



13106 Commodore Lane Clarksburg, MD 20871



Fernando Herboso

301-246-0001

PREPARED BY:

Fernando Herboso



PREPARED ON:

October 16, 2016

[Find me on Homesnap](#)

[fernando@reallynicehomes.com](mailto:fernando@reallynicehomes.com)

# About This Report

---

A comparative market analysis or CMA is a report designed to help buyers and sellers determine current market value. It is not intended to replace a professional appraisal or the guidance of a real estate agent, but in today's fast changing real estate market it can serve as a relatively quick method to determine a listing price or purchase offer. The CMA factors and compares recent sales, properties under contract and active listings in a similar area, price range and property condition. It can then be further broken down by property type, bedrooms, bathrooms, square footage and many other home features.

The comparative listings used in this report and the property data within those listings comes directly from the real estate professional's local Multiple Listing Service (MLS). The accuracy of the information is deemed reliable but not guaranteed and should be personally verified through inspection and/or appraisal.

All information is deemed reliable but not guaranteed, and should be independently verified. Listing data provided by Metropolitan Regional Information Systems, Inc. School and lot boundary information provided by 3rd parties.

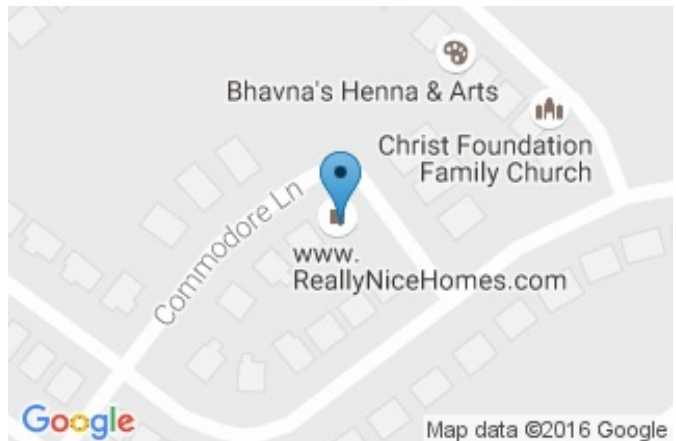
## This report was prepared by:

Fernando Herboso  
Herboso & Associates, LLC.  
301-246-0001  
fernando@reallynicehomes.com  
13106 Commodore Ln  
Clarksburg, MD 20871

## Subject Property Details

13106 Commodore Lane, Clarksburg MD

\$513,900



### Fernando's Remarks

This is a sample report for Option #2

### Listing History

Date	Event	MLS #	Price
10/02/2007	Sold		\$615,140

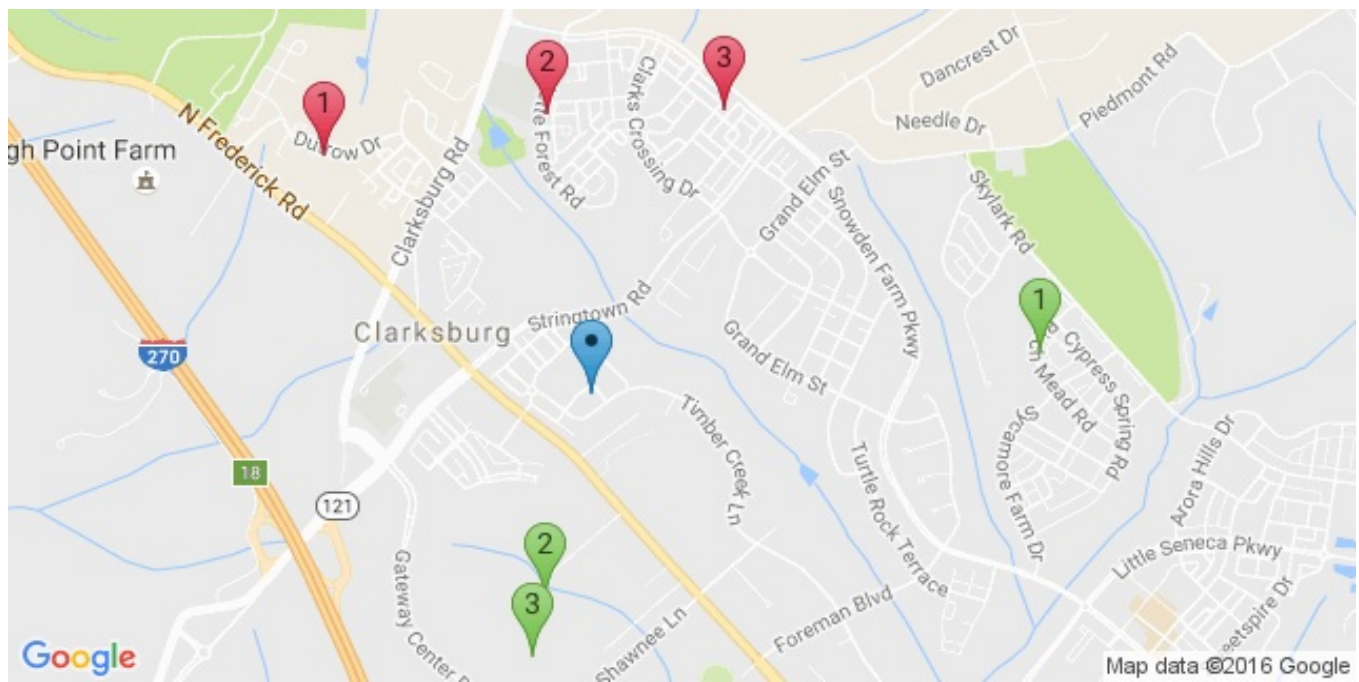
### Property Summary






<b>Bedrooms</b>	5	<b>Year Built</b>	2007
<b>Baths</b>	3½	<b>Taxes</b>	\$5,922
<b>Lot Size</b>	--	<b>Subdivision</b>	
<b>Type</b>	Home	<b>Stories</b>	--
<b>Style</b>		<b>Ownership</b>	

### Schools

District	School	Rating
Montgomery County Public Schools	Little Bennett Elementary School	8/10
Montgomery County Public Schools	Rocky Hill Middle School	8/10
Montgomery County Public Schools	Clarksburg High School	9/10





## Map of Comparable Listings







Pin	Status	Address	Price
	Subject	13106 Commodore Lane Clarksburg, MD 20871	\$513,900
	For Sale	23113 Birch Mead Road Clarksburg, MD 20871	\$559,000
	For Sale	13220 Cool Brook Lane Clarksburg, MD 20871	\$518,000
	For Sale	22616 Tate Street Clarksburg, MD 20871	\$503,740
	Sold	13230 Dutrow Drive Clarksburg, MD 20871	\$525,000
	Sold	23929 Burdette Forest Road Clarksburg, MD 20871	\$520,000
	Sold	12722 Murphy Grove Terrace Clarksburg, MD 20871	\$500,000



## Comparison to Active Listings

Feature	Subject	For Sale #1	For Sale #2	For Sale #3
<b>CURB APPEAL</b>				
<b>PROXIMITY</b>	--	1 miles	0.5 miles	0.6 miles
<b>LIST PRICE</b>	\$513,900	\$559,000	\$518,000	\$503,740
<b>LIST DATE</b>	N/A	07/08/2016	08/07/2016	09/25/2016
<b>ON MARKET</b>	--	56 Days	70 Days	21 Days
<b>BEDROOMS</b>	5	5	4	4
<b>BATHROOMS</b>	3½	4½	3½	3½
<b>LIVING AREA</b>	2818 sq ft	3600 sq ft	2060 sq ft	2230 sq ft
<b>LOT SIZE</b>	--	0.13 acres	2.00 acres	0.03 acres
<b>TYPE</b>	Home	Detached	Detached	Townhouse
<b>STYLE</b>	N/A	Colonial	Bilevel	Colonial
<b>YEAR BUILT</b>	2007	2004	1956	2016
<b>TAXES</b>	\$5,922	--	\$3,936.14 (2016)	--
<b>OWNERSHIP</b>	N/A	Fee Simple	Fee Simple	Fee Simple
<b>SUBDIVISION</b>	N/A	Greenway Village	Clarksburg Outside	Clarksburg Square
<b>STORIES</b>	--	3	4	4
<b>MLS #</b>	N/A	<a href="#">MC9704497</a>	<a href="#">MC9734955</a>	<a href="#">MC9773637</a>

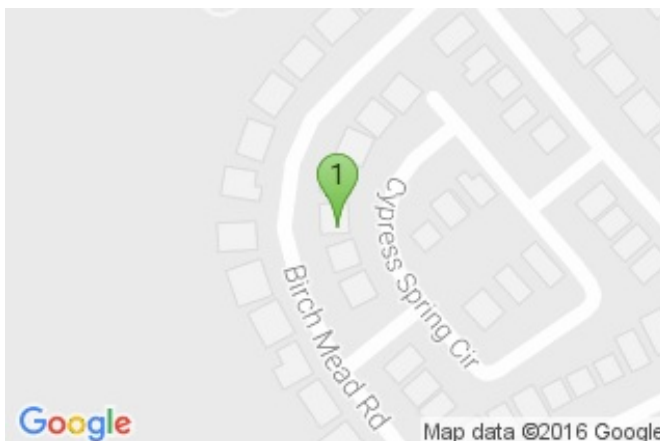
## Comparison to Contract and Sold Listings

Feature	Subject	Sold #1	Sold #2	Sold #3
CURB APPEAL				
PROXIMITY	--	0.8 miles	0.6 miles	0.7 miles
LIST PRICE	--	--	--	--
LIST DATE	--	--	--	--
SALE PRICE	--	\$525,000	\$520,000	\$500,000
SALE DATE	--	07/22/2016	07/13/2016	01/15/2016
ON MARKET	--	5 Days	22 Days	35 Days
BEDROOMS	5	4	4	6
BATHROOMS	3½	3½	3½	3½
LIVING AREA	2818 sq ft	3170 sq ft	4063 sq ft	2766 sq ft
LOT SIZE	--	0.12 acres	0.11 acres	0.09 acres
TYPE	Home	Detached	Detached	Detached
STYLE	N/A	Colonial	Colonial	N/A
YEAR BUILT	2007	2004	2005	2002
TAXES	\$5,922	\$5,238.35 (2016)	\$5,237.24 (2016)	\$4,985.99 (2014)
OWNERSHIP	N/A	Fee Simple	Fee Simple	Fee Simple
SUBDIVISION	N/A	Clarksburg Ridge	Clarksburg Town Center	Clarksburg Town Center
STORIES	--	3	3	3
MLS #	N/A	<a href="#">MC9679493</a>	<a href="#">MC9625198</a>	<a href="#">MC8757719</a>

# For Sale Comp #1

23113 Birch Mead Road, Clarksburg MD

\$559,000



## Details

MOVE IN READY - 4/5 bed/4.5 Baths, HARDWOOD on Main Level, Large Front Porch, Main LVL/Office w/ Built ins, Family Room has 2 built in Window Seats, Gas FP. FINISHED BSMT with full bathroom and Den/Office, Huge Master Suite w/ large Master en-suite, Recessed lights, Wood Shutters on front windows, Fenced Yard, IMMEDIATE OCCUPANCY!! NEW Stainless Appliances coming in Kitchen and New W&D coming!!!!

## Listing History

Date	Event	MLS #	Price
01/21/2005	Sold		\$583,245

## Property Summary

<b>Bedrooms</b>	5	<b>Year Built</b>	2004
<b>Baths</b>	4½	<b>Taxes</b>	--
<b>Lot Size</b>	0.13 acres	<b>Subdivision</b>	Greenway Village
<b>Type</b>	Detached	<b>Stories</b>	3
<b>Style</b>	Colonial	<b>Ownership</b>	Fee Simple

## Interior Features

**Room List** Living Room, Dining, Master Bed, 2nd Bed, 3rd Bed, 4th Bed, Kitchen, Recreation, Family, Den, Foyer, Breakfast, 1st Bed, Den/Study, Laundry (Bedroom Level), Laundry (Upper Level), Master Bed w/Sitting Room, Office, Utility

**Above Grade Area Finished** 3600 sq. ft.

**Main Entrance** Foyer, Living Room

**Amenities** Master Bath (Attached), Access Only Attic, Bathroom(s) - Ceramic Tile, Bathroom(s) - Dual Entry, Built-in Bookcases, Chair Railing, Closet - Master Bedroom Walk-in, Closet(s) - Walk-in, Countertop(s) - Corian, Crown Molding, Drapes / Curtains, Fireplace w/Glass Doors, Master Bath Separate Shower, Master Bath Separate Tub, Full Master Bath, Shades / Blinds, Sump Pump, Soaking Tub, Vanities - Double, Wainscoting, Wall-to-Wall Carpet, Wood Floors

**Appliances** Cooktop, Down Draft Cooktop, Dishwasher, Disposal, Dryer, In-Wall Oven, Double Oven, Refrigerator, Washer, Extra Refrigerator/Freezer

**Has Attic** Yes

**Has Basement** Yes

**Basement Type** Partial Daylight, English, Full, Fully Finished, Heated, Improved

**Dining Kitchen** Butlers Pantry, Family Room Off Kitchen, Gourmet, Breakfast Bar, Country Kitchen, Kitchen-Family Room Combo, Kitchen Island, Seperate Dining Room, Breakfast nook, Eat-In Kitchen

**Walls Ceilings** 9'+ Ceilings, Dry Wall

**Fireplaces** 1

**Interior Features** Floor Plan-Open

**Main Floor** 1 Bed, 0.5 Baths

**Lower Floor** 1 Bath

**Upper Floor** 4 Beds, 3 Baths

**Kitchen** Level: Main Dimensions: 16x11

**Kitchen Flooring** Ceramic Tile

**Living Room** Level: Main Dimensions: 14x12

**Living Room Flooring** Hardwood

**Dining Room** Level: Main Dimensions: 14x12

**Dining Room Flooring** Hardwood

**Breakfast Room** Level: Main Dimensions: 12x10

**Breakfast Room Flooring** Ceramic Tile

**Rec Room** Level: Lower 1 Dimensions: 20x13

**Rec Room Flooring** Carpet

**Bedroom Master** Level: Upper 1 Dimensions: 22x16

**Bedroom Master Flooring** Carpet

**Bedroom One** Level: Upper 1 Dimensions: 14x13

**Bedroom One Flooring** Carpet

**Bedroom Two** Level: Upper 1 Dimensions: 14x12

**Bedroom Two Flooring** Carpet

**Bedroom Three** Level: Main Dimensions: 10x10

**Bedroom Three Flooring** Carpet

**Bedroom Four** Level: Upper 1 Dimensions: 13x11

**Bedroom Four Flooring** Carpet

**Den** Level: Lower 1 Dimensions: 14x12

**Den Flooring** Hardwood

**Family Room** Level: Main Dimensions: 22x17

**Family Room Flooring** Carpet

**Family Room Fireplace** Gas

**Foyer** Level: Main

**Foyer Flooring** Hardwood

**Other Rooms** Bedroom-First,MBR w/Sit Rm,Bedroom-Second,Family Rm,Bedroom-Master,Foyer,Laundry-BR Lvl,Utility Room,Dining Room,Bedroom-Fourth,Breakfast Room,Kitchen,Professional Off,Living Room,Lndry-Uppr Lvl,Den,Den/Stdy/Lib,Recreation Rm,Bedroom-Third

**Windows/Doors** Double Pane Windows, French Doors, Insulated Door(s), Insulated Window(s), Low-E Windows, Recessed Lighting, Screens, Six Panel Doors

Continued on next page...



## Listing Details

**Topography** Level

**Lot Number** 18

**Transportation** Adjacent to Grocery Store(s), Adjacent to Shopping, Airport - 2-5 Miles, Public  
Bus Service

**Lis Media List** Virtual Tour, Photo

**Public Record Key** 10281855697

**Story List** Lower 1, Main, Upper 1

**System Locale** MRIS

**Status** Active

**Number of Levels Including basement** 3

Continued on next page...

Rental Info	<b>Tenant Rights</b> Vacant
Exterior Features	<b>Structure List</b> Above Grade <b>Exterior</b> Brick and Siding <b>Roof</b> Asphalt Shingle <b>Exterior Features</b> Fully Fenced, Front Porch, Privacy Fence <b>Lot Description</b> Bcks-Opn Comm <b>Exposure</b> Trees <b>Construction Materials</b> Low VOC Paints / Finishes <b>Other Structures</b> Above Grade
Garage / Parking	<b>Parking</b> Off-Street/Driveway, Garage <b>Garage Spaces</b> 2 <b>Garage Type</b> Detached
Utilities	<b>Cooling Fuel</b> Electric <b>Cooling</b> Central Air Conditioning, ENERGY STAR Cooling System, Heat Pump(s), Programmable Thermostat <b>Heating Fuel</b> Natural Gas <b>Heating</b> Central <b>Hot Water</b> Natural Gas <b>Sewer Septic</b> Public Sewer <b>Water</b> Public
Condo / Coop / Association	<b>HOA Fee</b> 83 <b>HOA Fee Frequency</b> Monthly <b>Condo Coop Proj Name</b> Arora Hills <b>Community Amenities</b> Baseball Field, Basketball Courts, Bike Trail, Common Grounds, Community Center, Jogging / Walking Path, Meeting Room, Party Room, Outdoor Pool, Recreation Center, Tot Lot(s)/Playground <b>Community Fee Includes</b> Management, Master Insurance Policy, Pool(s), Reserve Funds, Road Maintenance, Snow Removal <b>Community Management</b> Prof-On Site <b>Community Rules</b> Covenants

Continued on next page...

## Multi Family

**Block Or Square** G

**Lot Size Area** 5723

**T V Cable Comm** Cable-Prewired, CATV/Dwelling

**Total Bedrooms** 5

**Total Full Baths** 4

**Total Half Baths** 1

## Schools

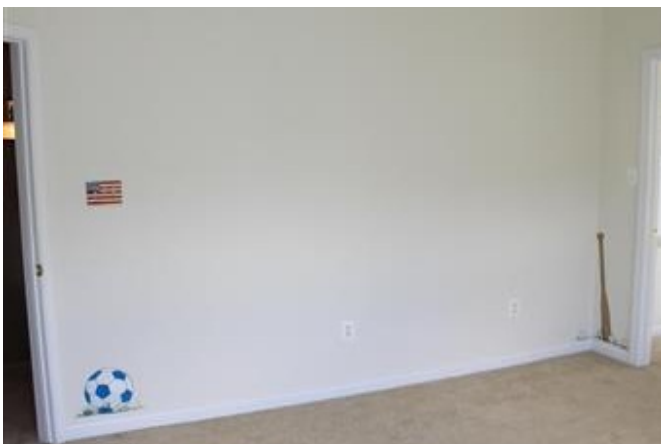
District	School	Rating
Montgomery County Public Schools	Cedar Grove Elementary School	8/10
Montgomery County Public Schools	Rocky Hill Middle School	8/10
Montgomery County Public Schools	Clarksburg High School	9/10

## For Sale Comp #1 Photos

23113 Birch Mead Road, Clarksburg MD

Photos











## For Sale Comp #2

13220 Cool Brook Lane, Clarksburg MD

\$518,000



### Details

Custom Multi Level Home in Clarksburg, MD. on 2 Acres of Land. Beautiful lot with Large Trees and Open Lawn Areas. Gazebo with Deck area and Large Deck on front of house. Kitchen Remodeled with Granite Counter tops and Stainless Appliances. This 4 Bedroom 3 and 1/2 Bath home has Two Master Bedrooms with Baths. Hardwood floors throughout Bedrooms and Main Living Area. Fenced side yard.

### Listing History

Date	Event	MLS #	Price
10/06/2016	Price Change	MC9734955	\$518,000
09/06/2016	Price Change	MC9734955	\$532,000
08/07/2016	For Sale	MC9734955	\$547,000
12/29/2005	Sold		\$1,000,000

### Property Summary

<b>Bedrooms</b>	4	<b>Year Built</b>	1956
<b>Baths</b>	3½	<b>Taxes</b>	\$3,936.14 (2016)
<b>Lot Size</b>	2.00 acres	<b>Subdivision</b>	Clarksburg Outside
<b>Type</b>	Detached	<b>Stories</b>	4
<b>Style</b>	Bilevel	<b>Ownership</b>	Fee Simple

### Interior Features

**Room List** Master Bed, 2nd Bed, 3rd Bed, Kitchen, Family, Basement (Unfinished), 2nd Master, 1st Bed, 2nd Master Bed, Bed (Main Level), Storage

**Above Grade Area Finished** 2060 sq. ft.

**Main Entrance** Living Room

**Amenities** 2 Attached Master Baths, Automatic Garage Door Opener, Bathroom(s) - Ceramic Tile, Entry Level Bed, Built-in Bookcases, Closet - Master Bedroom Walk-in, Closet(s) - Walk-in, Countertop(s) - Granite, Crown Molding, Master Bath Separate Shower, Master Bath Separate Tub, Full Master Bath, Multiple Master Beds, Shades / Blinds, Vanities - Separate, Wood Floors

**Appliances** Dishwasher, Disposal, Dryer, Microwave, Electric Oven/Range, Range Hood, Refrigerator, Washer, Water Conditioner, Water Heater

**Has Basement** Yes

**Basement Entrance** Outside Entrance, Rear Entrance, Connect Stair  
**Basement Type** Full, Connecting Stairway, Outside Entrance, Rear Entrance, Unfinished, Windows  
**Dining Kitchen** Gourmet, Kitchen Island, Kitchen-Table Space  
**Walls Ceilings** Dry Wall  
**Fireplaces** 1  
**Interior Features** Floor Plan-Traditional  
**Main Floor** 2 Beds, 1 Bath  
**Lower Floor** 0.5 Baths  
**Upper Floor** 2 Beds, 2 Baths  
**Kitchen** Level: Main  
**Kitchen Flooring** Ceramic Tile  
**Unfinished Basement** Level: Lower 2  
**Unfinished Basement Flooring** Concrete  
**Bedroom Master** Level: Main  
**Bedroom Master Flooring** Hardwood  
**Bedroom Master Two** Level: Lower 1  
**Bedroom Master Two Flooring** Hardwood  
**Bedroom One** Level: Main  
**Bedroom One Fire Place** Wood Burning  
**Bedroom One Flooring** Hardwood  
**Bedroom Two** Level: Main  
**Bedroom Two Flooring** Hardwood  
**Bedroom Three** Level: Main  
**Bedroom Three Flooring** Hardwood  
**Family Room** Level: Lower 1  
**Family Room Flooring** Hardwood  
**Other Rooms** Bedroom-Master 2,Storage Room,2nd Master BR,Bedroom-First,Kitchen,Main Lvl  
BR,Bedroom-Master,Family Rm,Unfinished Bsmt,Bedroom-Third,Bedroom-Second  
**Windows/Doors** Storm Windows, Storm Door(s), Insulated Window(s), Double Pane Windows

Continued on next page...

## Listing Details

**Lot Number** P23  
**County Tax** 3405.83  
**County Tax Payment Freq** Annually  
**Election District** 2  
**Lis Media List** Virtual Tour, Photo  
**Listing Parcel Number** N997  
**Public Record Key** 10160271629  
**Story List** Lower 1, Main, Upper 1  
**System Locale** MRIS  
**Status** Active  
**Number of Levels Including basement** 4

Continued on next page...



Rental Info	<b>Refuse Fee</b> 205.11 <b>Other Fees Payment Freq</b> Monthly
Exterior Features	<b>Structure List</b> Above Grade, Gazebo <b>Exterior</b> Brick and Siding <b>Roof</b> Asphalt Shingle <b>Exterior Features</b> Deck, 2nd Deck, Partial Fence <b>Lot Description</b> Partly Wooded, Stream/creek, Trees/Wooded, Secluded <b>Other Structures</b> Gazebo,Above Grade
Garage / Parking	<b>Parking</b> Garage, Paved Driveway, Faces Side, Garage Door Opener, Heated <b>Garage Spaces</b> 1 <b>Garage Type</b> Side Loading Garage, Attached
Utilities	<b>Cooling Fuel</b> Electric <b>Cooling</b> Central Air Conditioning <b>Heating Fuel</b> Oil <b>Heating</b> Baseboard, Hot Water <b>Hot Water</b> Oil, 60 or More Gallon Tank <b>Sewer Septic</b> Septic <b>Water</b> Well, Filter
Condo / Coop / Association	<b>HOA Fee Frequency</b> Monthly
Green Features	<b>Energy Efficiency</b> Appliances
Multi Family	<b>Lot Size Area</b> 87120 <b>Total Taxes Payment Freq</b> Annually <b>Total Bedrooms</b> 4 <b>Total Full Baths</b> 3 <b>Total Half Baths</b> 1

Continued on next page...

Schools	District	School	Rating
	Montgomery County Public Schools	Clarksburg Elementary School	8/10
	Montgomery County Public Schools	Rocky Hill Middle School	8/10
	Montgomery County Public Schools	Clarksburg High School	9/10

## For Sale Comp #2 Photos

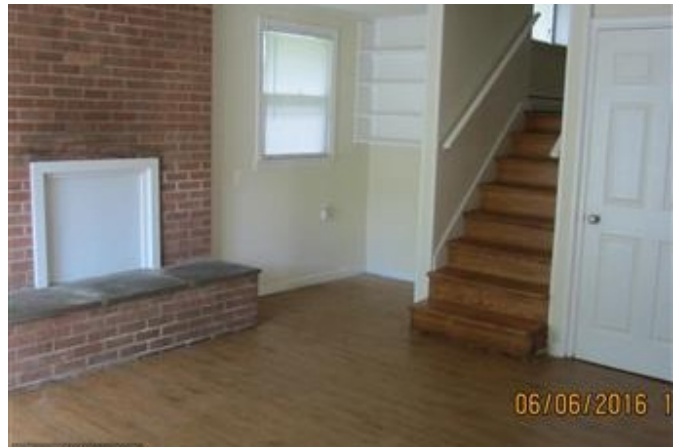
13220 Cool Brook Lane, Clarksburg MD

Photos













22616 Tate Street, Clarksburg MD

\$503,740



## Details

4 Level Loft Home in Clarksburg's 1st 100% SOLAR COMMUNITY. This is the most INNOVATIVE & TECHNOLOGY rich community in Mont. Co. Hi-Tech features from fresh air filtration to motion sensor lights are included & managed by the iPad Control Center. Luxury isn't sacrificed to technology. Homes feature 5" hardwood, granite, chef-quality appliances + more. Comm. has its own pool & fitness center.

## Listing History

Date	Event	MLS #	Price
09/25/2016	For Sale	MC9773637	\$503,740

## Property Summary

<b>Bedrooms</b>	4	<b>Year Built</b>	2016
<b>Baths</b>	3½	<b>Taxes</b>	--
<b>Lot Size</b>	0.03 acres	<b>Subdivision</b>	Clarksburg Square
<b>Type</b>	Townhouse	<b>Stories</b>	4
<b>Style</b>	Colonial	<b>Ownership</b>	Fee Simple

## Listing Details

**Lot Number** 9  
**Lis Media List** Photo, Virtual Tour  
**Story List** Lower 1, Main, Upper 1, Upper 2  
**System Locale** MRIS  
**Status** Active  
**Number of Levels Including basement** 4

Continued on next page...

## Interior Features

**Room List** Dining, Master Bed, 2nd Bed, 3rd Bed, 4th Bed, Kitchen, Family, Loft

**Above Grade Area Finished** 2230 sq. ft.

**Main Entrance** Foyer

**Has Attic** Yes

**Dining Kitchen** Gourmet, Breakfast Bar

**Interior Features** Floor Plan-Open

**Main Floor** 0.5 Baths

**Lower Floor** 1 Bed, 1 Bath

**Upper Floor** 3 Beds, 2 Baths

**Kitchen** Level: Main

**Kitchen Flooring** Hardwood

**Dining Room** Level: Main

**Dining Room Flooring** Hardwood

**Bedroom Master** Level: Upper 1

**Bedroom Master Flooring** Carpet

**Bedroom Two** Level: Upper 1

**Bedroom Two Flooring** Carpet

**Bedroom Three** Level: Upper 1

**Bedroom Three Flooring** Carpet

**Bedroom Four** Level: Lower 1

**Bedroom Four Flooring** Carpet

**Family Room** Level: Main

**Family Room Flooring** Hardwood

**Other Rooms** Bedroom-Second,Loft,Bedroom-Fourth,Bedroom-Third,Kitchen,Bedroom-Master,Family Rm,Dining Room

## Exterior Features

**Structure List** Above Grade

**Exterior** Brick and Siding

**Roof** Shingle - Architectural

**Exposure** Northeast

**Foundation** Concrete, Slab

**Other Structures** Above Grade

Continued on next page...

Garage / Parking	Parking Garage		
	Garage Spaces 2		
	Garage Type Attached		
Utilities	Cooling Fuel Electric		
	Cooling Programmable Thermostat, Central Air Conditioning		
	Heating Fuel Natural Gas		
	Heating Forced Air, Programmable Thermostat		
	Hot Water Natural Gas		
	Sewer Septic Public Sewer		
	Water Public		
Condo / Coop / Association	HOA Fee 95		
	HOA Fee Frequency Monthly		
	Community Amenities Fitness Center, Outdoor Pool, Common Grounds, Tot Lot(s)/Playground		
	Community Fee Includes Exercise Room, Pool(s), Community Association Management		
Green Features	Energy Efficiency Heating / Cooling / Ventilation, Home Energy Management		
	Energy Generation PV Solar Array(s) Owned, PV Solar Array(s) Leased		
Multi Family	Block Or Square B		
	Lot Size Area 1700		
	T V Cable Comm Fiber Optics Available		
	Total Bedrooms 4		
	Total Full Baths 3		
	Total Half Baths 1		
Schools	District	School	Rating
	Montgomery County Public Schools	Clarksburg Elementary School	8/10
	Montgomery County Public Schools	Rocky Hill Middle School	8/10
	Montgomery County Public Schools	Clarksburg High School	9/10



## For Sale Comp #3 Photos

22616 Tate Street, Clarksburg MD

Photos









## Sold Comp #1

13230 Dutrow Drive, Clarksburg MD

\$525,000



### Details

Beautiful brick front colonial backing to woods. Gourmet kitchen with breakfast bar and spacious eating area. Adjoining family room with gas fireplace. Main M. office. Spacious Living Room and Dining Room with Tray Ceiling. Upper level owner's suite with private super bath. Second bedroom has private bath. Add'l two bedrooms with Jack & Jill Bath. Composite Deck. 2 car garage.

### Listing History

Date	Event	MLS #	Price
07/22/2016	Sold	MC9679493	\$525,000
06/12/2016	Contract	MC9679493	--
06/07/2016	For Sale	MC9679493	\$525,000
06/07/2016	Off Market	MC9658449	\$525,000
12/23/2004	Sold		\$538,590

### Property Summary

<b>Bedrooms</b>	4	<b>Year Built</b>	2004
<b>Baths</b>	3½	<b>Taxes</b>	\$5,238.35 (2016)
<b>Lot Size</b>	0.12 acres	<b>Subdivision</b>	Clarksburg Ridge
<b>Type</b>	Detached	<b>Stories</b>	3
<b>Style</b>	Colonial	<b>Ownership</b>	Fee Simple

Continued on next page...

Listing Details	<p><b>Lot Number</b> 36</p> <p><b>Election District</b> 2</p> <p><b>Lis Media List</b> Virtual Tour, Photo</p> <p><b>Public Record Key</b> 10257170712</p> <p><b>Story List</b> Lower 1, Main, Upper 1</p> <p><b>System Locale</b> MRIS</p> <p><b>Status</b> Closed</p> <p><b>Number of Levels Including basement</b> 3</p>
Interior Features	<p><b>Amenities</b> Automatic Garage Door Opener, Bathroom(s) - Ceramic Tile, Chair Railing, Closet - Master Bedroom Walk-in, Countertop(s) - Corian, Crown Molding, Drapery Rods, Drapes / Curtains, Fireplace w/Glass Doors, Master Bath Separate Shower, Master Bath Separate Tub, Shades / Blinds, Vanities - Double, Wall-to-Wall Carpet, Whirlpool Jets, Wood Floors</p> <p><b>Appliances</b> Cooktop, Dishwasher, Disposal, Dryer, Exhaust Fan, Humidifier, Icemaker, Double Oven, Range Hood, Refrigerator, Washer</p> <p><b>Has Basement</b> Yes</p> <p><b>Basement Type</b> Unfinished</p> <p><b>Dining Kitchen</b> Family Room Off Kitchen, Gourmet, Breakfast Bar, Kitchen-Table Space, Seperate Dining Room, Eat-In Kitchen</p> <p><b>Fireplaces</b> 1</p> <p><b>Main Floor</b> 0.5 Baths</p> <p><b>Upper Floor</b> 4 Beds, 3 Baths</p>
Rental Info	<p><b>Refuse Fee</b> 205.11</p> <p><b>Other Fee</b> 595.00</p> <p><b>Other Fees Payment Freq</b> Annually</p>
Exterior Features	<p><b>Exterior</b> Brick Front</p>
Garage / Parking	<p><b>Parking</b> Garage</p> <p><b>Garage Spaces</b> 2</p> <p><b>Garage Type</b> Attached</p>

Continued on next page...



Utilities	<b>Cooling Fuel</b> Electric		
	<b>Cooling</b> Central Air Conditioning, Ceiling Fan(s)		
	<b>Heating Fuel</b> Natural Gas		
	<b>Heating</b> Forced Air		
	<b>Hot Water</b> Natural Gas		
	<b>Sewer Septic</b> Public Sewer		
	<b>Water</b> Public		
Condo / Coop / Association	<b>HOA Fee</b> 72.83		
	<b>HOA Fee Frequency</b> Monthly		
Multi Family	<b>Block Or Square</b> D		
	<b>Lot Size Area</b> 5500		
	<b>Total Taxes Payment Freq</b> Annually		
	<b>Total Bedrooms</b> 4		
	<b>Total Full Baths</b> 3		
	<b>Total Half Baths</b> 1		
Schools	<b>District</b>	<b>School</b>	<b>Rating</b>
	Montgomery County Public Schools	Little Bennett Elementary School	8/10
	Montgomery County Public Schools	Rocky Hill Middle School	8/10
	Montgomery County Public Schools	Clarksburg High School	9/10



## Sold Comp #1 Photos

13230 Dutrow Drive, Clarksburg MD

Photos













## Sold Comp #2

23929 Burdette Forest Road, Clarksburg MD

\$520,000



### Details

Beautiful SF home. Close to schools. Large home w/4 full BR & laundry on UL. Beautiful hardwood floors throughout house. Granite countertops enhance the gourmet kitchen. Big FR w/gas FP. Crown molding & chair rails. Upgraded lighting. Large windows provide fabulous natural light. Rec Room w/climbing wall. Space for a vegetable garden in yard & solar panels on roof. This home is move in ready.

### Listing History

Date	Event	MLS #	Price
07/13/2016	Sold	MC9625198	\$520,000
05/05/2016	Contract	MC9625198	--
04/13/2016	For Sale	MC9625198	\$530,000
12/30/2005	Sold		\$643,150

### Property Summary

<b>Bedrooms</b>	4	<b>Year Built</b>	2005
<b>Baths</b>	3½	<b>Taxes</b>	\$5,237.24 (2016)
<b>Lot Size</b>	0.11 acres	<b>Subdivision</b>	Clarksburg Town Center
<b>Type</b>	Detached	<b>Stories</b>	3
<b>Style</b>	Colonial	<b>Ownership</b>	Fee Simple

### Interior Features

**Room List** Living Room, Dining, Master Bed, 2nd Bed, 3rd Bed, 4th Bed, Kitchen, Recreation, Family, Den/Study, Utility

**Above Grade Area Finished** 2842 sq. ft.

**Main Entrance** Foyer, Center Hall

**Amenities** Access Only Attic, Countertop(s) - Granite, Closet(s) - Walk-in, Crown Molding

**Has Attic** Yes

**Has Basement** Yes

**Basement Entrance** Inside Access

**Basement Type** Fully Finished

**Dining Kitchen** Family Room Off Kitchen, Butlers Pantry, Seperate Dining Room, Eat-In Kitchen

**Fireplaces** 1



**Interior Features** Floor Plan-Open

**Main Floor** 0.5 Baths

**Lower Floor** 1 Bath

**Upper Floor** 4 Beds, 2 Baths

**Kitchen** Level: Main

**Kitchen Flooring** Hardwood

**Living Room** Level: Main

**Living Room Flooring** Hardwood

**Dining Room** Level: Main

**Dining Room Flooring** Hardwood

**Rec Room** Level: Lower 1

**Rec Room Flooring** Cork

**Basement Area Finished** 1221

**Basement Area Unfinished** 200

**Bedroom Master** Level: Upper 1

**Bedroom Master Flooring** Hardwood

**Bedroom Two** Level: Upper 1

**Bedroom Two Flooring** Hardwood

**Bedroom Three** Level: Upper 1

**Bedroom Three Flooring** Hardwood

**Bedroom Four** Level: Upper 1

**Bedroom Four Flooring** Hardwood

**Family Room** Level: Main

**Family Room Flooring** Hardwood

**Family Room Fireplace** Gas

**Other Rooms** Dining Room, Bedroom-Third, Den/Stdy/Lib, Living Room, Family Rm, Bedroom-Fourth, Bedroom-Second, Bedroom-Master, Other Room 1, Utility Room, Recreation Rm, Kitchen

**Other Room** Level: Lower 1

**Other Room Flooring** Cork

Continued on next page...

## Listing Details

**Lot Number** 28  
**County Tax** 4943.73  
**County Tax Payment Freq** Annually  
**Election District** 2  
**Lis Media List** Virtual Tour, Photo  
**Public Record Key** 10322875935  
**Story List** Lower 1, Main, Upper 1  
**System Locale** MRIS  
**Status** Closed  
**Number of Levels Including basement** 3

Continued on next page...

Rental Info	<b>Refuse Fee</b> 205.11
Exterior Features	<b>Structure List</b> Above Grade, Below Grade <b>Exterior Siding</b> - Vinyl <b>Exterior Features</b> Patio, Fully Fenced, Front Porch <b>Other Structures</b> Below Grade,Above Grade
Garage / Parking	<b>Parking</b> Garage <b>Garage Spaces</b> 2 <b>Garage Type</b> Detached
Utilities	<b>Cooling Fuel</b> Electric <b>Cooling</b> Central Air Conditioning <b>Heating Fuel</b> Natural Gas <b>Heating</b> Forced Air <b>Hot Water</b> Natural Gas <b>Sewer Septic</b> Public Sewer <b>Water</b> Public
Condo / Coop / Association	<b>HOA Fee</b> 88.5 <b>HOA Fee Frequency</b> Monthly <b>Condo Coop Proj Name</b> Clarksburg Town Center <b>Community Amenities</b> Club House, Outdoor Pool, Tot Lot(s)/Playground <b>Community Fee Includes</b> Snow Removal, Trash Removal <b>Community Management</b> Prof-Off Site <b>Front Foot Payment Freq</b> Annually
Multi Family	<b>Block Or Square M</b> <b>Front Foot Fee</b> 620.0 <b>Lot Size Area</b> 5069 <b>Total Taxes Payment Freq</b> Annually <b>Total Bedrooms</b> 4 <b>Total Full Baths</b> 3 <b>Total Half Baths</b> 1

Continued on next page...

Schools	District	School	Rating
	Montgomery County Public Schools	Little Bennett Elementary School	8/10
	Montgomery County Public Schools	Rocky Hill Middle School	8/10
	Montgomery County Public Schools	Clarksburg High School	9/10

## Sold Comp #2 Photos

23929 Burdette Forest Road, Clarksburg MD

Photos











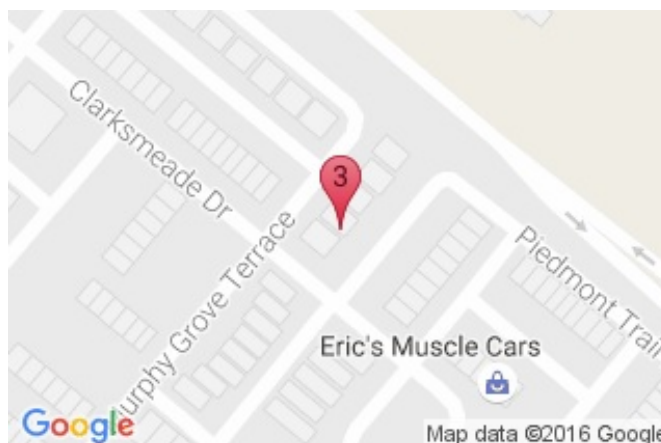




## Sold Comp #3

12722 Murphy Grove Terrace, Clarksburg MD

\$500,000



### Details

Amazing spacious home ,great layout,functional and elegant ,hardwood floors, ceramic tiles,gourmet kitchen, granite stainless steel appliances,recess lights,4 bedrooms upper level,master bedroom suite,2 bedrooms lower level ,large family room .lower level ,2 cars garage ,paved private back yard .Formal dining room, office,sitting room ,large living room .Fancy master bathroom.Lots of closet.

### Listing History

Date	Event	MLS #	Price
01/15/2016	Sold	MC8757719	\$500,000
10/29/2015	Contract	MC8757719	--
09/25/2015	For Sale	MC8757719	\$530,000
06/03/2008	Sold	MC6648280	\$530,000
01/30/2008	For Sale	MC6648280	\$530,000

### Property Summary

<b>Bedrooms</b>	6	<b>Year Built</b>	2002
<b>Baths</b>	3½	<b>Taxes</b>	\$4,985.99 (2014)
<b>Lot Size</b>	0.09 acres	<b>Subdivision</b>	Clarksburg Town Center
<b>Type</b>	Detached	<b>Stories</b>	3
<b>Style</b>		<b>Ownership</b>	Fee Simple

Continued on next page...

Listing Details	<b>Lot Number</b> 4 <b>County Tax</b> 3529.61 <b>County Tax Payment Freq</b> Annually <b>Election District</b> 2 <b>Lis Media List</b> Virtual Tour, Photo <b>Public Record Key</b> 10201662473 <b>Story List</b> Lower 1, Main, Upper 1 <b>System Locale</b> MRIS
Interior Features	<b>Main Entrance</b> Foyer <b>Has Basement</b> Yes <b>Basement Entrance</b> Connect Stair <b>Basement Type</b> Improved <b>Dining Kitchen</b> Gourmet <b>Fireplaces</b> 1 <b>Main Floor</b> 0.5 Baths <b>Lower Floor</b> 2 Beds, 1 Bath <b>Upper Floor</b> 4 Beds, 2 Baths
Rental Info	<b>Refuse Fee</b> 213.75
Exterior Features	<b>Exterior</b> Aluminium or Steel Siding
Garage / Parking	<b>Parking</b> Garage <b>Garage Spaces</b> 2 <b>Garage Type</b> Detached
Utilities	<b>Cooling Fuel</b> Electric <b>Cooling</b> Central Air Conditioning <b>Heating Fuel</b> Natural Gas <b>Heating</b> Forced Air <b>Hot Water</b> Natural Gas <b>Sewer Septic</b> Public Sewer <b>Water</b> Public

Continued on next page...



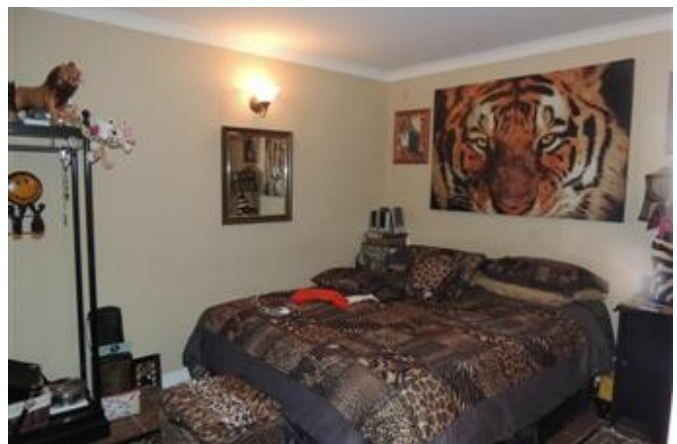
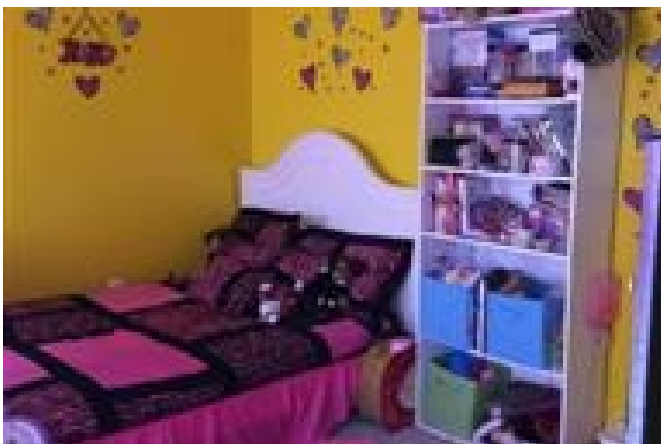
Multi Family	Block Or Square D		
	Lot Size Area 3960		
	Total Taxes Payment Freq Annually		
Schools	District	School	Rating
	Montgomery County Public Schools	Little Bennett Elementary School	8/10
	Montgomery County Public Schools	Rocky Hill Middle School	8/10
	Montgomery County Public Schools	Clarksburg High School	9/10

## Sold Comp #3 Photos

12722 Murphy Grove Terrace, Clarksburg MD

Photos









## Subject Property Value Analysis

13106 Commodore Lane, Clarksburg MD

Analysis



### Fernando's Remarks:

This is a sample report for Option #2

Comps	Low	Median	Average	High
ALL LISTINGS	\$500,000	\$519,000	\$520,957	\$559,000
ACTIVE LISTINGS	\$503,740	\$518,000	\$526,913	\$559,000
CONTRACT / SOLD LISTINGS	\$500,000	\$520,000	\$515,000	\$525,000

Analysis of the comparable properties suggests a price range of:

**\$462,510 to \$565,290**