



Researched and prepared by
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Subject Property
2022 Etting St
Baltimore 21217

Prepared exclusively for
Michael Schleicher



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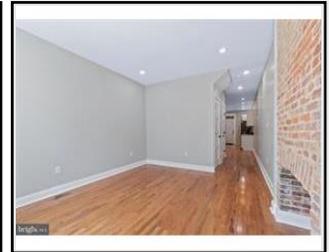
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This analysis is not an appraisal. It is intended only for the purpose of assisting buyers or sellers or prospective buyers or sellers in deciding the listing, offering, or sale price of the real property.



CMA 4-Up Public Records Report

This page outlines the subject property versus comparables properties.



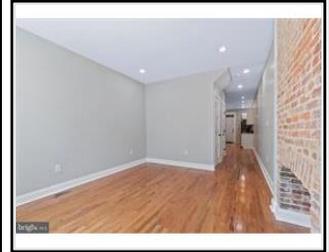
	Address 2022 Etting St	1940 Druid Hill Ave	2000 Brunt St	2141 Division St
County	Baltimore City, MD	Baltimore City, MD	Baltimore City, MD	Baltimore City, MD
Municipality				
Neighborhood	DRUID HEIGHTS			
Status	Active	Closed	Closed	Closed
Closed Date				
List Price	\$35,000	\$49,900	\$65,000	\$200,000
Closed Price		\$72,000	\$104,500	\$200,000
Concessions	\$0.00	\$0.00	\$0.00	\$0.00
Financing		Cash	Other	FHA
Property Class	Residential	Residential	Residential	Residential
Structure Type	Interior Row/Townhouse		Row/Twnhse/Cluster	
Ownership	Ground Rent	Fee Simple	Fee Simple	Fee Simple
Sale Type	Auction			
Style	Federal			
Levels/Stories	2	0.00	0.00	0.00
Year Built	1920	1920		1920
Condition				
Annual Tax	\$928	\$991	\$1,418	\$4,720
Tax Total Asmt	\$42,000	\$42,000	\$60,100	\$200,000
Lot Acres/SqFt	0.02a / 871.2sf	0a / 0.00sf	0a / 0.00sf	0a / 0.00sf
Lot Dimension	13-5X70			
Waterfront	No	No	No	No
Abv Grd Fin SF	0	0	1,002	0
Total Bldg SF	0	0	1,002	0
Total Units		1	1	1
Bedrooms	2	0	0	0
Baths	1 /	1	1	2 / 1
Garage Spaces		0	0	0
Parking Feat				
Basement	Unfinished			
Cooling	No Cooling			
Heat	Forced Air			
Pool	No Pool	False	False	False
DOM	40	4	88	52
MLS#	MDBA2187720	MDBA2177058	MDBA2161624	MDBA2149794





CMA 4-Up Listings Report

This page outlines the subject property versus comparables properties.



	Address 2022 Etting St	1940 Druid Hill Ave	2000 Brunt St	2141 Division St
County	Baltimore City, MD	Baltimore City, MD	Baltimore City, MD	Baltimore City, MD
Municipality				
Neighborhood	DRUID HEIGHTS	DRUID HEIGHTS	UPTON	DRUID HEIGHTS
Status	Active	Closed	Closed	Closed
Closed Date		08/25/2025	07/30/2025	06/06/2025
List Price	\$35,000	\$49,900	\$65,000	\$200,000
Closed Price		\$72,000	\$104,500	\$200,000
Concessions	\$0.00	\$0.00	\$0.00	\$0.00
Financing		Cash	Other	FHA
Property Class	Residential	Residential	Residential	Residential
Structure Type	Interior Row/Townhouse	End of Row/Townhouse	End of Row/Townhouse	Interior Row/Townhouse
Ownership	Ground Rent	Fee Simple	Fee Simple	Fee Simple
Sale Type	Auction	Probate Listing, Standard	Auction	Standard
Style	Federal	Federal	Federal	Federal
Levels/Stories	2	3	2	3
Year Built	1920	1920	1920	1920
Condition				
Annual Tax	\$928	\$928	\$1,260	\$341
Tax Total Asmt	\$42,000	\$42,000	\$60,100	\$14,467
Lot Acres/SqFt	0.02a / 871.2sf	1,214a / 52,881,840.00sf	0a / 1,002.00sf	0a / 871.20sf
Lot Dimension	13-5X70			
Waterfront	No	No	No	No
Abv Grd Fin SF		0	1,002	0
Blw Grd Fin SF	0	0	0	0
Total Bldg SF	0	0	1,002	0
Total Units		0	0	0
Bedrooms	2	3	3	3
Baths	1 /	1	1	2 / 1
Garage Spaces		0	0	0
Parking Feat				
Basement	Unfinished	Connecting Stairway, Daylight	Unfinished	Full, Unfinished
Cooling	No Cooling	No Cooling	No Cooling	Central A/C
Heat	Forced Air	Forced Air	Forced Air	90% Forced Air
Pool	No Pool	No Pool	No Pool	No Pool
DOM	40	4	88	52
MLS#	MDBA2187720	MDBA2177058	MDBA2161624	MDBA2149794

