



CMA 4-Up Public Records Report

Thursday, December 11, 2025

This page outlines the subject property versus comparables properties.



	Address 9755 Matzon Rd	9725 Matzon Rd	9744 Matzon Rd	9765 Bird River
County	Baltimore, MD	Baltimore, MD	Baltimore, MD	Baltimore, MD
Municipality		Unincorporated	Unincorporated	Unincorporated
Neighborhood	MAPLECREST			
Status	Active	Closed	Closed	Closed
Closed Date				
List Price	\$80,000	\$235,000	\$260,000	\$255,000
Closed Price		\$208,000	\$262,500	\$270,000
Concessions	\$0.00	\$0.00	\$0.00	\$5,000.00
Financing		FHA	FHA	Conventional
Property Class	Residential	Residential	Residential	Residential
Structure Type	Interior Row/Townhouse			
Ownership	Ground Rent	Fee Simple	Fee Simple	Fee Simple
Sale Type	Auction			
Style	Federal	End Unit/Row	End Unit/Row	End Unit/Row
Levels/Stories	2	2.00	2.00	2.00
Year Built	1959	1959	1958	1958
Condition		Good		Excellent
Annual Tax	\$2,101	\$1,875	\$1,921	\$2,858
Tax Total Asmt	\$131,167	\$175,767	\$146,300	\$152,267
Lot Acres/SqFt	0.05a / 2070sf	0a / 3,795.00sf	0a / 4,998.00sf	0a / 3,795.00sf
Lot Dimension				
Waterfront	No	No	No	No
Abv Grd Fin SF	1,008	1,008	1,008	1,008
Total Bldg SF	1512	1,512	1,512	1,512
Total Units		1	1	1
Bedrooms	3	0	0	0
Baths	2 /	2	2	2
Garage Spaces		0	0	0
Parking Feat				
Basement	Other	Yes (Type Unknown)	Yes (Type Unknown)	Yes (Type Unknown)
Cooling	Window Unit(s)	Combined System	Combined System	Combined System
Heat	Forced Air	Hot/Warm Air	Hot/Warm Air	Hot/Warm Air
Pool	No Pool	False	False	False
DOM	9	14	28	6
MLS#	MDBC2147312	MDBC2137692	MDBC2129232	MDBC2132988





CMA 4-Up Listings Report

This page outlines the subject property versus comparables properties.



	Address 9755 Matzon Rd	9765 Bird River	9744 Matzon Rd	9725 Matzon Rd
County	Baltimore, MD	Baltimore, MD	Baltimore, MD	Baltimore, MD
Municipality				
Neighborhood	MAPLECREST	MAPLECREST	MAPLECREST	NONE AVAILABLE
Status	Active	Closed	Closed	Closed
Closed Date		08/13/2025	07/30/2025	10/30/2025
List Price	\$80,000	\$255,000	\$260,000	\$235,000
Closed Price		\$270,000	\$262,500	\$239,700
Concessions	\$0.00	\$5,000.00	\$0.00	\$0.00
Financing		Conventional	FHA	FHA
Property Class	Residential	Residential	Residential	Residential
Structure Type	Interior Row/Townhouse	End of Row/Townhouse	End of Row/Townhouse	End of Row/Townhouse
Ownership	Ground Rent	Fee Simple	Fee Simple	Fee Simple
Sale Type	Auction	Standard	Standard	Standard
Style	Federal	Colonial	Other	AirLite
Levels/Stories	2	3	3	2
Year Built	1959	1958	1958	1959
Condition		Excellent		Good
Annual Tax	\$2,101	\$1,654	\$1,574	\$1,752
Tax Total Asmt	\$131,167	\$152,267	\$146,300	\$175,767
Lot Acres/SqFt	0.05a / 2070sf	0a / 3,795.00sf	0a / 4,998.00sf	0a / 3,795.00sf
Lot Dimension				
Waterfront	No	No	No	No
Abv Grd Fin SF	1008	1,008	1,008	1,008
Blw Grd Fin SF	0	504	0	370
Total Bldg SF	1512	1,512	1,008	1,512
Total Units		0	0	0
Bedrooms	3	4	3	3
Baths	2 /	2	2	2
Garage Spaces		0	0	0
Parking Feat		Gravel Driveway		
Basement	Other	Connecting Stairway, Full, Fu	Partially Finished	Fully Finished
Cooling	Window Unit(s)	Ceiling Fan(s), Central A/C	Ceiling Fan(s), Central A/C	Central A/C
Heat	Forced Air	90% Forced Air	Forced Air	Central
Pool	No Pool	No Pool	No Pool	No Pool
DOM	9	6	28	14
MLS#	MDBC2147312	MDBC2132988	MDBC2129232	MDBC2137692

