49 FO 36Abbreviated Description:PLAT TWO

11	.31Mi.	**852 BIRCHWOOD CT** **ARNOLD, MD 21012-1209**	05/15/2026	$550,000	$467	1176	//2	1976	10,100 SF	V

APN: 03-179-32077136 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 49 Block: C Subdivision: CENTURY 21 MapRef: MB 49 FO 36 Abbreviated Description: Lot:49 Block:C Subdivision:CENTURY 21 Map Ref:MB 49 FO 36Abbreviated Description:PLAT TWO

12	.17Mi.	**805 BARRETT AVE** **ARNOLD, MD 21012-1417**	04/27/2026	$750,000	$367	2040	//2	1951	12,500 SF	

APN: 03-115-25013790 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 9-12 Block: H Subdivision: PLAT A OF HARMONY POINT MapRef: MB 1 FO 33 Abbreviated Description: Lot:9-12 Block:H Subdivision:PLAT A OF HARMONY POINT Map Ref:MB 1 FO 33

13	.21Mi.	**342 BUENA VISTA AVE** **ARNOLD, MD 21012-1551**	04/16/2026	$540,000	$367	1468	//2	1950	7,766 SF	

APN: 03-115-00856805 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 34A Subdivision: RESUBDIVISION OF LOT 34 BELVEDERE HEIGHTS MapRef: LB 5944 FO 193 Abbreviated Description: Lot:34A Subdivision:RESUBDIVISION OF LOT 34 BELVEDERE HEIGHTS Map Ref:LB 5944 FO 193

14	.27Mi.	**857 BIRCHWOOD CT** **ARNOLD, MD 21012-1209**	04/08/2026	$495,000	$329	1504	//2	1976	8,500 SF	

APN: 03-179-32077130 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 43 Block: C Subdivision: PLAT TWO SPRIGGS COVE MapRef: MB 49 FO 36 Abbreviated Description: Lot:43 Block:C Subdivision:PLAT TWO SPRIGGS COVE Map Ref:MB 49 FO 36

15	.3Mi.	**434 CENTURY VISTA DR** **ARNOLD, MD 21012-1204**	03/05/2026	$610,000	$518	1176	//2	1975	10,100 SF	

APN: 03-179-23330985 Document #:
Document Type: Price Code: D

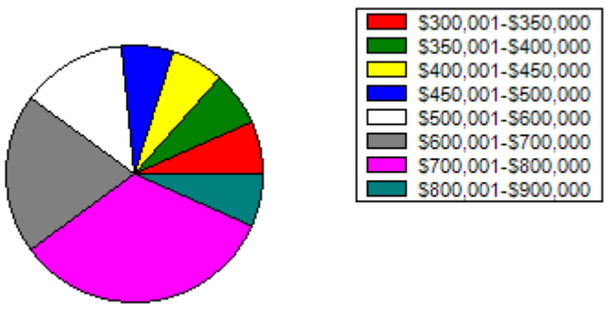
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Land Use: Single Family Residential
Legal: Lot: 1 Block: F Subdivision: PLAT 2 CENTURY 21 MapRef: MB 49 PG 36 Abbreviated Description: Lot:1 Block:F Subdivision:PLAT 2 CENTURY 21 Map Ref:MB 49 PG 36

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.	**896 WINDSONG DR**	**06/24/2004**	$460,500	$442,000	1,008	//1	1969	15,510 SF	V
.02Mi.	**900 WINDSONG DR**	**12/29/2017**	$437,900	$421,133	1,008	//1	1968	14,948 SF	
.02Mi.	**892 WINDSONG DR**	**09/14/2022**	$421,300	$404,033	1,008	//2	1968	15,295 SF	
.03Mi.	**784 HARMONY AVE**	**04/04/2014**	$467,800	$449,767	2,522	//1	1951	9,975 SF	
.03Mi.	**782 HARMONY AVE**	**06/28/2023**	$419,000	$406,500	1,770	//1	1950	9,975 SF	
.03Mi.	**786 HARMONY AVE**	**10/30/2018**	$467,800	$452,500	1,700	//2	1950	9,975 SF	
.03Mi.	**780 HARMONY AVE**	**08/30/1991**	$361,200	$353,133	1,260	//1	1951	9,975 SF	
.04Mi.	**897 WINDSONG DR**	**08/30/2011**	$430,700	$414,567	1,228	//1	1968	15,052 SF	
.04Mi.	**904 WINDSONG DR**	**07/09/2021**	$652,100	$616,433	2,519	//4	1968	16,170 SF	
.04Mi.	**901 WINDSONG DR**	**08/08/1983**	$410,900	$392,433	960	//1	1968	15,100 SF	
.04Mi.	**788 HARMONY AVE**	**05/20/2016**	$418,400	$405,633	1,260	//1	1950	9,975 SF	
.04Mi.	**893 WINDSONG DR**	**02/27/2001**	$410,100	$396,000	1,048	//1	1968	15,295 SF	V
.04Mi.	**888 WINDSONG DR**	**08/01/2018**	$448,000	$430,567	1,008	//1	1969	15,004 SF	Yes
.05Mi.	**778 HARMONY AVE**	**12/03/2021**	$435,400	$414,867	1,260	//1	1950	8,570 SF	
.05Mi.	**444 BROADWATER RD**		$436,200	$419,967	1,008	//1	1969	15,965 SF	
.05Mi.	**790 HARMONY AVE**	**06/03/2021**	$432,100	$419,333	1,574	//2	1951	11,305 SF	

Rent vs. Own

Households Occupied by Renters:	14%	Households Occupied by Owners:	83%

Demographics & Income

Median Age:	40.4 years old	Households:	8,511
Median Household Income:	$142,308	Households w/Family:	77%
Household Income Per Capita:	$60,038	Households w/Family Married:	62%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	40%

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
0.84Mi.	**Severn River Middle School** Number of Students: 675 Student-Teacher Ratio: 14.3	A	Public	6 - 8
2.75Mi.	**Broadneck High School** Number of Students: 2,143 Student-Teacher Ratio: 18.64 Advanced Placement: Yes	A-	Public	9 - 12
0.27Mi.	**Belvedere Elementary School** Number of Students: 542 Student-Teacher Ratio: 14.19	A-	Public	PK - 5

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Flood Report

The Subject Property of **896 WINDSONG DR, ARNOLD, MD 21012-1451** 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	83%	LOWER
BURGLARY	47%	SIGNIFICANTLY LOWER
MOTOR VEHICLE THEFT	79%	LOWER
FORCIBLE ROBBERY	85%	LOWER
AGGRAVATED ASSAULT	57%	NOTABLY LOWER
FORCIBLE RAPE	83%	LOWER
MURDER	62%	NOTABLY LOWER
OVERALL	56%	NOTABLY 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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