



# FREDERICK

## PLANNING

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November 24, 2020

Ms. Brianne Paugh  
Miles & Stockbridge  
Frederick, MD 21701

**Re: 20-908ZD Zoning Determination: Homewood**

Dear Ms. Paugh:

In response to your letter dated October 23, 2020, Staff has prepared the following information:

The following property IDs 241595, 201534 (*231913 same property possibly old ID*), and 201569 are zoned under the Institutional Floating District (IST). The purpose of this floating district is to “*provide for public, private or non-profit owned areas when the public is invited or permitted to congregate. This includes hospitals, houses of worship, schools, government offices and facilities, and other similar facilities.*” Under the Land Management Code (LMC) Table 404-1 Use Matrix, the *Senior Living and Retirement Facilities* and *Nursing Home/Domiciliary Care/Adult Living Facilities* are permitted uses in the IST. The three (3) properties also fall within the Highway Noise Impact Overlay District (HNO). Under LMC Section 422, the HNO only impacts the residential zones by establishing setbacks, lot, and structure design standards from specific highways, in this case from US15.

Property ID 201569 contains no structures and thereby having no HNO impact. Property ID 201534 was constructed in 1999 according the SDAT information, prior to the adoption of the 2005 LMC establishing the HNO zoning; therefore, the structures within the HNO are legally nonconforming features defined as physical features and characteristics of development that lack or fall short of required minimum standards, such as setback, building spacing, design, etc. Nonconforming features may be continued if there is no

increase of the nonconformity by enlargement or structural alteration. Structures with such nonconforming features may be reconstructed if demolished or destroyed.

On June 10, 2013, the Planning Commission approved final site plan (PC13-119FSI) with a reduction of the setback required for the Highway Noise Impact Area for the US15 corridor based on proof of the decibel level on Property ID 241595.

Property ID 201526 has Open Space (PRK) Floating District applied. The PRK District purpose is to “*identify and protect the lands and facilities owned by the City or other level of government for the purpose of recreation or publicly accessible open space.*” HNO has no impact on this property.

Property ID 201550 is zoned General Commercial (GC) and not applicable to the HNO. The structures on site were built in 1840 and are currently being used for storage in compliance with the GC zone.

Property ID 592757 is zoned MU-1, Mixed Used and not within the HNO. The 4.3-acre property contains a 1900 residential unit according SDAT. Under the MU-1 zone, the *Senior Living and Retirement Facilities and Nursing Home/Domiciliary Care/Adult Living Facilities* are permitted uses.

Staff has no knowledge of outstanding citations or violations for the use or structures attached to the above properties.

If you have any further questions please don't hesitate to contact me at (301) 600-1718 or [preppert@cityoffrederickmd.gov](mailto:preppert@cityoffrederickmd.gov).

*The purpose of the service provided by the Zoning Administrator regarding determinations/interpretations is to identify the zoning of a particular property, to verify that a use is permitted or permissible in a specific Zoning District and to clarify and interpret the Land Management Code. Any questions regarding specific regulations and requirements for a site or sites' compliance with the Land Management Code not addressed in this letter shall not be the responsibility of the Zoning Administrator. It is the responsibility of the applicant, property owner and/or property purchaser to review the project site plan and the Land Management Code for compliance.*

*This determination applies solely to the referenced property and is not binding upon the City, the Zoning Administrator or any other official with respect to any other property. No person may rely upon this determination with respect to any property other than the referenced property. Please be advised that any person aggrieved, or any officer, department or agency of The City of Frederick affected by an order, requirement, decision, or determination made by an administrative officer in the administration or enforcement of the provisions of the Land Management Code may appeal said decision within thirty days to the Zoning Board of Appeals.*

Sincerely,

In Concurrence,

*Pam Reppert*

Pam Reppert  
City Planner

Joseph A. Adkins, AICP  
Deputy Director for Planning



**TRANSMITTAL LETTER**

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October 23, 2020

**HAND DELIVERED**

TO: Mr. Joseph Adkins, Deputy Director of Planning  
The City of Frederick  
Planning Department  
140 W. Patrick St.  
Frederick, MD 21701

FROM: Brianne Paugh, Esq.  
Settlement Attorney

RE: Homewood at Frederick MD Inc.  
Property Tax ID# 02-241595, 500 Pearson Circle, Frederick, MD  
Containing 98.23 acres, Plat Book 94, page 42, Map 0057, Parcel 0320

Homewood Retirement Centers of The United Church of Christ Inc.  
Property Tax ID# 02-231913, 7407 Willow Road, Frederick, MD  
Containing 27.13 acres, Plat Book 53, page 5, Map 0057, Parcel 0310

Homewood Retirement Centers of The United Church of Christ Inc.  
Property Tax ID# 02-201534, 7407 Willow Road, Frederick, MD  
Containing 27.136 acres, Plat Book 53, page 5, Map 0057, Parcel 0310

Homewood at Frederick MD Inc.  
Property Tax ID# 02-201550, 7611B Willow Road, Frederick, MD  
Containing 1.38 acres, Map 0057, Parcel 0138

Homewood at Frederick MD Inc.  
Property Tax ID# 02-201526, Willow Road, Frederick, MD  
Containing 13.36 acres, Map 0057, Parcel 0029

Homewood at Frederick MD Inc.  
Property Tax ID# 02-201569, Willow Road, Frederick, MD  
Containing .20 acre, Map 0057, Parcel 0243

**ITEMS ENCLOSED/MESSAGE:**

In connection with a financing transaction for the above-referenced property, this is a request for a zoning compliance/determination letter for the above parcel. Enclosed please find Check #1972 in the amount of \$720.00 made payable to the City of Frederick. A sample letter is attached for your reference, as well as a copy of the tax assessment sheet.

Once the letter has been generated, please fax a copy of same to me at 301.662.3647 (or email to bpaugh@milesstockbridge.com) and send the original to me by regular mail.

Thank you for your prompt attention to this matter. This request is made for purposes of satisfying conditions precedent to a loan transaction which is pending to close by November 30, 2020. **Please provide me with the determination letters on or before November 14, 2020, if possible, so that this information can be provided to the lender for closing.** The properties referenced herein are being used for retirement community purposes.

If you have any questions or problems, please contact me at 301-703-2243. Thank you for your prompt attention in this matter.

Very truly yours,

MILES & STOCKBRIDGE P.C.

*Brianne Paugh*

BY: \_\_\_\_\_  
Brianne Paugh, Esq.  
Settlement Attorney

\_\_\_\_\_, 2020

Homewood at Frederick MD, Inc.  
Homewood Retirement Centers of The United Church of Christ Inc.  
16107 Elliott Parkway  
Williamsport, MD 21795

Chicago Title Insurance Company  
c/o Miles & Stockbridge P.C.  
30 W. Patrick St., Suite 600  
Frederick, Maryland 21701

Re: Homewood at Frederick MD Inc.  
Property Tax ID# 02-241595, 500 Pearson Circle, Frederick, MD  
Containing 98.23 acres, Plat Book 94, page 42, Map 0057, Parcel 0320

Homewood Retirement Centers of The United Church of Christ Inc.  
Property Tax ID# 02-231913, 7407 Willow Road, Frederick, MD  
Containing 27.13 acres, Plat Book 53, page 5, Map 0057, Parcel 0310

Homewood Retirement Centers of The United Church of Christ Inc.  
Property Tax ID# 02-201534, 7407 Willow Road, Frederick, MD  
Containing 27.136 acres, Plat Book 53, page 5, Map 0057, Parcel 0310

Homewood at Frederick MD Inc.  
Property Tax ID# 02-201550, 7611B Willow Road, Frederick, MD  
Containing 1.38 acres, Map 0057, Parcel 0138

Homewood at Frederick MD Inc.  
Property Tax ID# 02-201526, Willow Road, Frederick, MD  
Containing 13.36 acres, Map 0057, Parcel 0029

Homewood at Frederick MD Inc.  
Property Tax ID# 02-201569, Willow Road, Frederick, MD  
Containing .20 acre, Map 0057, Parcel 0243  
(collectively the "Property")

To Whom it May Concern:

This letter is written to confirm that the above referenced Property and the established uses on the Property are in compliance with the City of Frederick Land Management Code and all rules and regulations of the City of Frederick.

The Property is zoned \_\_\_\_\_. The use of the property for \_\_\_\_\_ is permitted within the \_\_\_\_\_ Zoning district.

There are no outstanding zoning citations or violations for the use or any structures located on the Property.

Should you have any questions or need any further assistance, please do not hesitate to contact me.

Sincerely,

Joseph Adkins, Deputy Director of Planning  
for The City of Frederick

Real Property Data Search

Search Result for FREDERICK COUNTY

[View Map](#)
[View GroundRent Redemption](#)
[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 02 Account Number - 241595

**Owner Name:** HOMEWOOD AT FREDERICK MD INC **Use:** COMMERCIAL  
**Mailing Address:** 16107 ELLIOTT PARKWAY **Principal Residence:** NO  
 WILLIAMSPORT MD 21795- **Deed Reference:** /03440/ 00702

**Premises Address:** 500 PEARSON CIR **Legal Description:** LOT 1  
 FREDERICK MD. 0-0000 98.23 ACRES  
 HOMEWOOD AT WILLOW PONDS

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0057	0003	0320	30002.11	0000			1	2021	94/ 42

Town: FREDERICK CITY

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
2016	207,460 SF		98.2300 AC	000000

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
		APARTMENT	FRAME/	C3			

	Base Value	Value Information		
		Value	Phase-in Assessments	
		As of	As of	As of
Land:	6,438,900	01/01/2018	07/01/2020	07/01/2021
Improvements	59,193,600	6,438,900		
Total:	65,632,500	59,193,600	65,632,500	
Preferential Land:	0	65,632,500		

Transfer Information		
<b>Seller:</b> CRUM, JOHN D. & JUDITH L.	<b>Date:</b> 12/26/2002	<b>Price:</b> \$675,000
<b>Type:</b> ARMS LENGTH VACANT	<b>Deed1:</b> /03440/ 00702	<b>Deed2:</b>
<b>Seller:</b>	<b>Date:</b>	<b>Price:</b>
<b>Type:</b>	<b>Deed1:</b>	<b>Deed2:</b>
<b>Seller:</b>	<b>Date:</b>	<b>Price:</b>
<b>Type:</b>	<b>Deed1:</b>	<b>Deed2:</b>

Exemption Information			
<b>Partial Exempt Assessments:</b>	<b>Class</b>	07/01/2020	07/01/2021
<b>County:</b>	000	0.00	
<b>State:</b>	000	0.00	
<b>Municipal:</b>	000	0.00	0.00

Special Tax Recapture: None

Homestead Application Status: No Application

Homeowners' Tax Credit Application Status: No Application

Real Property Data Search

Search Result for FREDERICK COUNTY

<a href="#">View Map</a>	<a href="#">View GroundRent Redemption</a>	<a href="#">View GroundRent Registration</a>
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Special Tax Recapture: None

**Account Identifier:** District - 02 **Account Number - 231913**

Owner Information

<b>Owner Name:</b>	HOMWOOD RETIREMENT CENTERS OF THE UNITED CHURCH OF CHIRST INC	<b>Use:</b>	COMMERCIAL
<b>Mailing Address:</b>	16107 ELLIOTT PARKWAY WILLIAMSPORT MD 21795	<b>Principal Residence:</b>	NO
		<b>Deed Reference:</b>	/02150/ 00134

Location & Structure Information

<b>Premises Address:</b>	7407 WILLOW DR 0-0000	<b>Legal Description:</b>	P/O FARM LOT 1 27.13 ACRES CRUM FARM LOT
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<b>Map:</b>	<b>Grid:</b>	<b>Parcel:</b>	<b>Neighborhood:</b>	<b>Subdivision:</b>	<b>Section:</b>	<b>Block:</b>	<b>Lot:</b>	<b>Assessment Year:</b>	<b>Plat No:</b>
0057	0010	0310	30002.11	0000				2021	Plat Ref: 0053/ 0005

Town: FREDERICK CITY

<b>Primary Structure Built</b>	<b>Above Grade Living Area</b>	<b>Finished Basement Area</b>	<b>Property Land Area</b>	<b>County Use</b>
2000	150,793 SF		27.1300 AC	000000

<b>Stories</b>	<b>Basement</b>	<b>Type</b>	<b>Exterior</b>	<b>Quality</b>	<b>Full/Half Bath</b>	<b>Garage</b>	<b>Last Notice of Major Improvements</b>
1	NO	END UNIT	/	3	2 full		2002

Value Information

	<b>Base Value</b>	<b>Value</b>	<b>Phase-in Assessments</b>	
		As of	As of	As of
		01/01/2018	07/01/2020	07/01/2021
<b>Land:</b>	842,900	842,900		
<b>Improvements</b>	19,503,800	19,503,800		
<b>Total:</b>	20,346,700	20,346,700	20,346,700	
<b>Preferential Land:</b>	0			

Transfer Information

<b>Seller:</b>	<b>Date:</b>	<b>Price:</b>
<b>Type:</b>	<b>Deed1:</b>	<b>Deed2:</b>
<b>Seller:</b>	<b>Date:</b>	<b>Price:</b>
<b>Type:</b>	<b>Deed1:</b>	<b>Deed2:</b>
<b>Seller:</b>	<b>Date:</b>	<b>Price:</b>
<b>Type:</b>	<b>Deed1:</b>	<b>Deed2:</b>

Exemption Information

<b>Partial Exempt Assessments:</b>	<b>Class</b>	07/01/2020	07/01/2021
<b>County:</b>	000	0.00	
<b>State:</b>	000	0.00	
<b>Municipal:</b>	000	0.00	0.00

Special Tax Recapture: None

Homestead Application Information

**Homestead Application Status:** No Application

Homeowners' Tax Credit Application Information

**Homeowners' Tax Credit Application Status:** No Application **Date:**

Real Property Data Search

Search Result for FREDERICK COUNTY

<a href="#">View Map</a>	<a href="#">View GroundRent Redemption</a>	<a href="#">View GroundRent Registration</a>	
Special Tax Recapture: None			
<b>Account Identifier:</b>		<b>District - 02 Account Number - 201534</b>	
Owner Information			
<b>Owner Name:</b>	HOMWOOD RETIREMENT CENTERS OF THE UNITED CHURCH OF CHRIST INC	<b>Use:</b>	EXEMPT COMMERCIAL
<b>Mailing Address:</b>	16107 ELLIOTT PARKWAY WILLIAMSPORT MD 21795	<b>Principal Residence:</b>	NO
		<b>Deed Reference:</b>	/02150/ 00134
Location & Structure Information			
<b>Premises Address:</b>	7407 WILLOW RD FREDERICK 0-0000	<b>Legal Description:</b>	FARM LOT 1 27.136 ACRES CRUM FARM LOT
<b>Map:</b>	<b>Grid:</b>	<b>Parcel:</b>	<b>Neighborhood:</b>
0057	0010	0310	30002.11
<b>Subdivision:</b>	<b>Section:</b>	<b>Block:</b>	<b>Lot:</b>
0000			1
<b>Assessment Year:</b>	<b>Plat No:</b>	<b>Plat Ref:</b>	
2021	0	0053/ 0005	
<b>Town:</b> FREDERICK CITY			
<b>Primary Structure Built</b>	<b>Above Grade Living Area</b>	<b>Finished Basement Area</b>	<b>Property Land Area</b>
1999	97,803 SF		27.1300 AC
<b>County Use</b>	000000		
<b>Stories</b>	<b>Basement</b>	<b>Type</b>	<b>Exterior</b>
		CONVALESCENT HOSPITAL	/
			<b>Quality</b>
			C3
			<b>Full/Half Bath</b>
			<b>Garage</b>
			<b>Last Notice of Major Improvements</b>
Value Information			
	<b>Base Value</b>	<b>Value</b>	<b>Phase-in Assessments</b>
		As of	As of
		01/01/2018	07/01/2020
			As of
			07/01/2021
<b>Land:</b>	1,532,600	1,532,600	
<b>Improvements</b>	8,697,100	8,697,100	
<b>Total:</b>	10,229,700	10,229,700	10,229,700
<b>Preferential Land:</b>	0		
Transfer Information			
<b>Seller:</b> CRUM, JOHN M. & M. ELIZABETH	<b>Date:</b> 12/28/1995	<b>Price:</b> \$0	
<b>Type:</b> NON-ARMS LENGTH OTHER	<b>Deed1:</b> /02150/ 00134	<b>Deed2:</b>	
<b>Seller:</b>	<b>Date:</b>	<b>Price:</b>	
<b>Type:</b>	<b>Deed1:</b>	<b>Deed2:</b>	
<b>Seller:</b>	<b>Date:</b>	<b>Price:</b>	
<b>Type:</b>	<b>Deed1:</b>	<b>Deed2:</b>	
Exemption Information			
<b>Partial Exempt Assessments:</b>	<b>Class</b>	07/01/2020	07/01/2021
<b>County:</b>	790	10,229,700.00	
<b>State:</b>	790	10,229,700.00	
<b>Municipal:</b>	790	10,229,700.00	10,229,700.00
Special Tax Recapture: None			
Homestead Application Information			
<b>Homestead Application Status:</b> No Application			
Homeowners' Tax Credit Application Information			
<b>Homeowners' Tax Credit Application Status:</b> No Application		<b>Date:</b>	

Real Property Data Search

Search Result for FREDERICK COUNTY

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Special Tax Recapture: None

Account Identifier: District - 02 Account Number - 201550

Owner Information

**Owner Name:** HOMEWOOD AT FREDERICK MD INC **Use:** COMMERCIAL/RESIDENTIAL  
**Principal Residence:** NO  
**Mailing Address:** 16107 ELLIOTT PARKWAY **Deed Reference:** /03263/ 00459  
 WILLIAMSPORT MD 21795-

Location & Structure Information

**Premises Address:** 7611B WILLOW RD **Legal Description:** LOT 1.38 ACRE  
 FREDERICK 0-0000 W/S RT. 15  
 AT WILLOW BROOK LANE

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0057	0010	0138	30000.11	0000				2021	
									Plat Ref:

Town: FREDERICK CITY

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1840	2,888 SF		60,112 SF	000000

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2	YES	STANDARD UNIT	FRAME/	3	2 full	1 Detached	

Value Information

	Base Value	Value As of 01/01/2018	Phase-in Assessments	
			As of 07/01/2020	As of 07/01/2021
Land:	90,100	90,100		
Improvements	160,300	160,300		
Total:	250,400	250,400	250,400	
Preferential Land:	0			

Transfer Information

<b>Seller:</b> ASJ, LLC	<b>Date:</b> 09/30/2002	<b>Price:</b> \$300,000
<b>Type:</b> ARMS LENGTH MULTIPLE	<b>Deed1:</b> /03263/ 00459	<b>Deed2:</b>
<b>Seller:</b> DIXON, CHARLES A., JR. & JOYCE	<b>Date:</b> 06/19/1996	<b>Price:</b> \$375,000
<b>Type:</b> ARMS LENGTH IMPROVED	<b>Deed1:</b> /02198/ 00439	<b>Deed2:</b>
<b>Seller:</b>	<b>Date:</b>	<b>Price:</b>
<b>Type:</b>	<b>Deed1:</b>	<b>Deed2:</b>

Exemption Information

Partial Exempt Assessments:	Class	07/01/2020	07/01/2021
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00	0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

Real Property Data Search

Search Result for FREDERICK COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Special Tax Recapture: None					
<b>Account Identifier:</b>		<b>District - 02 Account Number - 201526</b>			
Owner Information					
<b>Owner Name:</b>		HOMEWOOD AT FREDERICK MD INC		<b>Use:</b>	COMMERCIAL
<b>Mailing Address:</b>		16107 ELLIOTT PARKWAY WILLIAMSPORT MD 21795-		<b>Principal Residence:</b>	NO
				<b>Deed Reference:</b>	/02520/ 00583
Location & Structure Information					
<b>Premises Address:</b>		WILLOW RD FREDERICK 21702-0000		<b>Legal Description:</b>	13.36 ACRES S/S WILLOW ROAD
<b>Map:</b>	<b>Grid:</b>	<b>Parcel:</b>	<b>Neighborhood:</b>	<b>Subdivision:</b>	<b>Section:</b>
0057	0010	0029	30002.11	0000	
					<b>Block:</b>
					<b>Lot:</b>
					<b>Assessment Year:</b>
					2021
					<b>Plat No:</b>
					<b>Plat Ref:</b>
<b>Town:</b>		FREDERICK CITY			
<b>Primary Structure Built</b>		<b>Above Grade Living Area</b>	<b>Finished Basement Area</b>	<b>Property Land Area</b>	<b>County Use</b>
				13.3600 AC	000000
<b>Stories</b>	<b>Basement</b>	<b>Type</b>	<b>Exterior</b>	<b>Quality</b>	<b>Full/Half Bath</b>
			/		
					<b>Garage</b>
					<b>Last Notice of Major Improvements</b>
Value Information					
		<b>Base Value</b>	<b>Value</b>	<b>Phase-in Assessments</b>	
			As of	As of	As of
			01/01/2018	07/01/2020	07/01/2021
<b>Land:</b>		165,600	165,600		
<b>Improvements</b>		0	0		
<b>Total:</b>		165,600	165,600	165,600	
<b>Preferential Land:</b>		0			
Transfer Information					
<b>Seller:</b>		CRUM, JOHN M. & M. ELIZABETH		<b>Date:</b>	12/31/1998
<b>Type:</b>		NON-ARMS LENGTH OTHER		<b>Deed1:</b>	/02520/ 00583
<b>Seller:</b>				<b>Price:</b>	\$230,000
<b>Type:</b>				<b>Deed2:</b>	
<b>Seller:</b>				<b>Price:</b>	
<b>Type:</b>				<b>Deed2:</b>	
<b>Seller:</b>				<b>Price:</b>	
<b>Type:</b>				<b>Deed2:</b>	
Exemption Information					
<b>Partial Exempt Assessments:</b>		<b>Class</b>		07/01/2020	07/01/2021
<b>County:</b>		000		0.00	
<b>State:</b>		000		0.00	
<b>Municipal:</b>		000		0.00	0.00
Special Tax Recapture: None					
Homestead Application Information					
<b>Homestead Application Status:</b> No Application					
Homeowners' Tax Credit Application Information					
<b>Homeowners' Tax Credit Application Status:</b> No Application				<b>Date:</b>	

Real Property Data Search

Search Result for FREDERICK COUNTY

[View Map](#)      [View GroundRent Redemption](#)      [View GroundRent Registration](#)

Special Tax Recapture: None

**Account Identifier:** District - 02 Account Number - 201569

Owner Information

**Owner Name:** HOMEWOOD AT FREDERICK MD INC      **Use:** COMMERCIAL  
**Principal Residence:** NO  
**Mailing Address:** 16107 ELLIOTT PARKWAY      **Deed Reference:** /03263/ 00459  
 WILLIAMSPORT MD 21795-

Location & Structure Information

**Premises Address:** WILLOW RD      **Legal Description:** LOT 0.20 ACRE  
 FREDERICK 0-0000      W/S RT. 15  
 AT WILLOW BROOK LANE

<b>Map:</b> 0057	<b>Grid:</b> 0010	<b>Parcel:</b> 0243	<b>Neighborhood:</b> 30002.11	<b>Subdivision:</b> 0000	<b>Section:</b>	<b>Block:</b>	<b>Lot:</b>	<b>Assessment Year:</b> 2021	<b>Plat No:</b>
									<b>Plat Ref:</b>

Town: FREDERICK CITY

<b>Primary Structure Built</b>	<b>Above Grade Living Area</b>	<b>Finished Basement Area</b>	<b>Property Land Area</b> 8,712 SF	<b>County Use</b> 000000
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<b>Stories</b>	<b>Basement</b>	<b>Type</b>	<b>Exterior</b>	<b>Quality</b>	<b>Full/Half Bath</b>	<b>Garage</b>	<b>Last Notice of Major Improvements</b>
			/				

Value Information

	Base Value	Value As of 01/01/2018	Phase-in Assessments As of 07/01/2020	As of 07/01/2021
<b>Land:</b>	63,700	63,700		
<b>Improvements</b>	0	0		
<b>Total:</b>	63,700	63,700	63,700	
<b>Preferential Land:</b>	0			

Transfer Information

<b>Seller:</b> ASJ LLC	<b>Date:</b> 09/30/2002	<b>Price:</b> \$300,000
<b>Type:</b> ARMS LENGTH MULTIPLE	<b>Deed1:</b> /03263/ 00459	<b>Deed2:</b>
<b>Seller:</b> DIXON CHARLES A & JOYCE	<b>Date:</b> 07/16/1996	<b>Price:</b> \$0
<b>Type:</b> NON-ARMS LENGTH OTHER	<b>Deed1:</b> /02207/ 01241	<b>Deed2:</b>
<b>Seller:</b>	<b>Date:</b>	<b>Price:</b>
<b>Type:</b>	<b>Deed1:</b>	<b>Deed2:</b>

Exemption Information

<b>Partial Exempt Assessments:</b>	<b>Class</b>	07/01/2020	07/01/2021
<b>County:</b>	000	0.00	
<b>State:</b>	000	0.00	
<b>Municipal:</b>	000	0.00	0.00

Special Tax Recapture: None

Homestead Application Information

**Homestead Application Status:** No Application

Homeowners' Tax Credit Application Information

**Homeowners' Tax Credit Application Status:** No Application      **Date:**