

5418 Park Heights Ave Baltimore, MD 21215



Greg Fisk

Associate Broker | GRI

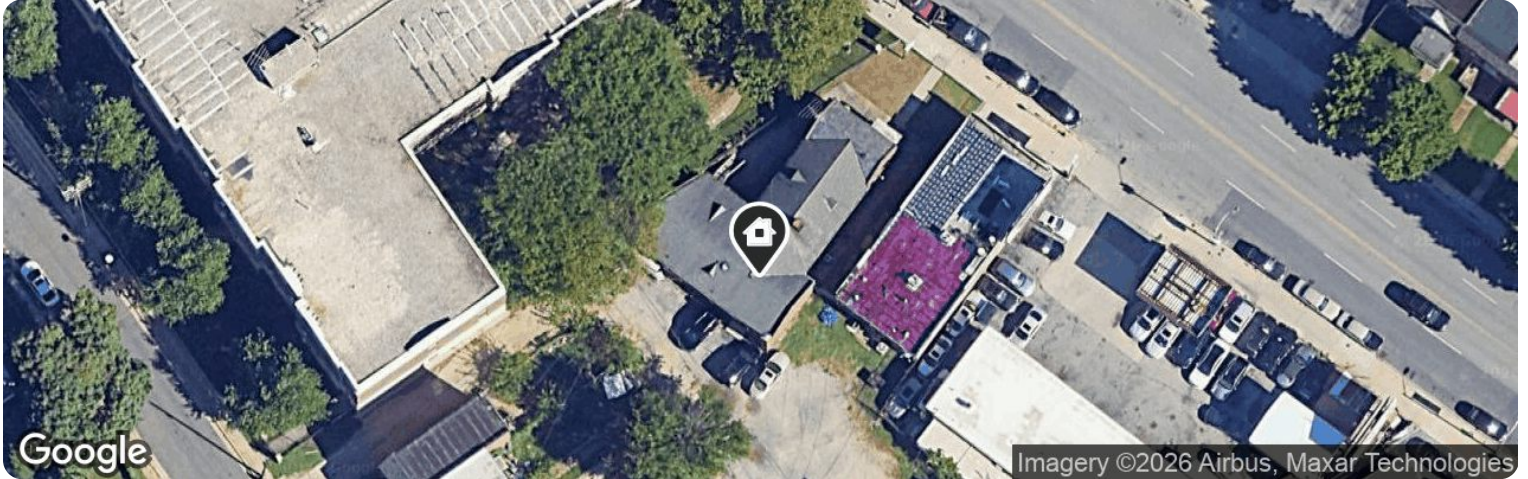
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Off Market / Public Record • Public Record

Undisclosed



Healthcare

Type



C-2

Zoning



2,744

Sq Ft

Basic Facts

Type

Healthcare

Land Use

Dental Bldg

Subtype

Healthcare/Adult Care/Child

General Use

Medical Bldg/Offices

Year Built

1951

Overall Use

MEDICAL

Zoning

C-2

Multi Parcel

No

Property Information

Property Features

PUBLIC

Building Quality	C	Building Condition	Good
Construction Features	Masonry	Total Number of Units in Complex	1
Foundation Features	Concrete	Lot Size Sqft	5,239 sq ft

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Property Features

PUBLIC

Lot Size Acres	0.12 acres	Building Sqft	2,744 sq ft
Neighborhood Code	27000	Roof Type	Gable
Floor Cover	Tile	Base Area	2744
Basement Finished	2744	Basement Features	Improved Basement (Finished)

Location Details

Flood Zone X (unshaded)

Legal Description

Parcel Number	27-21-4527 -017A	Tax ID	214527 017A
County	Baltimore City	Zoning	C-2
Census Tract	245102718.011002	Carrier Route	C099
Abbreviated Description	LOT:17A BLK:4527 SEC:21 27X124-11	FIPS Parcel Number	2451027-21-4527 -017A
General Use	Medical Bldg/Offices	Overall Use	MEDICAL
Current Use	Dental Bldg		

Owner Facts

Owner Name (Public)	CHARLES S. SHELTON	Owner Name 2 (Public)	SHARYNNE STACY SHELTON
Mailing Address	5418 Park Heights Ave Baltimore MD 21215-4645	Vesting	Trust/Trustee/Conservator
Contact Title	OWNER	Contact Name	WILLIE RICHARDSON
Number of Tenants	2	Tenants Average Days In Business	17 years and 146 days

Financial Details

Adjusted Prop. Value	\$181,000	New Applicant Underwriting Score	1
Default History	NO DEFAULTS IN AVAILABLE RECORDS	Property Use Reliability Score	1
Financial Risk Score	374	Property Use Risk Score	B
Local Area Credit Risk Score	F	Special Risk Characteristics	TENANTS IN BUSINESS OVER 10 YRS ON AVG - LOWER RISK

Public Record History

Deed

Contract Date	11/18/2020
Recording Date	7/21/2022
Document Type	Intrafamily Transfer
Buyer ID	Trustee
Price Code Description	Transfer Tax on document indicated as Exempt
Buyer Vesting	Family Trust
Seller Name	WILLIE JAMES RICHARDSON, CHARLES SHELTON
Seller ID	Individual(s)
Recorder's Book #	24853
Recorder's Page #	165
Inter-family Transfer	Yes
Title Company Name	NONE AVAILABLE

Tax

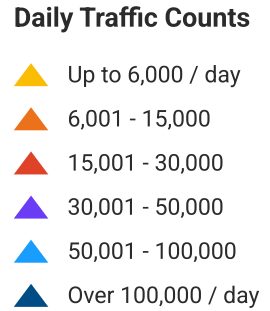
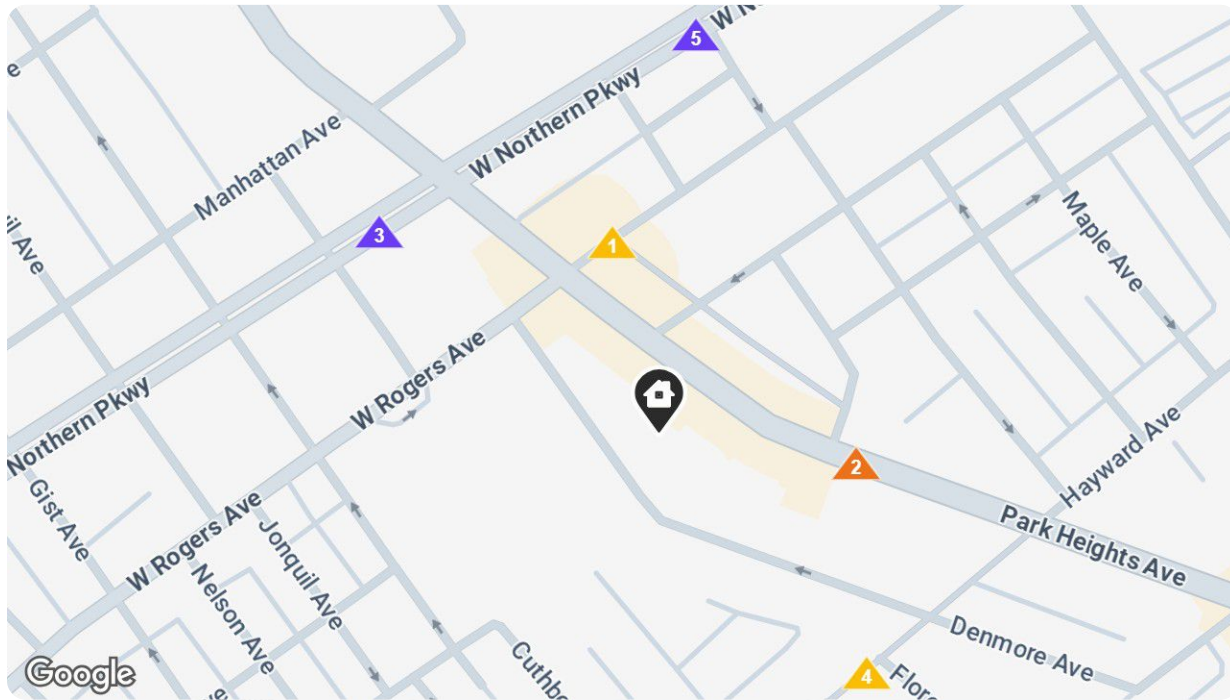
Assessment Year	2025	2024	2023	2022	2021
Total Assessed Value	\$177,333	\$175,500	\$175,500	\$175,500	\$185,600
Assessor Market Value Year	2025	2024	2023	2022	2021
Assessor Market Value - Land	\$41,900	\$41,900	\$41,900	\$41,900	\$41,900

Public Record History

Tax

Assessment Year	2025	2024	2023	2022	2021
Assessor Market Value - Improvements	\$139,100	\$133,600	\$133,600	\$133,600	\$143,700
Total Assessor Market Value	\$181,000	\$175,500	\$175,500	\$175,500	\$185,600
Tax Account ID	214527 017A	214527 017A	214527 017A	214527 017A	214527 017A
Assessed Value - Land	-	\$41,900	\$41,900	\$41,900	\$41,900
Assessed Value - Improvements	-	\$133,600	\$133,600	\$133,600	\$143,700
Total Tax Amount	-	-	\$4,142	\$4,142	\$4,380

Traffic Counts



Traffic Counts within 1 mile by Proximity

1 5,255

2025 Est. daily traffic counts

Cross: -
Cross Dir: -
Distance: -

Historical counts

Year	▲ Count	Type
2020	▲ 4,222	AADT
2017	▲ 6,635	AADT

2 13,947

Park Heights Ave

2025 Est. daily traffic counts

Cross: Clover Rd
Cross Dir: W
Distance: 0.01 miles

Historical counts

Year	▲ Count	Type
2012	▲ 13,780	AADT
1995	▲ 17,500	AADT

3 31,340

Northern Pkwy

2025 Est. daily traffic counts

Cross: Magnolia Ave
Cross Dir: SW
Distance: 0.03 miles

Historical counts

Year	▲ Count	Type
2017	▲ 34,660	AADT
2012	▲ 28,181	AADT
2011	▲ 28,410	AADT
2010	▲ 29,591	AADT

4 2,725

Hayward Avenue

2025 Est. daily traffic counts

Cross: Florence Ave
Cross Dir: NE
Distance: 0.01 miles

Historical counts

Year	▲ Count	Type
2022	▲ 2,701	AADT
2021	▲ 2,680	AADT
2018	▲ 2,740	AADT

5 39,819

Northern Pkwy

2025 Est. daily traffic counts

Cross: Hamlin Ave
Cross Dir: NE
Distance: 0.01 miles

Historical counts

Year	▲ Count	Type
2005	▲ 38,881	AADT
1995	▲ 25,700	AADT

AADT - Annual Average Daily Traffic

ADT - Average Daily Traffic

AWDT - Average Weekly Daily Traffic

NOTE: Daily Traffic Counts are a mixture of actual and estimates

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