



Researched and prepared by
Adam Shpritz

Subject Property
2619 E Madison St
Baltimore 21205

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 2619 E Madison St	807 N Luzerne Ave	712 N Lakewood Ave	714 N Luzerne Ave
County	Baltimore City, MD	Baltimore City, MD	Baltimore City, MD	Baltimore City, MD
Municipality				
Neighborhood	MADISON EASTEND			
Status	Active	Closed	Closed	Closed
Closed Date				
List Price	\$35,000	\$120,000	\$129,900	\$192,950
Closed Price		\$115,000	\$129,900	\$192,950
Concessions	\$0.00	\$0.00	\$0.00	\$0.00
Financing		Conventional	FHA	Conventional
Property Class	Residential	Residential	Residential	Residential
Structure Type	Interior 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	1890	1920	1890	1890
Condition				Excellent, Very Good, Good
Annual Tax	\$1,303	\$1,303	\$590	\$1,770
Tax Total Asmt	\$55,200	\$55,200	\$25,000	\$75,000
Lot Acres/SqFt	0.02a / 871.2sf	0a / 0.00sf	0a / 0.00sf	0a / 0.00sf
Lot Dimension	13X70			
Waterfront	No	No	No	No
Abv Grd Fin SF	0	1,500	0	0
Total Bldg SF	0	0	0	0
Total Units		1	1	1
Bedrooms	2	0	0	0
Baths	1 /	2	1	2
Garage Spaces		0	0	0
Parking Feat				
Basement	Unfinished			
Cooling	No Cooling			
Heat	Radiator	Radiators	Hot/Warm Air	Radiators
Pool	No Pool	False	False	False
DOM	13	86	5	92
MLS#	MDBA2190654	MDBA2158476	MDBA2177606	MDBA2154626





CMA 4-Up Listings Report

This page outlines the subject property versus comparables properties.



	Address 2619 E Madison St	712 N Lakewood Ave	807 N Luzerne Ave	714 N Luzerne Ave
County	Baltimore City, MD	Baltimore City, MD	Baltimore City, MD	Baltimore City, MD
Municipality				
Neighborhood	MADISON EASTEND	EAST MONUMENT HISTOR	MADISON EASTEND	MILTON-MONTFORD
Status	Active	Closed	Closed	Closed
Closed Date		09/02/2025	06/27/2025	07/08/2025
List Price	\$35,000	\$129,900	\$120,000	\$192,950
Closed Price		\$129,900	\$115,000	\$192,950
Concessions	\$0.00	\$0.00	\$0.00	\$0.00
Financing		FHA	Conventional	Conventional
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	Ground Rent	Fee Simple
Sale Type	Auction	Standard	Standard	Standard
Style	Federal	Federal	Colonial	Other
Levels/Stories	2	3	3	2
Year Built	1890	1890	1920	1890
Condition				Excellent, Very Good, Good
Annual Tax	\$1,303	\$590	\$1,183	\$1,542
Tax Total Asmt	\$55,200	\$25,000	\$50,133	\$65,333
Lot Acres/SqFt	0.02a / 871.2sf	0a / 938.00sf	0a / 0.20sf	0a / 1,015.00sf
Lot Dimension	13X70			
Waterfront	No	No	No	No
Abv Grd Fin SF		0	1,500	0
Blw Grd Fin SF	0	0	0	0
Total Bldg SF	0	0	1,500	0
Total Units		0	0	0
Bedrooms	2	3	3	3
Baths	1 /	1	2	2
Garage Spaces		0	0	0
Parking Feat				
Basement	Unfinished	Unfinished	Connecting Stairway, Fully F	Unfinished
Cooling	No Cooling	No Cooling	Central A/C	Central A/C
Heat	Radiator	Forced Air	Central	Central
Pool	No Pool	No Pool	No Pool	No Pool
DOM	13	5	86	92
MLS#	MDBA2190654	MDBA2177606	MDBA2158476	MDBA2154626

