

REAL PROPERTY SEARCH

The recent changes to the Real Property system were instituted to comply with guidelines set forth by the Maryland Department of Information Technology.

While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.

INSTRUCTIONS

Data on the Real Property Data Search system is normally updated Tuesday, Wednesday, Thursday, Friday and Saturday evenings. You can not search by owner's name, town, neighborhood or zip code. Subdivisions can be searched in the property sales feature only. If you need to conduct more than one search in a particular county, select the Previous option.

ADDRESS SEARCHING

1. When searching by address do not use street name suffixes (e.g. Avenue, Drive, Street, Way, etc.) or any abbreviation of a suffix. Do not use street directions (e.g. North, West, etc.) or any abbreviations of directions. To search 9800 N Maryland St, enter 9800 Maryland.

2. Wildcard address searching: If you do not find the right property, perform a general search by truncating the street name. This will return several street names that match the truncated search. For example a search on "301 West " would return 301 Western Lane, 301 Westmore Street, 301 Westerly Circle, etc.

3. Street names with punctuation -- St. Mary's Church Road in Prince Georges Co. would be entered as St Marys Church. However O'Donnell Street in Baltimore would be searched exactly as it is spelled.

4. If you think the street name is two words, but you are not finding it, try it as one word. For example, "McHenry" may be found under "Mc Henry" in one county, but under "McHenry" in another. Street names beginning with the word Saint, may be spelled out, or abbreviated as St. In some cases, there may be different spellings in the same county.

5. If you are still not finding the property, try leaving off the street number. While this may result in hundreds of matches, it will give you an idea of whether or not you have the street name correct. Also, the official street number assigned to the property by the local government may not be the same as the number the owner uses.

6. Numbered streets should be entered with an ending 25th, 33rd etc. In some counties you may find listings for Fifth Ave as well as 5th Ave.

7. Try alternate names for the same street. For example, Baltimore National Pike, Route 40 West is listed as Balto Natl. Connecticut Avenue may also be listed as MD 185.

8. Addresses within apartment/townhouse complexes or shopping centers may not be listed in the database.

9. If you are still having difficulty finding the correct property, contact the SDAT assessment office in that county for assistance. A list of local assessment offices can be found online at <http://dat.maryland.gov/realproperty/Pages/Maryland-Assessment-Offices.aspx>

ACCOUNT IDENTIFIER

With limited exception the property account identifier (number) consists of a two digit district and an account identifier, 6-10 digit number. For example a property in Allegany County would have an account identifier in this format DD-AAAAAA or 06-002684.

Jurisdictions which do not have account identifiers in the above format:

Anne Arundel County: District 06 Subdivision 000 Account Identifier 90035186
Account identifiers are formatted as DD-SSS-AAAAAAAA. The first two numbers are the assessment District, the next three are the Subdivision, and the last nine are the Account identifier.

Baltimore City: Ward 11 Section 04 Block 0478 Lot 001
Account identifiers are in this format, WW-SS-BBBB-LLL. Enter the two digit Ward number, the next two are the Section. The Block number may consist of four or five characters and may include a letter. The remaining characters are the lot number which is three to four characters and may include a letter.

MAP & PARCEL

The map is now 4 characters, old map: 51, new map: 0051. The parcel number must be at least 4 characters, old parcel: 025 or 637A, new parcel: 0025 or 0637A. Enter the town code or use 000 as a default code when there is no official town code available. A list of town codes can be found online at <http://dat.maryland.gov/realproperty/Pages/Maryland-Incorporated-Town-Codes.aspx>.

SALES

If you choose to search by district enter at least two digits for the district, e.g. 03, 04. If you searching by map at least four characters for a map, e.g. 051C or 0027.

Non-residential (commercial) properties can be searched by the Bureau of Public Roads Use Codes (BPRUC). The BPRUC list is available online at <http://dat.maryland.gov/realproperty/Documents/bpruc.pdf>.

NOTES:

Glossary of Terms used on the property display page. You may view the glossary by clicking on any bold type term on the property display page. Deleted accounts can only be searched by property account identifier. View the glossary at http://sdat.dat.maryland.gov/RealProperty/Pages_HTML/rp_def.aspx

What is not available on this site:

1. Deeds and Plats (land surveys of property): Deeds and plats are on file at Land Records, a division of the Clerk of Court's office, where the property is located. You may view the MD Circuit Court, Clerk of Courts web page at <http://mdcourts.gov/circuit/directory.html>

Deeds and plats are also available online through the MD State Archives, www.msa.md.gov

2. Property tax bills or payments: Tax bills are available through the appropriate county or municipal government where the property is located. A list of local property taxing agencies can be found at <http://dat.maryland.gov/realproperty/Pages/Local-Tax-Billing-Collection-Offices.aspx>