



Researched and prepared by  
Adam Shpritz

Subject Property  
600 N Decker Ave  
Baltimore 21205

Prepared exclusively for  
Michael Schleicher



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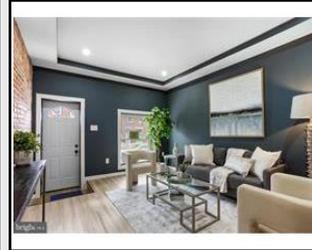
This analysis is not an appraisal. It is intended only for the purpose of assisting buyers or sellers or prospective buyers or sellers in deciding the listing, offering, or sale price of the real property.



## CMA 4-Up Public Records Report

Monday, November 24, 2025

This page outlines the subject property versus comparables properties.



	Address <b>600 N Decker Ave</b>	<b>2918 E Monument St</b>	<b>2930 E Monument St</b>	<b>510 N Decker Ave</b>
County	Baltimore City, MD	Baltimore City, MD	Baltimore City, MD	Baltimore City, MD
Municipality				
Neighborhood	EAST MONUMENT HISTO			
Status	Active	Closed	Closed	Closed
Closed Date				
List Price	\$50,000	\$169,000	\$166,900	\$174,999
Closed Price		\$160,000	\$160,000	\$174,999
Concessions	\$0.00	\$0.00	\$0.00	\$0.00
Financing		Conventional	FHA	FHA
Property Class	Residential	Residential	Residential	Residential
Structure Type	End of Row/Townhouse			
Ownership	Ground Rent	Fee Simple	Fee Simple	Fee Simple
Sale Type	Auction			
Style	Traditional			End Unit/Row
Levels/Stories	3	0.00	0.00	2.00
Year Built	1915	1915	1915	1915
Condition				
Annual Tax	\$2,528	\$1,303	\$755	\$2,133
Tax Total Asmt	\$107,100	\$55,200	\$32,000	\$90,400
Lot Acres/SqFt	0.02a / 848sf	0a / 0.00sf	0a / 0.00sf	0a / 0.00sf
Lot Dimension				
Waterfront	No	No	No	No
Abv Grd Fin SF	1,260	0	1,500	960
Total Bldg SF	1890	0	0	1,524
Total Units		1	1	1
Bedrooms	3	0	0	0
Baths	1 / 1	1	1	1
Garage Spaces		0	0	0
Parking Feat				
Basement	Other			Yes (Type Unknown)
Cooling	Central A/C			
Heat	Central	Radiators	Hot/Warm Air	Radiators
Pool	No Pool	False	False	False
DOM	7	90	71	11
MLS#	MDBA2192500	MDBA2164170	MDBA2158402	MDBA2172464





## CMA 4-Up Listings Report

This page outlines the subject property versus comparables properties.



	<b>600 N Decker Ave</b>	<b>510 N Decker Ave</b>	<b>2918 E Monument St</b>	<b>2930 E Monument St</b>
Address	<b>600 N Decker Ave</b>	<b>510 N Decker Ave</b>	<b>2918 E Monument St</b>	<b>2930 E Monument St</b>
County	Baltimore City, MD	Baltimore City, MD	Baltimore City, MD	Baltimore City, MD
Municipality				
Neighborhood	EAST MONUMENT HISTO	ELWOOD PARK	ALBEMARLE SQUARE	ELLWOOD PARK
Status	Active	Closed	Closed	Closed
Closed Date		08/25/2025	08/25/2025	06/20/2025
List Price	\$50,000	\$174,999	\$169,000	\$166,900
Closed Price		\$174,999	\$160,000	\$160,000
Concessions	\$0.00	\$0.00	\$0.00	\$0.00
Financing		FHA	Conventional	FHA
Property Class	Residential	Residential	Residential	Residential
Structure Type	End of Row/Townhouse	End of Row/Townhouse	Interior Row/Townhouse	Interior Row/Townhouse
Ownership	Ground Rent	Fee Simple	Fee Simple	Fee Simple
Sale Type	Auction	Standard	Standard	Standard
Style	Traditional	Federal	Traditional	Federal, Other
Levels/Stories	3	2	2	2
Year Built	1915	1915	1915	1915
Condition				
Annual Tax	\$2,528	\$1,838	\$1,183	\$732
Tax Total Asmt	\$107,100	\$90,400	\$55,200	\$31,000
Lot Acres/SqFt	0.02a / 848sf	0a / 1,680.00sf	0a / 0.00sf	0a / 2.00sf
Lot Dimension				
Waterfront	No	No	No	No
Abv Grd Fin SF	1260	960	0	1,500
Blw Grd Fin SF	0	0	0	0
Total Bldg SF	1890	1,524	0	1,500
Total Units		0	0	0
Bedrooms	3	2	4	3
Baths	1 / 1	1	1	1
Garage Spaces		0	0	0
Parking Feat				
Basement	Other	Fully Finished	Partially Finished	Partially Finished, Poured Cc
Cooling	Central A/C	Central A/C	Central A/C	Central A/C, Energy Star Coc
Heat	Central	Radiator	Central	Central, Energy Star Heating
Pool	No Pool	No Pool	No Pool	No Pool
DOM	7	11	90	71
MLS#	MDBA2192500	MDBA2172464	MDBA2164170	MDBA2158402

