



## CMA 4-Up Public Records Report

This page outlines the subject property versus comparables properties.



Address	2412 W Franklin St	2440 Edmondson Ave	2507 Lauretta Ave	2582 Edmondson Ave
County	Baltimore City, MD	Baltimore City, MD	Baltimore City, MD	Baltimore City, MD
Municipality				
Neighborhood	ROSEMONT			
Status	Active	Closed	Closed	Closed
Closed Date				
List Price	\$8,000	\$95,000	\$119,900	\$160,000
Closed Price		\$85,000	\$124,100	\$0
Concessions	\$0.00	\$0.00	\$0.00	\$0.00
Financing		Cash	Conventional	Conventional
Property Class	Residential	Residential	Residential	Residential
Structure Type	Interior Row/Townhouse	Row/Twnhse/Cluster	Row/Twnhse/Cluster	Row/Twnhse/Cluster
Ownership	Fee Simple	Ground Rent	Fee Simple	Ground Rent
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	1925	1924	1925
Condition		Good		
Annual Tax	\$1,241	\$727	\$1,339	\$2,305
Tax Total Asmt	\$52,567	\$30,800	\$56,733	\$97,667
Lot Acres/SqFt	0.03a / 1306.8sf	0a / 0.00sf	0a / 0.00sf	0a / 0.00sf
Lot Dimension	18-6X70			
Waterfront	No	No	No	No
Abv Grd Fin SF	1,044	1,610	1,170	1,230
Total Bldg SF	1710	2,415	1,810	1,965
Total Units		1	1	1
Bedrooms	0	0	0	0
Baths	0 /	2	1 / 2	2 / 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	Radiators	Hot/Warm Air	Radiators
Pool	No Pool	False	False	False
DOM	12	48	9	16
MLS#	MDBA2193520	MDBA2168316	MDBA2169252	MDBA2179466





## CMA 4-Up Listings Report

This page outlines the subject property versus comparables properties.



	Address <b>2412 W Franklin St</b>	<b>2582 Edmondson Ave</b>	<b>2507 Lauretta Ave</b>	<b>2440 Edmondson Ave</b>
County	Baltimore City, MD	Baltimore City, MD	Baltimore City, MD	Baltimore City, MD
Municipality				
Neighborhood	ROSEMONT	SANDTOWN-WINCHESTER	MIDTOWN EDMONDSON	ROSEMONT
Status	Active	Closed	Closed	Closed
Closed Date		11/19/2025	07/07/2025	08/20/2025
List Price	\$8,000	\$160,000	\$119,900	\$95,000
Closed Price		\$157,000	\$124,100	\$85,000
Concessions	\$0.00	\$0.00	\$0.00	\$0.00
Financing		Conventional	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	Ground Rent	Fee Simple	Ground Rent
Sale Type	Auction	Standard	Probate Listing, Standard	Standard
Style	Federal	Other	Colonial	Federal
Levels/Stories	2	2	3	3
Year Built	1920	1925	1924	1925
Condition				Good
Annual Tax	\$1,241	\$2,293	\$1,160	\$694
Tax Total Asmt	\$52,567	\$108,600	\$56,733	\$30,800
Lot Acres/SqFt	0.03a / 1306.8sf	0a / 1,373.00sf	0a / 0.00sf	0a / 1,306.80sf
Lot Dimension	18-6X70			
Waterfront	No	No	No	No
Abv Grd Fin SF	1044	1,230	1,170	1,610
Blw Grd Fin SF	0	0	0	0
Total Bldg SF	1710	1,965	1,810	2,415
Total Units		0	0	0
Bedrooms	0	3	3	3
Baths	0 /	2 / 1	1 / 2	2
Garage Spaces		0	0	0
Parking Feat				
Basement	Unfinished	Other	Other	Unfinished
Cooling	No Cooling	Central A/C	Central A/C	Ceiling Fan(s)
Heat	Radiator	Radiator	Forced Air	Radiator
Pool	No Pool	No Pool	No Pool	No Pool
DOM	12	16	9	48
MLS#	MDBA2193520	MDBA2179466	MDBA2169252	MDBA2168316

