



Researched and prepared by
Adam Shpritz

Subject Property
2418 Reisterstown Rd
Baltimore 21217

Prepared exclusively for
Michael Schleicher



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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 2418 Reisterstown Rd	2214 Ruskin Ave	2410 Reisterstown Rd
County	Baltimore City, MD	Baltimore City, MD	Baltimore City, MD
Municipality			
Neighborhood	MONDAWMIN		
Status	Active	Closed	Closed
Closed Date			
List Price	\$35,000	\$125,000	\$135,000
Closed Price		\$115,000	\$0
Concessions	\$0.00	\$0.00	\$0.00
Financing		Conventional	FHA
Property Class	Residential	Residential	Residential
Structure Type	Interior Row/Townhouse	Row/Twnhse/Cluster	Row/Twnhse/Cluster
Ownership	Ground Rent	Ground Rent	Fee Simple
Sale Type	Auction		
Style	Traditional	Attchd/Row Hse Int	Attchd/Row Hse Int
Levels/Stories	2	2.00	2.00
Year Built	1927	1920	1927
Condition			
Annual Tax	\$2,855	\$2,339	\$2,863
Tax Total Asmt	\$133,100	\$99,100	\$121,300
Lot Acres/SqFt	0.04a / 1742.4sf	0a / 0.00sf	0a / 0.00sf
Lot Dimension	21-6X90		
Waterfront	No	No	No
Abv Grd Fin SF	1,632	1,352	1,464
Total Bldg SF	2574	2,034	2,338
Total Units		1	1
Bedrooms	3	0	0
Baths	1 /	1 / 1	1 / 2
Garage Spaces		0	0
Parking Feat			
Basement	Unfinished	Yes (Type Unknown)	Yes (Type Unknown)
Cooling	No Cooling	Combined System	
Heat	Radiator	Hot/Warm Air	Radiators
Pool	No Pool	False	False
DOM	165	60	94
MLS#	MDBA2171446	MDBA2170830	MDBA2170700





CMA 4-Up Listings Report

This page outlines the subject property versus comparables properties.



Address	2418 Reisterstown Rd	2410 Reisterstown Rd	2214 Ruskin Ave
County	Baltimore City, MD	Baltimore City, MD	Baltimore City, MD
Municipality			
Neighborhood	MONDAWMIN	NONE AVAILABLE	WOODBROOK
Status	Active	Closed	Closed
Closed Date		10/22/2025	09/09/2025
List Price	\$35,000	\$135,000	\$125,000
Closed Price		\$135,000	\$115,000
Concessions	\$0.00	\$0.00	\$0.00
Financing		FHA	Conventional
Property Class	Residential	Residential	Residential
Structure Type	Interior Row/Townhouse	Interior Row/Townhouse	Interior Row/Townhouse
Ownership	Ground Rent	Fee Simple	Ground Rent
Sale Type	Auction	Standard	Standard
Style	Traditional	Other	Other
Levels/Stories	2	2	3
Year Built	1927	1927	1920
Condition			
Annual Tax	\$2,855	\$2,604	\$2,303
Tax Total Asmt	\$133,100	\$121,300	\$99,100
Lot Acres/SqFt	0.04a / 1742.4sf	0a / 3,484.80sf	0a / 1,078.00sf
Lot Dimension	21-6X90		
Waterfront	No	No	No
Abv Grd Fin SF	1632	1,464	1,352
Blw Grd Fin SF	0	874	0
Total Bldg SF	2574	2,338	2,034
Total Units		0	0
Bedrooms	3	4	3
Baths	1 /	1 / 2	1 / 1
Garage Spaces		0	0
Parking Feat		Paved Driveway, Paved Park	
Basement	Unfinished	Full, Improved, Partially Finis	Rear Entrance, Sump Pump
Cooling	No Cooling	Central A/C	Central A/C
Heat	Radiator	Radiator	Central
Pool	No Pool	No Pool	No Pool
DOM	165	94	60
MLS#	MDBA2171446	MDBA2170700	MDBA2170830

