

Comparative Market Analysis

260 MacKintosh Dr, GLEN BURNIE, MD 21061

APN: 03-430-14878535

Anne Arundel County Data as of: 05/20/2020



Bedrooms:	Year Built: 1967	Comparables
Bathrooms: 1.5	Square Feet: 1,158	Properties: 46
Status: Off Market		Avg. Sale Price: \$270,842
Distressed: No		Days on Market: 29
Ownership: Individual		Opportunity
Occupancy: Owner Occupied		Estimated Value: \$292,991
Property Type: Single Family (SFR)		Estimated Equity: \$292,991
Owner Name: SIMONE LOUIS E, SIMONE SHARON		Mortgage Balance: \$0
Mailing Address: 260 MACKINTOSH DR		Monthly Rent: \$2,084
GLEN BURNIE, MD 21061		Liens: \$0

Property Description:
A PARCEL OF LAND LOCATED IN THE STATE OF MD, COUNTY OF ANNE ARUNDEL, WITH A SITUS ADDRESS OF 260 MACKINTOSH DR, GLEN BURNIE, MD

Last Market Sale

Seller: POST J LEO
Buyer: SIMONE LOUIS E
Rec. Date: 03/23/1990
Sale Date: 03/23/1990
Sale Price: \$118,000

Current Listing Status

There is no listing data available.

Active Foreclosure Status

There is no foreclosure data available.

Association Information

Type	Name	Fee Type	Fee Amount	Fee Frequency
Home Owner Association	Southgate Community Assn Inc	Home Owner Assessments Fee	\$100	Annually

Property Details - Public Record

Land Use: Single Family Residential	Lot Size: 8,044 SqFt.	Stories: 1	Parking Spaces:
Zoning: R5	Living Area: 1,158 SqFt.	Pool:	Parking Type:
Year Built: 1967	Bedrooms:	Fireplace:	Interior Wall:
Style:	Bathrooms: 1.5	Heating: Forced air unit	Exterior Wall: Asbestos shingle
Basement: Improved Basement (Finished)	Total Rooms:	Cooling: Yes	Price / Sq.Ft. \$102

Open Liens

Owner 1: SIMONE LOUIS E	Combined Loan To Value: 0 %
Owner 2: SIMONE SHARON L	Estimated Equity: \$292,991

Date	Position / Type	Amount	Lender	Borrower(s)	Loan Type	Term
There is no open lien data available.						

Involuntary Liens

Date	Type	Amount	Debtor	Petitioner	Document #
There is no involuntary lien data available.					

Prior Loan History

Date	Position / Type	Amount	Lender	Borrower(s)	Loan Type	Term
There is no prior loan data available.						

Transfers & Conveyances

Date	Document Type	Transaction Type	From	To	Amount
There is no transfer data available.					

Sales Comparable
260 MacKintosh Dr, GLEN BURNIE, MD 21061-6230

APN: 03-430-14878535 / County: Anne Arundel

5/20/2020



Subject Property	
260 MacKintosh Dr, GLEN BURNIE, MD 21061-6230	
Owner Name:	LOUIS & SHARON SIMONE
Mailing Address:	260 MACKINTOSH DR, GLEN BURNIE, MD 21061-6230
Owner Status:	Owner Occupied
Length of Ownership:	362
Current Occupancy:	Owner Occupied

Property Type: Single Family Residential		Status:	Off Market
Beds: null	Baths: 1.5	Heating:	Forced air unit
Total Rooms:		Cooling:	Yes
SqFt:	1,158	Floor Coverings:	HOA/COA: Yes
Lot Size/Acres:	8,044	Total Assd Val:	\$254,000
Year Built/Eff:	1967	Land Assd Val:	
Parking Type:		Imp Assd Val:	
Pool:		Assd Year:	2019

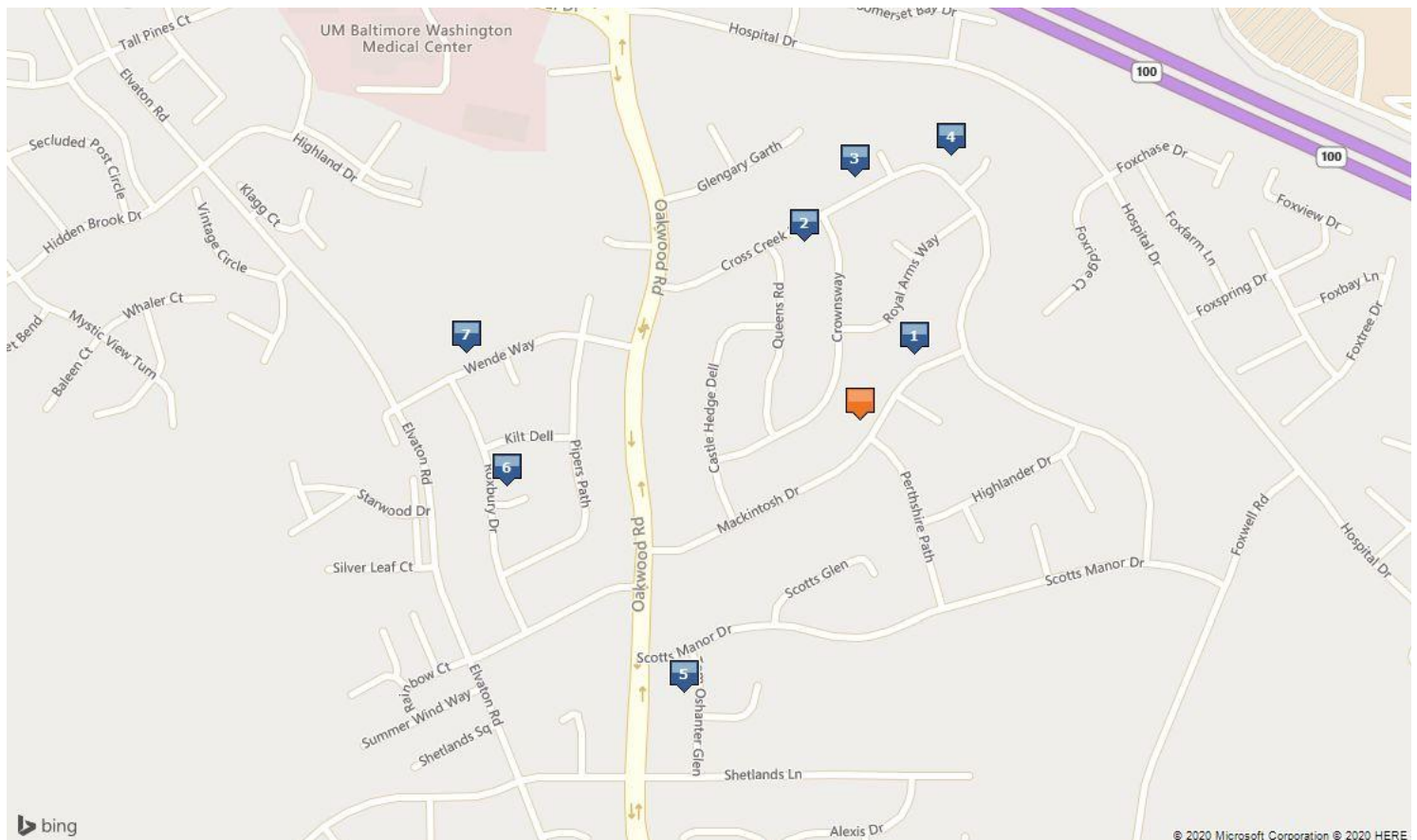
Estimated Value		
LOW: \$240,774	HIGH: \$345,209	FINAL: \$292,991

Current Listing Status	Public Record Sales	MLS Sales
Listing Status:	Last Sale Date: 3/23/1990	Last Sale Date:
Listing Date:	Last Sale Price: \$118,000	Last Sale Price:
Listing Price:	Last Purchase Method:	Last Listing Date:
DOM:	Prior Sale Date:	Last DOM:
Price Change Date:	Prior Sale Price:	Prior Sale Date:
Price Change Amount:	Prior Purchase Method:	Prior Sale Price:
Price Change %:		Prior Listing Date:
		Prior DOM:

Search Criteria

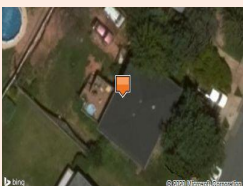
Data Set	Public Record Only	Sale Date	5/20/2019 - 5/20/2020	Square Feet	927 - 1,389
Distance	0.5 Miles	Bedrooms	<= 4	Status	SOLD
Property Type	SFR	Year Built	<= 1978		

Sold Comps	Subject	Low	High	Average
Sale Price	\$118,000	\$191,000	\$343,900	\$272,700
SqFt	1,158	1,028	1,229	1,164
Price/SqFt	\$101.9	\$155.41	\$298.52	\$235.52
Bedrooms	-	3	4	4
Baths	2	2	3	2
Lot Size/Acres	8,044/0.185	7,000/0.161	9,000/0.207	7,708/0.177
Year Built	1967	1965	1976	1968
Distance from Subject	-	0.1	0.4	0.257



■ Subject Property
 ■ Sold Comps
 ■ Active Comps
 ■ Failed Comps


	Source	Address	Status	Date	Amount	SqFt	PPSqFt.	Beds	Bath	Year Built	Distance
1	Public Record	236 Mackintosh Dr	Sold	12/26/2019	\$343,900	1,152	\$298.52	3	2.5	1966	0.1 mi
2	Public Record	265 Cross Creek Dr	Sold	8/16/2019	\$280,000	1,229	\$227.83	4	2	1966	0.2 mi
3	Public Record	246 Cross Creek Dr	Sold	1/31/2020	\$339,000	1,208	\$280.63	4	3	1966	0.2 mi
4	Public Record	214 Cross Creek Dr	Sold	7/08/2019	\$195,000	1,152	\$169.27	4	1.5	1966	0.3 mi
5	Public Record	7952 Tam Oshanter Gln	Sold	2/28/2020	\$295,000	1,028	\$286.96	4	2	1976	0.3 mi
6	Public Record	362 Roxbury Gln	Sold	1/28/2020	\$265,000	1,152	\$230.03	4	2	1970	0.3 mi
7	Public Record	330 Wende Way	Sold	12/06/2019	\$191,000	1,229	\$155.41	3	1.5	1965	0.4 mi





260 MacKintosh Dr, GLEN BURNIE, MD 21061-6230 (Single Family Residential)

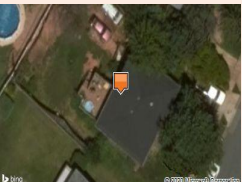
APN: 03-430-14878535

Beds:	Baths:	1.5	Last Sale Date:	3/23/1990	
SqFt:	1,158	Year Built/Eff:	1967/1967	Last Sale Price:	\$118,000
Lot Size/Acres:	8,044/0.185		Est. Value:	\$292,991	

1		236 MacKintosh Dr, Glen Burnie, MD 21061				Property Type: Single Family							
		Owner Name:		JASON DESILVA									
		Mailing Address:		236 MACKINTOSH DR, GLEN BURNIE, MD 21061									
		Owner Status:		Owner Occupied									
		Occupancy:		Occupied									
	APN: 03-430-22996020					Status:	Sold						
	Beds:	3	Baths:	2.5	Total Rooms:	Heating:	Heat Pump	Date:	12/26/2019				
	SqFt:	1,152		Parking Type:		Cooling:	Central	Amount:	\$343,900				
	Lot Size / Acres:		8,107/0.186		Pool:	No	Floor Covering:		Orig. List Date:				
	Year Built / Eff:		1966 / 1966				DOM:						
Public Record		Distance:		0.1 mi		Estimated Value:		\$304,748		Tax Assessed Value / Year:		\$251,967 / 2019	

2		265 Cross Creek Dr, Glen Burnie, MD 21061				Property Type: Single Family			
		Owner Name:		WILL BONILLA					
		Mailing Address:		265 CROSS CREEK DR, GLEN BURNIE, MD 21061					
		Owner Status:		Owner Occupied					
		Occupancy:		Occupied					
	APN: 03-430-12653355					Status:	Sold		
	Beds:	4	Baths:	2	Total Rooms:	Heating:	Forced air unit	Date:	8/16/2019
	SqFt:		1,229	Parking Type:		Cooling:	Central	Amount:	\$280,000
	Lot Size / Acres:		7,000/0.161	Pool:	No	Floor Covering:		Orig. List Date:	
	Year Built / Eff:		1966 / 1966				DOM:		
Public Record		Distance:		0.2 mi	Estimated Value:		\$275,332	Tax Assessed Value / Year: \$233,933 / 2019	

<div>3</div> 	246 Cross Creek Dr, Glen Burnie, MD 21061					Property Type: Single Family		
	Owner Name:		DEVIN & CEELEY MACK					
	Mailing Address:		246 CROSS CREEK DR, GLEN BURNIE, MD 21061					
	Owner Status:		Owner Occupied					
	Occupancy:		Occupied					
	APN: 03-430-12070502					Status:	Sold	
Beds:	4	Baths:	3	Total Rooms:	Heating:	Forced air unit	Date:	1/31/2020
SqFt:	1,208		Parking Type:		Cooling:	Central	Amount:	\$339,000
Lot Size / Acres:		7,475/0.172		Pool:	No	Floor Covering:		Orig. List Date:
Year Built / Eff:		1966 / 1966					DOM:	
Public Record		Distance: 0.2 mi		Estimated Value: \$333,381		Tax Assessed Value / Year: \$260,600 / 2019		

	260 MacKintosh Dr, GLEN BURNIE, MD 21061-6230 (Single Family Residential)						
	APN: 03-430-14878535						
	Beds:	Baths:	1.5	Last Sale Date:		3/23/1990	
	SqFt:	1,158	Year Built/Eff:	1967/1967	Last Sale Price:		\$118,000
	Lot Size/Acres:	8,044/0.185	Est. Value:		\$292,991		



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**214 Cross Creek Dr, GLEN BURNIE, MD 21061**

Property Type: Single Family

Owner Name: MICHAEL & KATIE SINES

Mailing Address: 214 CROSS CREEK DR, GLEN BURNIE, MD 21061

Owner Status: Owner Occupied

Occupancy: Occupied

APN: 03-430-33035750

Status: Sold

Beds: 4 Baths: 1.5 Total Rooms: Heating: Forced air unit Date: 7/08/2019

SqFt: 1,152 Parking Type: Cooling: Central Amount: \$195,000

Lot Size / Acres: 7,000/0.161 Pool: No Floor Covering: Orig. List Date:

Year Built / Eff: 1966 / 1966 DOM:

Public Record

Distance: 0.3 mi

Estimated Value: \$264,902

Tax Assessed Value / Year: \$249,767 / 2019

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**7952 Tam Oshanter Gln, Glen Burnie, MD 21061**

Property Type: Single Family

Owner Name: MARNIL TRINIDAD & CHRISTINE HERRERA

Mailing Address: 7952 TAM OSHANTER GLN, GLEN BURNIE, MD 21061

Owner Status: Owner Occupied

Occupancy: Occupied

APN: 03-430-10478611

Status: Sold

Beds: 4 Baths: 2 Total Rooms: Heating: Heat Pump Date: 2/28/2020

SqFt: 1,028 Parking Type: Cooling: Central Amount: \$295,000

Lot Size / Acres: 8,250/0.189 Pool: No Floor Covering: Orig. List Date:

Year Built / Eff: 1976 / 1976 DOM:

Public Record

Distance: 0.3 mi

Estimated Value: \$292,075

Tax Assessed Value / Year: \$278,333 / 2019

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**362 Roxbury Gln, Glen Burnie, MD 21061**

Property Type: Single Family

Owner Name: ROXBURY MANOR LLC

Mailing Address: 362 ROXBURY GLN, GLEN BURNIE, MD 21061

Owner Status: Non-Owner Occupied

Occupancy: Occupied

APN: 03-430-26458620

Status: Sold

Beds: 4 Baths: 2 Total Rooms: Heating: Forced air unit Date: 1/28/2020

SqFt: 1,152 Parking Type: Cooling: Central Amount: \$265,000

Lot Size / Acres: 9,000/0.207 Pool: No Floor Covering: Orig. List Date:

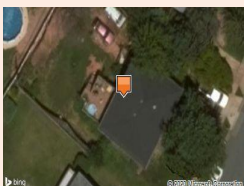
Year Built / Eff: 1970 / 1970 DOM:

Public Record

Distance: 0.3 mi

Estimated Value: \$247,186

Tax Assessed Value / Year: \$265,733 / 2019

**260 MacKintosh Dr, GLEN BURNIE, MD 21061-6230 (Single Family Residential)****APN: 03-430-14878535**

Beds: Baths: 1.5 Last Sale Date: 3/23/1990

SqFt: 1,158 Year Built/Eff: 1967/1967 Last Sale Price: \$118,000

Lot Size/Acres: 8,044/0.185 Est. Value: \$292,991

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**330 Wende Way, Glen Burnie, MD 21061**

Property Type: Single Family

Owner Name: ART HOMES LLC

Mailing Address: 6224 WISCASSET RD, BETHESDA, MD 20816

Owner Status: Non-Owner Occupied

Occupancy: Occupied

APN: 03-430-32660600

Status: Sold

Beds: 3 Baths: 1.5 Total Rooms: Heating: Forced air unit Date: 12/06/2019

SqFt: 1,229 Parking Type: Cooling: Central Amount: \$191,000

Lot Size / Acres: 7,123/0.164 Pool: No Floor Covering: Orig. List Date:

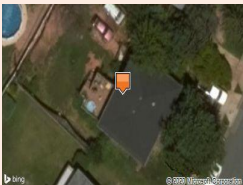
Year Built / Eff: 1965 / 1965 DOM:

Public Record

Distance: 0.4 mi

Estimated Value: \$279,637

Tax Assessed Value / Year: \$236,867 / 2019

**260 MacKintosh Dr, GLEN BURNIE, MD 21061-6230 (Single Family Residential)****APN: 03-430-14878535**

Beds: Baths: 1.5 Last Sale Date: 3/23/1990

SqFt: 1,158 Year Built/Eff: 1967/1967 Last Sale Price: \$118,000

Lot Size/Acres: 8,044/0.185 Est. Value: \$292,991