

Comparative Market Analysis

3162 Ravenwood Ave, Baltimore, MD 21213

APN: 08-26-4178A-032

Baltimore County Data as of: 06/04/2020



Bedrooms:		Year Built:	1920	Comparables	
Bathrooms:	1	Square Feet:	1,118	Properties:	77
				Avg. Sale Price:	\$70,561
Status:	Off Market			Days on Market:	23
Distressed:	No				
Ownership:	Individual			Opportunity	
Occupancy:	Vacant			Estimated Value:	\$77,410
Property Type:	Condo/Townhome			Estimated Equity:	\$77,410
Owner Name:	BROGDEN RONALD			Mortgage Balance:	\$0
Mailing Address:	3162 RAVENWOOD AVE			Monthly Rent:	\$997
	BALTIMORE, MD 21213			Liens:	\$0

Property Description:
A PARCEL OF LAND LOCATED IN THE STATE OF MD, COUNTY OF BALTIMORE, WITH A SITUS ADDRESS OF 3162 RAVENWOOD AVE, BALTIMORE, MD

Last Market Sale

Seller: FEDERAL NATIONAL MORTGAGE
Buyer: ASSOCIATION
Rec. Date: 12/15/2010
Sale Date: 12/15/2010
Sale Price: \$19,900

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
There is no association data available.				

Property Details - Public Record

Land Use: Townhouse (Residential)	Lot Size: 1,027 SqFt.	Stories: 2	Parking Spaces:
Zoning: R-7	Living Area: 1,118 SqFt.	Pool:	Parking Type:
Year Built: 1920	Bedrooms:	Fireplace:	Interior Wall:
Style:	Bathrooms: 1	Heating: Forced air unit	Exterior Wall: Brick
Basement: Unspecified Basement	Total Rooms:	Cooling:	Price / Sq.Ft. \$18

Open Liens

Owner 1: BROGDEN RONALD
Owner 2:
Combined Loan To Value: 0 %
Estimated Equity: \$77,410

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

Involuntary Liens

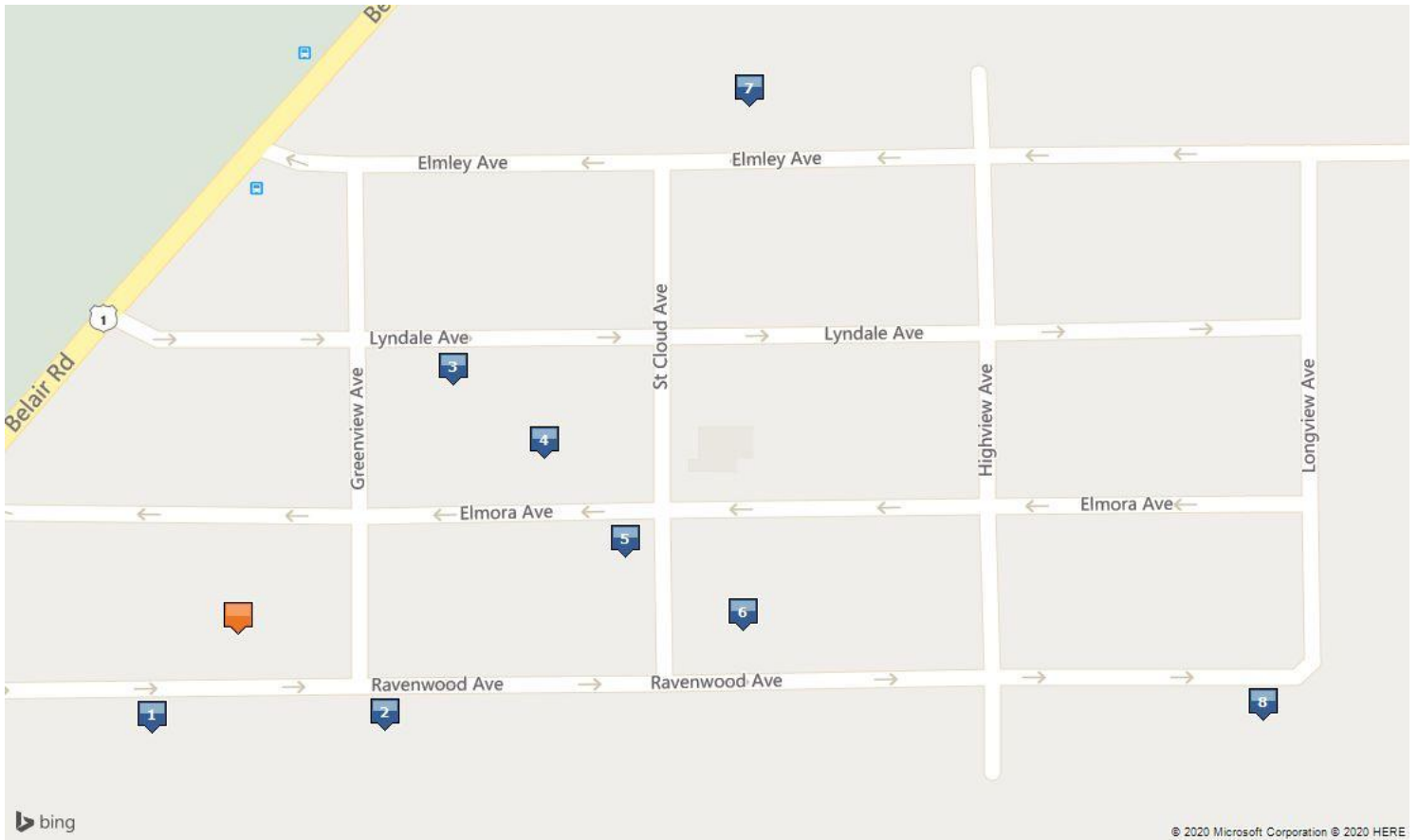
Date	Type	Amount	Debtor	Petitioner	Document #
There is no involuntary lien data available.					

Prior Loan History

Date	Position / Type	Amount	Lender	Borrower(s)	Loan Type	Term
03/24/2010	1st / Trust Deed/Mortgage	\$54,810	Bank Of America Na	Henry David	Conventional	316 Months
08/23/2006	1st / Trust Deed/Mortgage	\$54,810	Bank Of America Na	Henry David	Conventional	30 Years

Transfers & Conveyances

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



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Subject Property



Sold Comps



Active Comps



Failed Comps

	Source	Address	Status	Date	Amount	SqFt	PPSqFt.	Beds	Bath	Year Built	Distance
1	Public Record	3143 Ravenwood Ave	Sold	9/27/2019	\$126,000	896	\$140.63		1	1920	0.0 mi
2	Public Record	3201 Ravenwood Ave	Sold	10/21/2019	\$70,000	1,008	\$69.44		1	1920	0.0 mi
3	Public Record	3211 Lyndale Ave	Sold	12/23/2019	\$73,800	1,020	\$72.35	2	1	1925	0.1 mi
4	Public Record	3224 Elmora Ave	Sold	3/10/2020	\$65,000	896	\$72.54	3	1	1925	0.1 mi
5	MLS	3237 Elmora Ave	Sold	1/17/2020	\$75,000	896	\$83.71	3	1.5	1925	0.1 mi
6	Public Record	3308 Ravenwood Ave	Sold	9/28/2019	\$58,500	932	\$62.77		1	1925	0.1 mi
7	Public Record	3310 Elmley Ave	Sold	3/02/2020	\$60,000	896	\$66.96		1	1924	0.2 mi
8	MLS	3439 Ravenwood Ave	Sold	3/17/2020	\$75,000	932	\$80.47	3	1	1925	0.2 mi

**3162 Ravenwood Ave, Baltimore, MD 21213-1644 (Townhouse (Residential))****APN: 08-26-4178A-032**

Beds:

SqFt: 1,118

Lot Size/Acres: 1,027/0.023

Baths:

1

Year Built/Eff: 1920/1920

Last Sale Date: 12/15/2010

Last Sale Price: \$19,900

Est. Value: \$77,410

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**3143 Ravenwood Ave, Baltimore, MD 21213**

Property Type: Townhouse

Owner Name: KULFI 300 HOUSING ASSOCIATES LLC

Mailing Address: 505 EPSOM RD #101C, TOWSON, MD 21286

Owner Status: Non-Owner Occupied

Occupancy: Vacant

APN: 08-26-4178 -029

Status: Sold

Beds: Baths: 1 Total Rooms: Heating: Forced air unit Date: 9/27/2019

SqFt: 896 Parking Type: Cooling: Amount: \$126,000

Lot Size / Acres: 1,184/0.027 Pool: No Floor Covering: Orig. List Date:

Year Built / Eff: 1920 / 1920 DOM:

Public Record

Distance: 0.0 mi

Estimated Value: \$73,596

Tax Assessed Value / Year: \$20,000 / 2019

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**3201 Ravenwood Ave, Baltimore, MD 21213**

Property Type: Townhouse

Owner Name: SERVETAGE LLC

Mailing Address: 3201 RAVENWOOD AVE, BALTIMORE, MD 21213

Owner Status: Owner Occupied

Occupancy: Occupied

APN: 08-26-4178 -044

Status: Sold

Beds: Baths: 1 Total Rooms: Heating: Forced air unit Date: 10/21/2019

SqFt: 1,008 Parking Type: Cooling: Amount: \$70,000

Lot Size / Acres: 1,369/0.031 Pool: No Floor Covering: Orig. List Date:

Year Built / Eff: 1920 / 1920 DOM:

Public Record

Distance: 0.0 mi

Estimated Value: \$71,524

Tax Assessed Value / Year: \$34,000 / 2019

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**3211 Lyndale Ave, Baltimore, MD 21213**

Property Type: Townhouse

Owner Name: AGUA FRIA LLC

Mailing Address: 3604 EASTERN AVE, BALTIMORE, MD 21224

Owner Status: Non-Owner Occupied

Occupancy: Occupied

APN: 08-26-4178D-026

Status: Sold

Beds: 2 Baths: 1 Total Rooms: Heating: Forced air unit Date: 12/23/2019

SqFt: 1,020 Parking Type: Cooling: None Amount: \$73,800

Lot Size / Acres: 1,343/0.03 Pool: No Floor Covering: Orig. List Date:

Year Built / Eff: 1925 / 1925 DOM:

Public Record

Distance: 0.1 mi

Estimated Value: \$20,727

Tax Assessed Value / Year: \$20,000 / 2019

**3162 Ravenwood Ave, Baltimore, MD 21213-1644 (Townhouse (Residential))**

APN: 08-26-4178A-032

Beds: Baths: 1 Last Sale Date: 12/15/2010

SqFt: 1,118 Year Built/Eff: 1920/1920 Last Sale Price: \$19,900

Lot Size/Acres: 1,027/0.023 Est. Value: \$77,410

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**3224 Elmora Ave, Baltimore, MD 21213**

Property Type: Townhouse

Owner Name: MARWAN TERRY

Mailing Address: 4309 19TH PL NE, WASHINGTON, DC 20018

Owner Status: Non-Owner Occupied

Occupancy: Vacant

APN: 08-26-4178D-013

Status: Sold

Beds: 3 Baths: 1 Total Rooms: Heating: Forced air unit Date: 3/10/2020

SqFt: 896 Parking Type: Cooling: Window/Unit Amount: \$65,000

Lot Size / Acres: 1,264/0.029 Pool: No Floor Covering: Orig. List Date:

Year Built / Eff: 1925 / 1925 DOM:

Public Record

Distance: 0.1 mi

Estimated Value: \$64,486

Tax Assessed Value / Year: \$34,000 / 2019

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**3237 Elmora Ave, Baltimore, MD 21213**

Property Type: Townhouse

Owner Name:

Mailing Address:

Owner Status:

Occupancy: Vacant

APN: 08-26-4178C-039

Status: Sold

Beds: 3 Baths: 1.5 Total Rooms: Heating: Other Date: 1/17/2020

SqFt: 896 Parking Type: Cooling: None Amount: \$75,000

Lot Size / Acres: 1,264/0.029 Pool: No Floor Covering: Orig. List Date: 7/29/2019

Year Built / Eff: 1925 / 1925 DOM: 114

MLS

Distance: 0.1 mi

Estimated Value: \$76,648

Tax Assessed Value / Year: \$34,000 / 2019

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**3308 Ravenwood Ave, Baltimore, MD 21213**

Property Type: Townhouse

Owner Name: SCOTT & SANDY DAVIS

Mailing Address: 3308 RAVENWOOD AVE, BALTIMORE, MD 21213

Owner Status: Owner Occupied

Occupancy: Occupied

APN: 08-26-4178F-027

Status: Sold

Beds: Baths: 1 Total Rooms: Heating: Forced air unit Date: 9/28/2019

SqFt: 932 Parking Type: Cooling: Amount: \$58,500

Lot Size / Acres: 1,264/0.029 Pool: No Floor Covering: Orig. List Date:

Year Built / Eff: 1925 / 1925 DOM:

Public Record

Distance: 0.1 mi

Estimated Value: \$70,649

Tax Assessed Value / Year: \$34,000 / 2019

**3162 Ravenwood Ave, Baltimore, MD 21213-1644 (Townhouse (Residential))**

APN: 08-26-4178A-032

Beds: Baths: 1 Last Sale Date: 12/15/2010

SqFt: 1,118 Year Built/Eff: 1920/1920 Last Sale Price: \$19,900

Lot Size/Acres: 1,027/0.023 Est. Value: \$77,410