



CMA 4-Up Public Records Report

Wednesday, December 3, 2025

This page outlines the subject property versus comparables properties.



	Address 1128 Montpelier St	1104 Gorsuch Ave	1313 Gorsuch Ave	1127 Homestead St
County	Baltimore City, MD	Baltimore City, MD	Baltimore City, MD	Baltimore City, MD
Municipality				
Neighborhood	BETTER WAVERLY HISTC			
Status	Active	Closed	Closed	Closed
Closed Date				
List Price	\$40,000	\$220,000	\$239,900	\$250,000
Closed Price		\$210,000	\$240,000	\$250,000
Concessions	\$0.00	\$5,800.00	\$10,946.70	\$0.00
Financing		Conventional	FHA	FHA
Property Class	Residential	Residential	Residential	Residential
Structure Type	Interior Row/Townhouse	Row/Twnhse/Cluster		Standard Unit
Ownership	Fee Simple	Ground Rent	Fee Simple	Fee Simple
Sale Type	Auction			
Style	Federal	Attchd/Row Hse Int		
Levels/Stories	2	2.00	0.00	2.00
Year Built	1920	1900	1925	1929
Condition			Excellent, Very Good	
Annual Tax	\$2,537	\$2,945	\$3,894	\$3,210
Tax Total Asmt	\$107,500	\$124,800	\$165,000	\$136,000
Lot Acres/SqFt	0.03a / 1306.8sf	0a / 0.00sf	0a / 0.00sf	0a / 11,413.00sf
Lot Dimension	13-11X95			
Waterfront	No	No	No	No
Abv Grd Fin SF	1,260	1,176	0	1,712
Total Bldg SF	1890	1,764	0	1,712
Total Units		1	1	1
Bedrooms	3	0	0	0
Baths	1 /	1 / 1	2	2
Garage Spaces		0	0	0
Parking Feat				
Basement		Yes (Type Unknown)		
Cooling	No Cooling			Combined System
Heat	Forced Air	Radiators		Hot/Warm Air
Pool	No Pool	False	False	False
DOM	21	22	77	35
MLS#	MDBA2191914	MDBA2166644	MDBA2159394	MDBA2159800





CMA 4-Up Listings Report

This page outlines the subject property versus comparables properties.



	Address 1128 Montpelier St	1127 Homestead St	1313 Gorsuch Ave	1104 Gorsuch Ave
County	Baltimore City, MD	Baltimore City, MD	Baltimore City, MD	Baltimore City, MD
Municipality				
Neighborhood	BETTER WAVERLY HISTORIC	BETTER WAVERLY HISTORIC	COLDSTREAM HOMESTEAD	BETTER WAVERLY HISTORIC
Status	Active	Closed	Closed	Closed
Closed Date		06/26/2025	07/07/2025	06/26/2025
List Price	\$40,000	\$250,000	\$239,900	\$220,000
Closed Price		\$250,000	\$240,000	\$210,000
Concessions	\$0.00	\$0.00	\$10,946.70	\$5,800.00
Financing		FHA	FHA	Conventional
Property Class	Residential	Residential	Residential	Residential
Structure Type	Interior Row/Townhouse	Detached	End of Row/Townhouse	Interior Row/Townhouse
Ownership	Fee Simple	Fee Simple	Fee Simple	Ground Rent
Sale Type	Auction	Standard	Standard	Standard
Style	Federal	Colonial	Traditional	Colonial
Levels/Stories	2	2	2	3
Year Built	1920	1929	1925	1900
Condition			Excellent, Very Good	
Annual Tax	\$2,537	\$2,990	\$2,832	\$2,778
Tax Total Asmt	\$107,500	\$126,700	\$120,000	\$124,800
Lot Acres/SqFt	0.03a / 1306.8sf	0a / 11,413.00sf	0a / 0.00sf	0a / 0.00sf
Lot Dimension	13-11X95			
Waterfront	No	No	No	No
Abv Grd Fin SF	1260	1,712	0	1,176
Blw Grd Fin SF	0	0	0	0
Total Bldg SF	1890	2,412	0	1,764
Total Units		0	0	0
Bedrooms	3	4	4	3
Baths	1 /	2	2	1 / 1
Garage Spaces		0	0	0
Parking Feat			Paved Parking, Private	
Basement		Outside Entrance, Unfinished	Daylight, Full	Unfinished
Cooling	No Cooling	Ceiling Fan(s), Central A/C	Central A/C	Central A/C
Heat	Forced Air	Forced Air	Central	Central
Pool	No Pool	No Pool	No Pool	No Pool
DOM	21	35	77	22
MLS#	MDBA2191914	MDBA2159800	MDBA2159394	MDBA2166644

