



	Maryland Department of Assessments and Taxation BALTIMORE CITY Real Property Data Search (2007 vw2.3)	Go Back View Map New Search
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Account Identifier: Ward - 26 Section - 14 Block - 6276 Lot - 140

Owner Information			
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Owner Name:	BREDESON, ALFRED	Use:	RESIDENTIAL
		Principal Residence:	NO
Mailing Address:	704 TUPELO RD 820 FIRST STREET N.E. #300 EDGEWOOD MD 21040	Deed Reference:	1) FMC/ 4975/ 361 2)

Location & Structure Information			
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Premises Address	Legal Description
3205 LEVERTON AVE BALTIMORE 21224-2225	13-4X70

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
26					14	6276	140	2	Plat Ref:

Special Tax Areas	Town Ad Valorem Tax Class
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Primary Structure Built	1920	Enclosed Area	1,066 SF	Property Land Area		County Use	11130
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Stories	2	Basement	YES	Type	CENTER UNIT	Exterior	BRICK
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Value Information				
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	Base Value	Value Phase-in Assessments		
		As Of 01/01/2008	As Of 07/01/2007	As Of 07/01/2008
Land	14,000	90,000		
Improvements:	35,090	51,490		
Total:	49,090	141,490	49,090	79,890
Preferential Land:	0	0	0	0

Transfer Information			
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Seller: SECRETARY OF HOUSING AND URBAN	Date: 02/06/2004	Price: \$24,500	
Type: NOT ARMS-LENGTH	Deed1: FMC/ 4975/ 361	Deed2:	
Seller: HUNT, JENNIFER M.	Date: 05/09/2003	Price: \$53,000	
Type: NOT ARMS-LENGTH	Deed1: FMC/ 3745/ 243	Deed2:	
Seller: L. BERMAN REALTY, LLC	Date: 08/25/2000	Price: \$45,900	
Type: NOT ARMS-LENGTH	Deed1: FMC/ 645/ 144	Deed2:	

Exemption Information			
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Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO	Special Tax Recapture:
Exempt Class:	* NONE * ↵



ADDENDUM TO LISTING CONTRACT

INCLUSIONS/EXCLUSIONS: Included in the purchase price are all permanently attached fixtures, including all smoke detectors. Certain other **now existing items** which may be considered personal property, whether installed or stored upon the property, are included or excluded, as follows (if neither column is checked, item shall be considered excluded):

Included			Included			Included			Included		
YES	NO		YES	NO		YES	NO		YES	NO	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Stove or Range	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Dishwasher	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Ceiling Fan(s) # <u>4</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Alarm System
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Cooktop	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Freezer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Clothes Washer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Intercom
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wall Oven(s) # _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Window Fan(s) # _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Clothes Dryer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Storage Shed(s) # _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Refrigerator(s) # _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fireplace Screen/Doors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Furnace Humidifier	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Garage Opener(s) # _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	w/ice maker	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pool, Equip. & Cover	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Electronic Air Filter	<input type="checkbox"/>	<input checked="" type="checkbox"/>	w/remote(s) # _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Built-in Microwave	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Hot Tub, Equip. & Cover	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Water Filter	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Playgrnd. Equipment
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Trash Compactor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Screens	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Water Softener	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wood Stove
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Exist. W/W Carpet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Storm Windows	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Drapery/Curtains	<input type="checkbox"/>	<input checked="" type="checkbox"/>	T.V. Antenna
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Disposal	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Storm Doors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Drapery/Curtain Rods	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Satellite Dish
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Exhaust Fan(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Window A/C Unit(s) # _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Shades/Blinds	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Central Vacuum

ADDITIONAL INCLUSIONS (SPECIFY): _____

ADDITIONAL EXCLUSIONS (SPECIFY): _____

ALL OTHER TERMS AND CONDITIONS OF LISTING CONTRACT REMAIN IN FULL FORCE AND EFFECT.

April A. Bredean
SELLER

9/9/07
DATE

SELLER

DATE



MARYLAND RESIDENTIAL PROPERTY DISCLAIMER STATEMENT

NOTICE TO OWNER(S): Sign this statement only if you elect to sell the property without representation and warranties as to its condition, except as otherwise provided in the contract of sale and in the listing of latent defects as set forth below; otherwise, complete and sign the RESIDENTIAL PROPERTY DISCLOSURE STATEMENT.

Except for the latent defects listed below, the undersigned owner(s) of the real property described above make no representations or warranties as to the condition of the real property or any improvements thereon, and the purchaser will be receiving the real property "as is" with all defects, including latent defects, which may exist, except as otherwise provided in the real estate contract of sale. The owner(s) acknowledge having carefully examined this statement and further acknowledge that they have been informed of their rights and obligations under Section 10-702 of the Maryland Real Property Article.

The owner(s) has actual knowledge of the following latent defects: _____

Owner Alfred A. Bradson Date 9/9/07
Owner _____ Date _____

The purchaser(s) acknowledge receipt of a copy of this disclaimer statement and further acknowledge that they have been informed of their rights and obligations under Section 10-702 of the Maryland Real Property Article.

Purchaser _____ Date _____
Purchaser _____ Date _____





Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards SALES

For the sale of Property at: 3205 Leverton Avenue Baltimore, MD 21224
Property Address

I. SELLER REPRESENTS AND WARRANTS TO LONG & FOSTER, INTENDING THAT SUCH BE RELIED UPON REGARDING THE ABOVE PROPERTY, THAT (each Seller initial ONE of the following and state Year Constructed):

- ADP Property (all portions) was constructed **after January 1, 1978**. (If initialed, complete section V only.) Year Constructed: 1920
- ADP Property (any portion) was constructed before January 1, 1978. (If initialed, complete all sections.)
- _____ Seller is unable to represent and warrant the age of the property. (If initialed, complete all sections.)

SELLER AGREES TO COMPLY WITH REQUIREMENTS OF THE FEDERAL RESIDENTIAL LEAD-BASED PAINT HAZARD REDUCTION ACT OF 1992.

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

II. Seller's Disclosure (each Seller complete items 'a' and 'b' below)

a. Presence of lead-based paint and/or lead-based paint hazards (*initial* and complete (i) or (ii) below):

(i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain)

(ii) ADP Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

b. Records and reports available to the Seller (*initial* and complete (i) or (ii) below):

(i) ADP Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) _____ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

III. Purchaser's Acknowledgment (each Purchaser *initial* and complete items c, d, e and f below)

c. _____ Purchaser has read the Lead Warning Statement above.

d. _____ Purchaser has received copies of all information listed above. (If none listed, check here.)

e. _____ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

f. Purchaser has (each Purchaser *initial* (i) or (ii) below):

(i) _____ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

(ii) _____ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

IV. Agent's Acknowledgment (*initial* item 'g' below)

g. TOS Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

V. Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Alfred A. Budese 9/9/07
Seller Date

Purchaser Date

Agent Date

Purchaser Date

Agent Date



Lock Box Addendum to Exclusive Right to Sell Residential Brokerage Agreement

4. This Lock Box Addendum constitutes the sole agreement between the parties with respect to placing a lock box on the Property. If for any reason any of the terms of this Addendum shall be deemed by a court of competent jurisdiction to be unenforceable, this Addendum will continue in full force and effect and the unenforceable terms and conditions shall be deemed modified to the extent necessary to make those terms and conditions enforceable. This Addendum shall be governed by, and construed and enforced in accordance with the laws of the State of Maryland.

5. Receipt of a copy of this Addendum is hereby acknowledged by Owner.

Alfred A. Bredeson 9/9/07
Owner Alfred S. Bredeson Date

Long & Foster Real Estate, Inc.
Broker (Company Name)

Owner Date

[Signature] 9/9/07
Broker or Authorized Representative Date

TENANT: The Tenant and Owner have discussed the safeguarding and insuring, during the listing period, of personal property and valuables located within said Property. The undersigned Tenant has read and agrees to the above provisions and consents placement of a lock box on the Property and agrees to be bound personally to the terms and conditions of this Agreement.

Receipt of a copy hereby acknowledged by Tenant.

Tenant Date

Tenant Date

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Maryland Homeowners Association Act Disclosures To Buyer

_____ (ii). Seller has no actual knowledge of any of the items listed in (4)(i) above.

(5). (i). Attached are copies of the following documents relating to the development and the homeowners association to which the Buyer shall become obligated upon becoming the owner of the lot: (Seller to initial all applicable items.)

- _____ A. Articles of incorporation;
- _____ B. Declaration of covenants and restrictions;
- _____ C. All recorded covenants and restrictions of the primary developments, and of other related developments to the extent reasonably available;
- _____ D. The bylaws and rules of the primary development, and other related developments to the extent reasonably available.

(ii). Obligations contained in the attached copies of documents: (Seller to initial any applicable provision.)

A. Are _____ or Are Not _____ enforceable against an owner;

B. Are _____ or Are Not _____ enforceable against the owner's tenants.

The information contained in this Addendum issued pursuant to Section 11B-106(b) of the Maryland Homeowners Association Act is based on the Seller's actual knowledge and belief and is current as of the date hereof.

Seller hereby acknowledges that Seller has provided all information necessary to complete this Addendum, in compliance with the Act, and that Seller has reasonable grounds to believe and does believe, after reasonable investigation, that the information and statements herein provided to Buyer are true and that there is no omission to state a material fact necessary to make the statements not misleading.

Seller Alfred S. Bredeson _____ Date

Seller _____ Date

Buyer hereby acknowledges that Buyer, on the date indicated below, has received all of the disclosures contained herein, including attachments as indicated, and that Seller has fully complied with the disclosure requirements of the Act.

Buyer _____ Date

Buyer _____ Date



**MARYLAND HOMEOWNERS ASSOCIATION ACT
DISCLOSURES TO BUYER AND TRANSMITTAL OF DOCUMENTS**

For resale of a lot within a development of ANY size
OR for the initial sale of a lot within a development containing 12 or fewer lots
to a person who intends to occupy or rent the lot for residential purposes.

ADDENDUM NUMBER _____ TO CONTRACT OF SALE DATED _____

BUYER(S): _____
SELLER(S): Alfred S. Bredeson
PROPERTY: 3205 Leverton Avenue, Baltimore, MD 21224

The following disclosures are provided by the Vendor ("Seller") to the Buyer who intends to occupy or rent the lot for residential purposes pursuant to 11B-106 of the Maryland Homeowners Association act ("the Act"):

- (1). The lot which is the subject of the contract of sale is located within the development known as _____
- (2). (i). The current monthly fees or assessments imposed by the homeowners association upon the lot are \$ _____ per month.
(ii). The total amount of fees, assessments, and other charges imposed by the homeowners association upon the lot during the prior fiscal year of the homeowners association was: \$ _____
(iii). The fees, assessments, or other charges imposed by the homeowners association against the lot are _____ or are not _____ (Seller to initial applicable provision) delinquent. If any of the foregoing are delinquent, Seller to explain, giving amounts and dates of delinquency: _____
- (3). Seller to initial (i) or (ii) and complete as appropriate:
_____(i). The name, address, and telephone number of the management agent of the homeowners association, or other officer or agent authorized by the homeowners association to provide to members of the public, information regarding the homeowners association and the development is:
Name: _____
Address: _____
Telephone: _____
_____(ii). No agent or officer is presently so authorized by the homeowners association.
- (4). Seller to initial (i) or (ii) and complete as appropriate:
_____(i). Seller has actual knowledge of: (Seller to initial all which apply)
_____(A). The existence of any unsatisfied judgments or pending lawsuits against the homeowners association: if (A) is initialed, explain: _____
_____(B). Any pending claims, covenant violations actions, or notices of default against the lot. If (B) is initialed, explain: _____



Buyer _____ / _____

Page 1 of 2

Seller AMB

