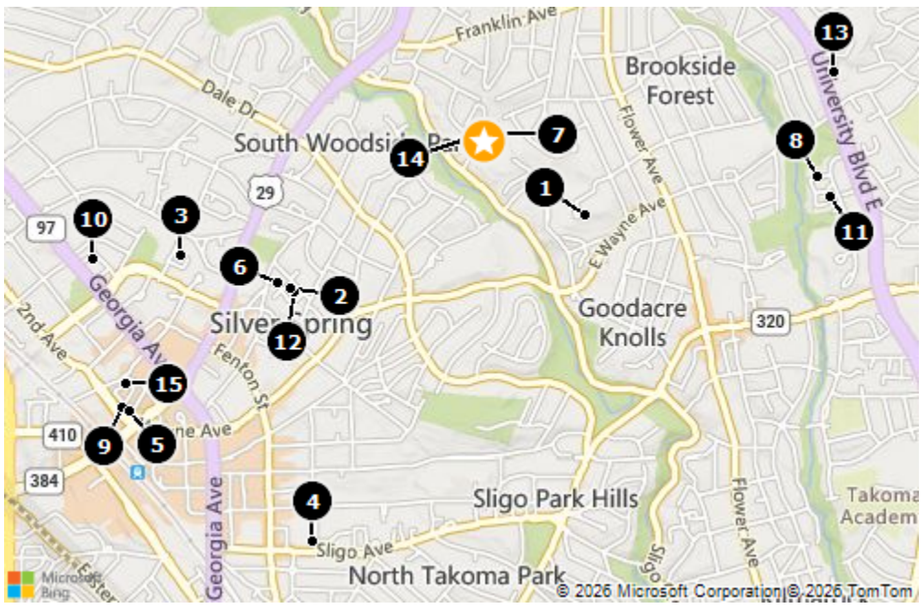
ICE SiteX Report

OrderID: 98312818

SiteX Property Information Report



Subject Property Location

9201 THREE OAKS DR, SILVER SPRING, MD 20901-3363

County:	**MONTGOMERY MD**	Census Tract:	240317023.021001
Property Use:	Townhouse (Residential)	Zoning:	RT12.
Parcel Number:	13-01053628	Thomas Bros Pg-Grid:	946-3F

Valuation

Value:	**$612,000**	FSD:	9	Common Confidence Score:	72
Value Range:	$556,920 - $667,080	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:		Market Land Value:	$200,000	Tax Year:	2026
Assd Improvement:		Market Improvment Value:	$403,600	Total Taxable Value:	$7,007
Total Assessed Value:	$555,000	Total Assessor Market Value:	$603,600	Delinquent Year:	
				Tax Account ID:	01053628
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 1 Block: C Section: 7 District: 13 Subdivision: SLIGO PARK TWNHS Map Ref: JN43
Abbreviated Description: SEC 7 SLIGO PARK HILLS TWNHS

Property Characteristics

Lot Size:	1,604 SF	Bedrooms:		Pool:	
Building Area:	1428 SF	Baths:	2	Fireplace:	1
Year Built:	1967	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick
Number of Units:	1	Garage Type:		Heating:	Forced Air
Number of Stories:	2+B	Number of Cars:		A/C:	Yes
Style:		Basement:	Finished	Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/08/2025	Sales Price:	N/A
Document #:	BK-PG 33654-115	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/27/2015	Sales Price:	N/A
Document #:	BK-PG 33654-139	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	11/01/2012	Sales Price:	$348,000
Document #:	BK-PG 33654-115	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	01/16/2007	Loan Amount:	N/A
Document #:	BK-PG 33654-139	Loan Type:	Stand Alone Second
TD Due Date:	04/01/2038	Type Finance:	

ICE SiteX Report

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Legal Description:
Lot: 1 Block: C Section: 7 Subdivision: SLIGO PARK HILLS
Abbreviated Description: TAX ID# 13-01053628

Mortgage Record

Recording Date:	01/16/2007	Loan Amount:	N/A
Document #:	BK-PG 33654-115	Loan Type:	Stand Alone Second
TD Due Date:	04/01/2036	Type Finance:	ADJ

Legal Description:
Lot: 1 Block: C Section: 7 District: 13 Subdivision: SLIGO PARK HILLS
Abbreviated Description: TAX ID# 13-01053628

Mortgage Record

Recording Date:	12/21/2005	Loan Amount:	N/A
Document #:	BK-PG 31488-254	Loan Type:	ARM (Adjustable Rate Mortgage)
TD Due Date:	11/01/2035	Type Finance:	ADJ

Legal Description:
Lot: 1 Block: C Section: 7 Subdivision: SLIGO PARK HILLS

Prior Transfer

Recording Date:	03/01/2004	Sales Price:	N/A
Document #:	293093 BK-PG 26709 -97	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 1 Block: C Section: 7 District: 13 Subdivision: SLIGO PARK TWNHS Map Ref: JN43
Abbreviated Description: SEC 7 SLIGO PARK HILLS TWNHS

Prior Transfer

Recording Date:	03/01/2004	Sales Price:	N/A
Document #:	293093 BK-PG 26709-0097	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:
Lot: 1 Block: C District: 13 Map Ref: JN43
Abbreviated Description: IMPS;SEC 7 SLIGO PARK ;HILLS TWNHS ;

Prior Transfer

Recording Date:	10/28/1996	Sales Price:	N/A
Document #:	080522 BK-PG 14460-00419	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:
Lot: 00001 Block: 000C0 District: 13
Abbreviated Description: 01053628

Prior Transfer

Recording Date:	11/30/1995	Sales Price:	$156,000
Document #:	059433 BK-PG 13786-00192	Type of Sale:	Full Amount on Deed
Document Type:			

Legal Description:
Lot: 00001 Block: 000C0 District: 13 Land Lot: 0105362

Area Sales Analysis

Total Area Sales	$11,238,000	Median # of Bedrooms	
Median Lot Size	1,429 SF	Median # of Baths	3
Median Living Area	1,428 SF	Median Year Built	1999
Price Range - 2 Yrs	$425,000 to $1,100,000	Age Range	5 years to 59 years
Median Value	$760,000	Median Age	27 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.32Mi.	**9019 SAFFRON LN** **SILVER SPRING, MD 20901-4267**	08/19/2026	$598,000	$439	1360	//3	1986	3,385 SF	
		APN: 13-02413835 Document #: Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 32 Block: K Subdivision: SECTION TWO HIGHLAND VIEW OF SLIGO PARK MapRef: MB 127 PL 14824 Abbreviated Description: Lot:32 Block:K Subdivision:SECTION TWO HIGHLAND VIEW OF SLIGO PARK Map Ref:MB 127 PL 14824								
2	.61Mi.	**8612 SPRINGVALE RD** **SILVER SPRING, MD 20910-4345**	08/05/2026	$965,000	$668	1444	//3	2015	1,260 SF	
		APN: 13-03742938 Document #: Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 24 Subdivision: LOTS 1 36 PARCELS A B AND C CHELSEA HEIGHTS MapRef: PL 24826 Abbreviated Description: Lot:24 Subdivision:LOTS 1 36 PARCELS A B AND C CHELSEA HEIGHTS Map Ref:PL 24826								
3	.82Mi.	**1111 FAIRVIEW CT** **SILVER SPRING, MD 20910-4148**	07/29/2026	$760,000	$496	1532	//3	1981	1,514 SF	
		APN: 13-02104770 Document #: Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 24 Block: 1 Subdivision: GRIFFITHS ADDITION TO WOODSIDE PARK MapRef: MB 114 PL 13489 Abbreviated Description: Lot:24 Block:1 Subdivision:GRIFFITHS ADDITION TO WOODSIDE PARK Map Ref:MB 114 PL 13489								
4	1.1Mi.	**8012 GROVE ST** **SILVER SPRING, MD 20910-5178**	07/08/2026	$850,000	$480	1768	//2	2021	1,628 SF	
		APN: 13-03833065 Document #: Document Type: Price Code: D Land Use: Townhouse (Residential) Legal: Lot: 24 Block: J Subdivision: R HOLT EASLEYS SUBDIVISION MapRef: PL 25517 Abbreviated Description: Lot:24 Block:J Subdivision:R HOLT EASLEYS SUBDIVISION Map Ref:PL 25517								
5	1.12Mi.	**1227 FIDLER LN** **SILVER SPRING, MD 20910-3443**	06/25/2026	$850,000	$682	1246	//2	2000	963 SF	

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APN: 13-03243273 Document #:
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 37 Subdivision: CAMERON HILL AT SILVER SPRING MapRef: MB 191 PL 20908 Abbreviated Description: Lot:37 Subdivision:CAMERON HILL AT SILVER SPRING Map Ref:MB 191 PL 20908

6	.63Mi.	**71 ELLSWORTH HEIGHTS ST** **SILVER SPRING, MD 20910-4314**	06/24/2026	$995,000	$666	1492	//3	2016	1,020 SF

APN: 13-03742756 Document #:
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 6 Subdivision: LOTS 1 36 PARCELS A B AND C CHELSEA HEIGHTS MapRef: PL 24826 Abbreviated Description: Lot:6 Subdivision:LOTS 1 36 PARCELS A B AND C CHELSEA HEIGHTS Map Ref:PL 24826

7	.02Mi.	**9211 THREE OAKS DR** **SILVER SPRING, MD 20901-3363**	05/27/2026	$645,000	$451	1428	//2	1967	1,578 SF

APN: 13-01053674 Document #:
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 6 Block: C Subdivision: SLIGO PARK HILLS MapRef: MB 90 PL 9730 Abbreviated Description: Lot:6 Block:C Subdivision:SLIGO PARK HILLS Map Ref:MB 90 PL 9730

8	.84Mi.	**9030 PICKWICK VILLAGE TER** **SILVER SPRING, MD 20901-3839**	05/21/2026	$435,000	$426	1020	//3	1988	1,029 SF

APN: 13-02474684 Document #:
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 155 Block: 7 Subdivision: PICKWICK VILLAGE MapRef: MB 129 PL 15071 Abbreviated Description: Lot:155 Block:7 Subdivision:PICKWICK VILLAGE Map Ref:MB 129 PL 15071

9	1.13Mi.	**8509 2ND AVE** **SILVER SPRING, MD 20910-3465**	04/28/2026	$850,000	$699	1216	//2	2000	849 SF

APN: 13-03243227 Document #:
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 32 Subdivision: CAMERON HILL AT SILVER SPRING MapRef: MB 191 PL 20908 Abbreviated Description: Lot:32 Subdivision:CAMERON HILL AT SILVER SPRING Map Ref:MB 191 PL 20908

10	1.03Mi.	**8848 WOODLAND DR** **SILVER SPRING, MD 20910-2743**	03/11/2026	$760,000	$474	1602	//2	1985	2,560 SF

APN: 13-02441252 Document #:
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 22 Block: B Subdivision: WOODSIDE PARK MapRef: MB 129 PL 14989 Abbreviated Description: Lot:22 Block:B Subdivision:WOODSIDE PARK Map Ref:MB 129 PL 14989

11	.88Mi.	**517 PICKWICK VILLAGE WAY** **SILVER SPRING, MD 20901-3800**	02/20/2026	$425,000	$416	1020	//2	1986	1,045 SF

APN: 13-02474525 Document #:
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 139 Block: 7 Subdivision: PICKWICK VILLAGE MapRef: MB 129 PL 15070 Abbreviated Description: Lot:139 Block:7 Subdivision:PICKWICK VILLAGE Map Ref:MB 129 PL 15070

12	.61Mi.	**8608 SPRINGVALE RD** **SILVER SPRING, MD 20910-4345**	11/26/2025	$1,100,000	$603	1824	//3	2015	1,625 SF

APN: 13-03742984 Document #:
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 29 Subdivision: LOTS 1 36 PARCELS A B AND C CHELSEA HEIGHTS MapRef: PL 24826 Abbreviated Description: Lot:29 Subdivision:LOTS 1 36 PARCELS A B AND C CHELSEA HEIGHTS Map Ref:PL 24826

13	.9Mi.	**709 GLOUSTER KNOLL DR** **SILVER SPRING, MD 20901-3713**	11/20/2025	$460,000	$354	1296	//3	2006	1,494 SF

APN: 13-03482441 Document #:
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 32 Block: 2 Subdivision: BUCKINGHAM TERACE MapRef: PL 23121 Abbreviated Description: Lot:32 Block:2 Subdivision:BUCKINGHAM TERACE Map Ref:PL 23121

14	.03Mi.	**9202 THREE OAKS DR** **SILVER SPRING, MD 20901-3362**	11/13/2025	$670,000	$469	1428	//3	1967	1,429 SF

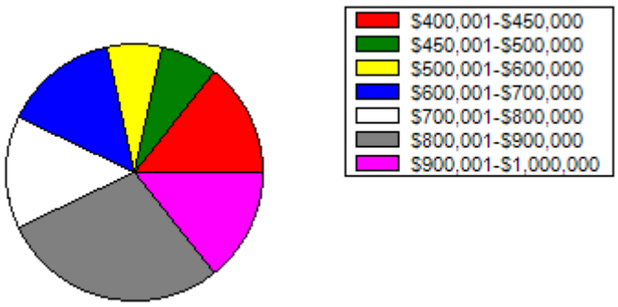
APN: 13-01054042 Document #:
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 43 Block: C Subdivision: SECTION 7 SLIGO PARK HILLS MapRef: MB 90 PL 9730 Abbreviated Description: Lot:43 Block:C Subdivision:SECTION 7 SLIGO PARK HILLS Map Ref:MB 90 PL 9730

15	1.09Mi.	**8521 CAMERON ST** **SILVER SPRING, MD 20910-3466**	11/13/2025	$875,000	$639	1368	//3	1999	966 SF

APN: 13-03242985 Document #:
Document Type: Price Code: D
Land Use: Townhouse (Residential)
Legal: Lot: 8 Subdivision: CAMERON HILL AT SILVER SPRING MapRef: MB 191 PL 20908 Abbreviated Description: Lot:8 Subdivision:CAMERON HILL AT SILVER SPRING Map Ref:MB 191 PL 20908

Comparable Sales Chart

% Distribution Sales for Two Years



ICE SiteX Report

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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.	**9201 THREE OAKS DR**	**03/01/2004**	$603,600	$555,000	1,428	//2	1967	1,604 SF	
0Mi.	**9203 THREE OAKS DR**	**01/06/1988**	$582,900	$536,800	1,428	//2	1967	1,578 SF	
.01Mi.	**9205 THREE OAKS DR**	**11/15/2021**	$622,700	$571,600	1,428	//2	1967	1,578 SF	Spa Only
.01Mi.	**9207 THREE OAKS DR**	**11/06/2020**	$576,800	$531,433	1,428	//2	1967	1,578 SF	
.02Mi.	**9209 THREE OAKS DR**	**06/24/2003**	$576,800	$531,433	1,428	//2	1967	1,578 SF	
.02Mi.	**9211 THREE OAKS DR**	**05/27/2026**	$585,500	$539,067	1,428	//2	1967	1,578 SF	
.02Mi.	**9213 THREE OAKS DR**	**06/01/2015**	$584,400	$538,100	1,428	//2	1967	1,578 SF	
.03Mi.	**9200 THREE OAKS DR**		$601,700	$553,333	1,428	//2	1967	1,451 SF	
.03Mi.	**9202 THREE OAKS DR**	**11/13/2025**	$715,800	$653,133	1,428	//3	1967	1,429 SF	
.03Mi.	**9204 THREE OAKS DR**	**10/24/1995**	$591,800	$544,633	1,428	//3	1967	1,429 SF	
.03Mi.	**9215 THREE OAKS DR**	**09/21/2005**	$653,500	$598,733	1,428	//3	1967	1,604 SF	
.03Mi.	**9206 THREE OAKS DR**		$583,200	$537,067	1,428	//2	1967	1,429 SF	
.03Mi.	**9208 THREE OAKS DR**	**04/05/2011**	$588,400	$541,633	1,428	//3	1967	1,429 SF	
.03Mi.	**9210 THREE OAKS DR**	**01/11/2019**	$594,500	$547,000	1,428	//3	1967	1,429 SF	Spa Only
.03Mi.	**9217 THREE OAKS DR**	**10/25/2017**	$609,200	$559,933	1,428	//2	1967	1,427 SF	
.03Mi.	**9212 THREE OAKS DR**	**11/27/2024**	$661,300	$593,967	1,428	//3	1967	1,451 SF	

Rent vs. Own

Households Occupied by Renters:	31%	Households Occupied by Owners:	65%

Demographics & Income

Median Age:	39.4 years old	Households:	13,383
Median Household Income:	$131,217	Households w/Family:	70%
Household Income Per Capita:	$57,592	Households w/Family Married:	53%
Most Common Education Level:	Graduate Degree	Households w/Family Children:	34%

School District

School District Zone:	Montgomery County Public Schools	Students:	159,181
Number of Schools:	211	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.40Mi.	**John F. Kennedy High School** Number of Students: 1,880 Student-Teacher Ratio: 14.97 Advanced Placement: Yes	C-	Public	9 - 12
0.34Mi.	**Silver Spring International Middle School** Number of Students: 1,015 Student-Teacher Ratio: 14.46	B	Public	6 - 8
0.22Mi.	**Highland View Elementary School** Number of Students: 334 Student-Teacher Ratio: 11.13	C+	Public	KG - 5
3.70Mi.	**Albert Einstein High School** Number of Students: 1,991 Student-Teacher Ratio: 14.81 Advanced Placement: Yes	B+	Public	9 - 12
4.76Mi.	**Wheaton High School** Number of Students: 2,794 Student-Teacher Ratio: 16.24 Advanced Placement: Yes	C+	Public	9 - 12
0.89Mi.	**Montgomery Blair High School** Number of Students: 3,266 Student-Teacher Ratio: 16.43 Advanced Placement: Yes	B	Public	9 - 12
6.23Mi.	**Northwood High School** Number of Students: 1,654 Student-Teacher Ratio: 14.19 Advanced Placement: Yes	B	Public	9 - 12

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	100%	SIMILAR
BURGLARY	70%	NOTABLY LOWER
MOTOR VEHICLE THEFT	91%	LOWER
FORCIBLE ROBBERY	79%	LOWER
AGGRAVATED ASSAULT	82%	LOWER
FORCIBLE RAPE	99%	SIMILAR
MURDER	88%	LOWER
OVERALL	85%	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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