

Researched and prepared by
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Subject Property
3908 Mount Pleasant Ave
Baltimore 21224

Prepared exclusively for
Michael Schleicher



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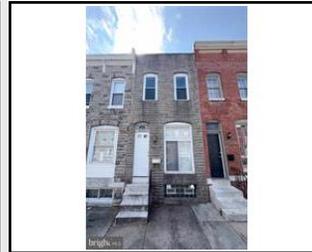
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This analysis is not an appraisal. It is intended only for the purpose of assisting buyers or sellers or prospective buyers or sellers in deciding the listing, offering, or sale price of the real property.



CMA 4-Up Public Records Report

This page outlines the subject property versus comparables properties.



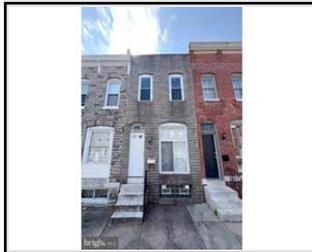
Address	3908 Mount Pleasant Ave	3721 Centre Pl	3919 Mount Pleasant Ave	3910 E Pratt St
County	Baltimore City, MD	Baltimore City, MD	Baltimore City, MD	Baltimore City, MD
Municipality				
Neighborhood	BALTIMORE HIGHLANDS			
Status	Active	Closed	Closed	Closed
Closed Date				
List Price	\$60,000	\$149,900	\$169,000	\$224,900
Closed Price		\$125,000	\$32,500	\$224,900
Concessions	\$0.00	\$0.00	\$0.00	\$0.00
Financing		Cash	Cash	Conventional
Property Class	Residential	Residential	Residential	Residential
Structure Type	Interior Row/Townhouse	Row/Twnhse/Cluster	Row/Twnhse/Cluster	Row/Twnhse/Cluster
Ownership	Fee Simple	Fee Simple	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	1922	1920	1920
Condition				Excellent
Annual Tax	\$2,099	\$1,987	\$2,171	\$2,568
Tax Total Asmt	\$94,500	\$84,200	\$92,000	\$108,800
Lot Acres/SqFt	0.02a / 871.2sf	0a / 0.00sf	0a / 0.00sf	0a / 0.00sf
Lot Dimension	12-8X69			
Waterfront	No	No	No	No
Abv Grd Fin SF	960	768	912	1,196
Total Bldg SF	1440	1,128	1,296	1,651
Total Units		1	1	1
Bedrooms	2	0	0	0
Baths	1 /	1	1	1 / 1
Garage Spaces		0	0	0
Parking Feat				
Basement	Unfinished	Yes (Type Unknown)	Yes (Type Unknown)	Yes (Type Unknown)
Cooling	No Cooling		Combined System	
Heat	Radiator	Hot/Warm Air	Hot/Warm Air	Hot/Warm Air
Pool	No Pool	False	False	False
DOM	90	54	41	42
MLS#	MDBA2181356	MDBA2156748	MDBA2184778	MDBA2171956





CMA 4-Up Listings Report

This page outlines the subject property versus comparables properties.



	3908 Mount Pleasant Ave	3919 Mount Pleasant Ave	3910 E Pratt St	3721 Centre Pl
Address	3908 Mount Pleasant Ave	3919 Mount Pleasant Ave	3910 E Pratt St	3721 Centre Pl
County	Baltimore City, MD	Baltimore City, MD	Baltimore City, MD	Baltimore City, MD
Municipality				
Neighborhood	BALTIMORE HIGHLANDS	HIGHLANDTOWN	NONE AVAILABLE	NONE AVAILABLE
Status	Active	Closed	Closed	Closed
Closed Date		11/18/2025	09/08/2025	06/26/2025
List Price	\$60,000	\$169,000	\$224,900	\$149,900
Closed Price		\$155,000	\$224,900	\$125,000
Concessions	\$0.00	\$0.00	\$0.00	\$0.00
Financing		Cash	Conventional	Cash
Property Class	Residential	Residential	Residential	Residential
Structure Type	Interior Row/Townhouse	Interior Row/Townhouse	Interior Row/Townhouse	Interior Row/Townhouse
Ownership	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Sale Type	Auction	Standard	Standard	Standard
Style	Federal	Other	Colonial	Federal
Levels/Stories	2	2	3	3
Year Built	1920	1920	1920	1922
Condition			Excellent	
Annual Tax	\$2,099	\$2,044	\$2,426	\$1,874
Tax Total Asmt	\$94,500	\$92,000	\$108,800	\$79,400
Lot Acres/SqFt	0.02a / 871.2sf	0a / 0.00sf	0a / 871.00sf	0a / 0.10sf
Lot Dimension	12-8X69			
Waterfront	No	No	No	No
Abv Grd Fin SF	960	912	1,196	768
Blw Grd Fin SF	0	0	0	360
Total Bldg SF	1440	1,296	1,651	1,128
Total Units		0	0	0
Bedrooms	2	2	2	2
Baths	1 /	1	1 / 1	1
Garage Spaces		0	0	0
Parking Feat				
Basement	Unfinished	Unfinished	Unfinished	Fully Finished, Improved
Cooling	No Cooling	Central A/C	Central A/C	Central A/C
Heat	Radiator	Central	Forced Air	Central
Pool	No Pool	No Pool	No Pool	No Pool
DOM	90	41	42	54
MLS#	MDBA2181356	MDBA2184778	MDBA2171956	MDBA2156748

