



Researched and prepared by
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Subject Property
2531 Hollins St
Baltimore 21223

Prepared exclusively for
Michael Schleicher



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CMA 4-Up Public Records Report

This page outlines the subject property versus comparables properties.



Address	2531 Hollins St	2523 W Lombard St	2583 W Baltimore St	2558 W Baltimore St
County	Baltimore City, MD	Baltimore City, MD	Baltimore City, MD	Baltimore City, MD
Municipality				
Neighborhood	SHIPLEY HILL			
Status	Active	Closed	Closed	Closed
Closed Date				
List Price	\$25,000	\$30,000	\$20,000	\$94,999
Closed Price		\$1,000	\$19,188	\$65,500
Concessions	\$0.00	\$0.00	\$0.00	\$0.00
Financing		Cash	Other	FHA
Property Class	Residential	Residential	Residential	Residential
Structure Type	End of Row/Townhouse			
Ownership	Ground Rent	Ground Rent	Fee Simple	Fee Simple
Sale Type	Auction			
Style	Federal			
Levels/Stories	2	0.00	0.00	0.00
Year Built	1900	1900	1900	1915
Condition				
Annual Tax	\$1,086	\$283	\$1,086	\$1,086
Tax Total Asmt	\$46,000	\$12,000	\$46,000	\$46,000
Lot Acres/SqFt	0.02a / 871.2sf	0a / 0.00sf	0a / 0.00sf	0a / 0.00sf
Lot Dimension	13-10X75			
Waterfront	No	No	No	No
Abv Grd Fin SF	0	0	0	0
Total Bldg SF	0	0	0	0
Total Units		1	1	1
Bedrooms	3	0	0	0
Baths	1 /	0	0	1 / 1
Garage Spaces		0	0	0
Parking Feat				
Basement	Unfinished			
Cooling	No Cooling			
Heat	Forced Air			
Pool	No Pool	False	False	False
DOM	40	317	12	133
MLS#	MDBA2186948	MDBA2128060	MDBA2170982	MDBA2156244





CMA 4-Up Listings Report

This page outlines the subject property versus comparables properties.



	Address 2531 Hollins St	2583 W Baltimore St	2558 W Baltimore St	2523 W Lombard St
County	Baltimore City, MD	Baltimore City, MD	Baltimore City, MD	Baltimore City, MD
Municipality				
Neighborhood	SHIPLEY HILL	SHIPLEY HILL	SHIPLEY HILL	SHIPLEY HILL
Status	Active	Closed	Closed	Closed
Closed Date		07/23/2025	08/15/2025	07/09/2025
List Price	\$25,000	\$20,000	\$94,999	\$30,000
Closed Price		\$41,250	\$107,500	\$33,000
Concessions	\$0.00	\$0.00	\$0.00	\$0.00
Financing		Other	FHA	Cash
Property Class	Residential	Residential	Residential	Residential
Structure Type	End of Row/Townhouse	Interior Row/Townhouse	Interior Row/Townhouse	Interior Row/Townhouse
Ownership	Ground Rent	Fee Simple	Fee Simple	Ground Rent
Sale Type	Auction	Auction	Standard	Auction
Style	Federal	Federal	Traditional	Traditional
Levels/Stories	2	2	3	2
Year Built	1900	1900	1915	1900
Condition				
Annual Tax	\$1,086	\$1,086	\$1,086	\$283
Tax Total Asmt	\$46,000	\$46,000	\$46,000	\$12,000
Lot Acres/SqFt	0.02a / 871.2sf	0a / 0.00sf	0a / 1,306.80sf	0a / 0.00sf
Lot Dimension	13-10X75			
Waterfront	No	No	No	No
Abv Grd Fin SF		0	0	0
Blw Grd Fin SF	0	0	0	0
Total Bldg SF	0	0	0	0
Total Units		0	0	0
Bedrooms	3	0	3	0
Baths	1 /	0	1 / 1	0
Garage Spaces		0	0	0
Parking Feat				
Basement	Unfinished	Other	Unfinished	Other
Cooling	No Cooling	Other	No Cooling	Other
Heat	Forced Air	Other	Forced Air	Other
Pool	No Pool	No Pool	No Pool	No Pool
DOM	40	12	133	317
MLS#	MDBA2186948	MDBA2170982	MDBA2156244	MDBA2128060

