

Researched and prepared by  
Adam Shpritz

Subject Property  
2857 Woodbrook Ave  
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.



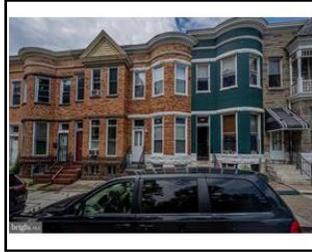
	2857 Woodbrook Ave	2820 Woodbrook Ave	2827 Woodbrook Ave	2869 Woodbrook Ave
Address	2857 Woodbrook Ave	2820 Woodbrook Ave	2827 Woodbrook Ave	2869 Woodbrook Ave
County	Baltimore City, MD	Baltimore City, MD	Baltimore City, MD	Baltimore City, MD
Municipality				
Neighborhood	AUCHENTOROLY TERRA			
Status	Active	Active	Active	Active
Closed Date				
List Price	\$20,000	\$100,000	\$186,000	\$70,000
Closed Price				
Concessions	\$0.00	\$0.00	\$0.00	\$0.00
Financing				
Property Class	Residential	Residential	Residential	Residential
Structure Type	Interior Row/Townhouse	Row/Twnhse/Cluster	Row/Twnhse/Cluster	Row/Twnhse/Cluster
Ownership	Ground Rent	Ground Rent	Fee Simple	Fee Simple
Sale Type	Auction			
Style	Federal	Attchd/Row Hse Int	Attchd/Row Hse Int	Attchd/Row Hse Int
Levels/Stories	2	2.00	2.00	2.00
Year Built	1920	1910	1920	1920
Condition				
Annual Tax	\$1,900	\$1,551	\$1,227	\$1,605
Tax Total Asmt	\$80,500	\$65,700	\$52,000	\$68,000
Lot Acres/SqFt	0a / 0sf	0a / 0.00sf	0a / 0.00sf	0a / 0.00sf
Lot Dimension				
Waterfront	No	No	No	No
Abv Grd Fin SF	1,320	1,232	1,270	1,320
Total Bldg SF	1980	1,826	1,880	1,980
Total Units		1	1	1
Bedrooms	3	0	0	0
Baths	1 /	1 / 1	1 / 1	1
Garage Spaces		0	0	0
Parking Feat				
Basement	Other	Yes (Type Unknown)	Yes (Type Unknown)	Yes (Type Unknown)
Cooling	Other			
Heat	Other	Radiators	Radiators	Radiators
Pool	No Pool	False	False	False
DOM	27	2	106	115
MLS#	MDBA2169808	MDBA2192426	MDBA2178626	MDBA2177372





## CMA 4-Up Public Records Report

This page outlines the subject property versus comparables properties.



Address	<b>2857 Woodbrook Ave</b>	<b>2812 Auchentoroly Ter</b>
County	Baltimore City, MD	Baltimore City, MD
Municipality		
Neighborhood	AUCHENTOROLY TERRA	
Status	Active	Active
Closed Date		
List Price	\$20,000	\$169,000
Closed Price		
Concessions	\$0.00	\$0.00
Financing		
Property Class	Residential	Residential
Structure Type	Interior Row/Townhouse	Row/Twnhse/Cluster
Ownership	Ground Rent	Fee Simple
Sale Type	Auction	
Style	Federal	Attchd/Row Hse Int
Levels/Stories	2	2.00
Year Built	1920	1900
Condition		
Annual Tax	\$1,900	\$1,952
Tax Total Asmt	\$80,500	\$82,700
Lot Acres/SqFt	0a / 0sf	0a / 0.00sf
Lot Dimension		
Waterfront	No	No
Abv Grd Fin SF	1,320	1,436
Total Bldg SF	1980	2,130
Total Units		1
Bedrooms	3	0
Baths	1 /	1
Garage Spaces		0
Parking Feat		
Basement	Other	Yes (Type Unknown)
Cooling	Other	
Heat	Other	Radiators
Pool	No Pool	False
DOM	27	145
MLS#	MDBA2169808	MDBA2173278





## CMA 4-Up Listings Report

This page outlines the subject property versus comparables properties.



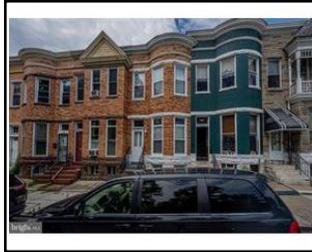
	Address <b>2857 Woodbrook Ave</b>	<b>2820 Woodbrook Ave</b>	<b>2827 Woodbrook Ave</b>	<b>2869 Woodbrook Ave</b>
County	Baltimore City, MD	Baltimore City, MD	Baltimore City, MD	Baltimore City, MD
Municipality				
Neighborhood	AUCHENTOROLY TERRA	WOODBROOK	RESERVOIR HILL	NONE AVAILABLE
Status	Active	Active	Active	Active
Closed Date				
List Price	\$20,000	\$100,000	\$186,000	\$70,000
Closed Price				
Concessions	\$0.00	\$0.00	\$0.00	\$0.00
Financing				
Property Class	Residential	Residential	Residential	Residential
Structure Type	Interior Row/Townhouse	Interior Row/Townhouse	Interior Row/Townhouse	Interior Row/Townhouse
Ownership	Ground Rent	Ground Rent	Fee Simple	Fee Simple
Sale Type	Auction	Standard	Standard	Standard
Style	Federal	Other	Side-by-Side	Federal
Levels/Stories	2	2	3	3
Year Built	1920	1910	1920	1920
Condition				
Annual Tax	\$1,900	\$1,551	\$1,211	\$1,597
Tax Total Asmt	\$80,500	\$65,700	\$52,000	\$68,000
Lot Acres/SqFt	0a / 0sf	0a / 0.00sf	0a / 0.03sf	0a / 10,890.00sf
Lot Dimension				
Waterfront	No	No	No	No
Abv Grd Fin SF	1320	1,232	1,270	1,320
Blw Grd Fin SF	0	0	0	0
Total Bldg SF	1980	1,826	1,880	1,980
Total Units		0	0	0
Bedrooms	3	3	3	3
Baths	1 /	1 / 1	1 / 1	1
Garage Spaces		0	0	0
Parking Feat				
Basement	Other	Unfinished	Full	Sump Pump, Unfinished
Cooling	Other	No Cooling	Window Unit(s)	No Cooling
Heat	Other	Radiator	Radiator	90% Forced Air
Pool	No Pool	No Pool	No Pool	No Pool
DOM	27	2	106	115
MLS#	MDBA2169808	MDBA2192426	MDBA2178626	MDBA2177372





## CMA 4-Up Listings Report

This page outlines the subject property versus comparables properties.



Address	<b>2857 Woodbrook Ave</b>	<b>2812 Auchentoroly Ter</b>
County	Baltimore City, MD	Baltimore City, MD
Municipality		
Neighborhood	AUCHENTOROLY TERRA	DRUID HILL PARK
Status	Active	Active
Closed Date		
List Price	\$20,000	\$169,000
Closed Price		
Concessions	\$0.00	\$0.00
Financing		
Property Class	Residential	Residential
Structure Type	Interior Row/Townhouse	Interior Row/Townhouse
Ownership	Ground Rent	Fee Simple
Sale Type	Auction	Standard
Style	Federal	Colonial
Levels/Stories	2	3
Year Built	1920	1900
Condition		
Annual Tax	\$1,900	\$1,952
Tax Total Asmt	\$80,500	\$82,700
Lot Acres/SqFt	0a / 0sf	0a / 0.00sf
Lot Dimension		
Waterfront	No	No
Abv Grd Fin SF	1320	1,436
Blw Grd Fin SF	0	0
Total Bldg SF	1980	2,130
Total Units		0
Bedrooms	3	3
Baths	1 /	1
Garage Spaces		0
Parking Feat		
Basement	Other	Other
Cooling	Other	Central A/C
Heat	Other	Radiator
Pool	No Pool	No Pool
DOM	27	145
MLS#	MDBA2169808	MDBA2173278

