

Researched and prepared by
Adam Shpritz

Subject Property
2408 Llewelyn Ave
Baltimore 21213

Prepared exclusively for
Michael Schleicher



Adam Shpritz
Ashland Auction Group LLC
920 S Conkling St
BALTIMORE, MD 21224
(410) 488-3124
adam@ashlandauction.com

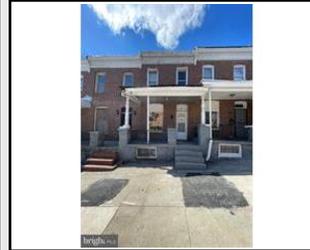
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This analysis is not an appraisal. It is intended only for the purpose of assisting buyers or sellers or prospective buyers or sellers in deciding the listing, offering, or sale price of the real property.



CMA 4-Up Public Records Report

This page outlines the subject property versus comparables properties.



	Address 2408 Llewelyn Ave	2308 E Hoffman St	1414 N Milton Ave	2416 E Hoffman St
County	Baltimore City, MD	Baltimore City, MD	Baltimore City, MD	Baltimore City, MD
Municipality				
Neighborhood	BROADWAY EAST			
Status	Active	Closed	Closed	Closed
Closed Date				
List Price	\$35,000	\$53,900	\$80,000	\$90,000
Closed Price		\$50,000	\$49,500	\$85,000
Concessions	\$0.00	\$0.00	\$0.00	\$0.00
Financing		Cash	Cash	Cash
Property Class	Residential	Residential	Residential	Residential
Structure Type	Interior Row/Townhouse			
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	1900	1910	1900	1900
Condition				
Annual Tax	\$2,011	\$496	\$2,011	\$2,011
Tax Total Asmt	\$85,200	\$21,000	\$85,200	\$85,200
Lot Acres/SqFt	0a / 0sf	0a / 0.00sf	0a / 0.00sf	0a / 0.00sf
Lot Dimension	12-9X60			
Waterfront	No	No	No	No
Abv Grd Fin SF	0	0	940	0
Total Bldg SF	140	0	0	0
Total Units		1	1	1
Bedrooms	3	0	0	0
Baths	1 / 1	1	1	0
Garage Spaces		0	0	0
Parking Feat				
Basement	Fully Finished			
Cooling	Central A/C			
Heat	Forced Air	Hot/Warm Air	Hot/Warm Air	Hot/Warm Air
Pool	No Pool	False	False	False
DOM	35	84	554	1
MLS#	MDBA2188084	MDBA2162818	MDBA2118744	MDBA2173536





CMA 4-Up Listings Report

This page outlines the subject property versus comparables properties.



	Address 2408 Llewelyn Ave	2416 E Hoffman St	2308 E Hoffman St	1414 N Milton Ave
County	Baltimore City, MD	Baltimore City, MD	Baltimore City, MD	Baltimore City, MD
Municipality				
Neighborhood	BROADWAY EAST	BROADWAY EAST	NONE AVAILABLE	BROADWAY EAST
Status	Active	Closed	Closed	Closed
Closed Date		09/12/2025	06/20/2025	10/14/2025
List Price	\$35,000	\$90,000	\$53,900	\$80,000
Closed Price		\$81,000	\$50,000	\$70,000
Concessions	\$0.00	\$0.00	\$0.00	\$0.00
Financing		Cash	Cash	Cash
Property Class	Residential	Residential	Residential	Residential
Structure Type	Interior Row/Townhouse	Interior Row/Townhouse	Interior Row/Townhouse	Interior Row/Townhouse
Ownership	Ground Rent	Fee Simple	Fee Simple	Fee Simple
Sale Type	Auction	Standard	Standard	Standard
Style	Federal	Side-by-Side	Other	Other
Levels/Stories	2	1	2	2
Year Built	1900	1900	1910	1900
Condition				
Annual Tax	\$2,011	\$1,584	\$480	\$1,584
Tax Total Asmt	\$85,200	\$85,200	\$21,000	\$67,133
Lot Acres/SqFt	0a / 0sf	0a / 2,100.00sf	0a / 0.00sf	0a / 940.00sf
Lot Dimension	12-9X60			
Waterfront	No	No	No	No
Abv Grd Fin SF		0	0	940
Blw Grd Fin SF	140	0	0	0
Total Bldg SF	140	0	0	940
Total Units		0	0	0
Bedrooms	3	0	3	3
Baths	1 / 1	0	1	1
Garage Spaces		0	0	0
Parking Feat				
Basement	Fully Finished	Unfinished	Unfinished	Other
Cooling	Central A/C	No Cooling	No Cooling	Other
Heat	Forced Air	None	Forced Air	Other
Pool	No Pool	No Pool	No Pool	No Pool
DOM	35	1	84	554
MLS#	MDBA2188084	MDBA2173536	MDBA2162818	MDBA2118744

