IN RE: PETITION FOR ADMIN. VARIANCE SE/S of Long Green Pike, 630 ft. NE centerline of Hydes Road
11th Election District
3rd Councilmanic District
(13109 Long Green Pike)

Karen E. & Karl J. Chavis

Petitioners

BEFORE THE

DEPUTY ZONING COMMISSIONER

* OF BALTIMORE COUNTY

CASE NO. 04-175-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Karen E. and Karl J. Chavis. The variance request is for property located at 13109 Long Green Pike in the Hydes area of Baltimore County. The variance request is from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed accessory building (detached garage) with a height of 18 ft. in lieu of the maximum allowed height of 15 ft., and to amend the latest Final Development Plan for "Burton", Lot #73 only. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict

Molo 3

compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this <u>10</u> day of November, 2003, that a variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed accessory building (detached garage) with a height of 18 ft. in lieu of the maximum allowed height of 15 ft., and to amend the latest Final Development Plan for "Burton", <u>Lot #73 only</u>, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

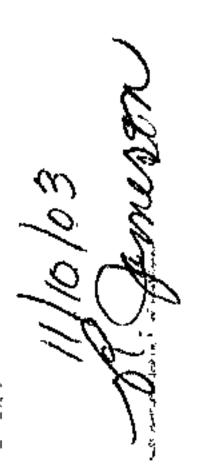
- 1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2. The Petitioners or subsequent owners shall not allow or cause the garage to be used for residential purposes.
- 3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

JOHN V. MURPHY

DEPUTY ZONING COMMISSIONER

FOR BALTIMORE COUNTY

JVM:rai



Zoning Commissioner

Suite 405, County Courts Building 401 Bosley Avenue Towson, Maryland 21204 Tel: 410-887-3868 • Fax: 410-887-3468



Baltimore County

James T. Smith, Jr., County Executive Lawrence E. Schmidt, Zoning Commissioner'

November 5, 2003

Mr. & Mrs. Karl J. Chavis 13109 Long Green Pike Hydes, Maryland 21082

Re: Petition for Administrative Variance

Case No. 04-175-A

Property: 13109 Long Green Pike

Dear Mr. & Mrs. Chavis:

Enclosed please find the decision rendered in the above-captioned case. The administrative variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits & Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

John V. Murphy

Deputy Zoning Commissioner

JVM:raj Enclosure



Visit the County's Website at www.baltimorecountyonline.info



REV 10/25/01

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

Zoning Commissioner of Baltimore County

Date

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for the property lo	eatenat 13109 Lon	g Green Pi	k e
	which is presently zo	ned <u>RC</u>	<u>)</u>
This Petition shall be filed with the Department of Permi owner(s) of the property situate in Baltimore County and which made a part hereof, hereby petition for a Variance from Section			
made a part hereof, hereby petition for a Variance from Section and Section and Section for a Variance from Section accessory building (detached garage) with maximum allowed height of 15 feet	h a height of 18 f , and to amend the	permit co pet in lieu e latest Fi	of the nal Developme
Plan for Burton, Lot 73 only.	-		-
of the zoning regulations of Baltimore County, to the zoning la of this petition form.	aw of Baltimore County, for the	reasons indicat	ed on the back
Property is to be posted and advertised as prescribed by the a , or we, agree to pay expenses of above Variance, advertising, post egulations and restrictions of Baltimore County adopted pursuant to	sting, etc. and further agree to and	are to be bounder	ed by the zoning
	I/We do solemnly declare and perjury, that I/we are the legal is the subject of this Petition.	d affirm, under the l owner(s) of the p	e penalties of property which
Contract Purchaser/Lessee:	Legal Owner(s):		10-675-441 10-592-973
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ignature	Signature (and (and (and (and (and (and (and (and	4000	<u> </u>
ddress Telephone No.	Name - Type or Print Signature Karen E Chavis Chavis Signature	init	<u></u>
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ttorney For Petitioner:	13109 Long Gre Address	en Pike Hy	des - Md 2 Telephone No.
arne - Type or Print	City	State	Zip Code
gnature	Representative to be C	ontacted:	
ompany	Name		i i
ddress Telephone No.	Address	·····	Telephone No.
State Zip Code	City	State	Zip Code
Public Hearing having been formally demanded and/or found to be that the subject matter of the	required, it is ordered by the Zoning is petition be set for a public hearing,	Commissioner of I	Baltimore County,
distinitions of Baltimore County and that the property be reposted.	Permon se der fer a public Heatilig,	auvernocu, as requ	neu by the zoning

Reviewed By

Estimated Posting Date

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently re-	side at		Long Green Pi	ke	
ı	 	Address HYDES	- Maryland	21082	
,	i	City	<u> </u>	State	Zip Code
That based upon personal knowledge, Variance at the above address (indicate	the follo	wing are the p or practical	facts upon which I/wo difficulty):	e base the request for an	Administrative
The roof pitches on and 16-12's. If the phtch than a 10-12, of our home. This foot variance.	e roo:	f line fould not	or our new gar blend in with	rage had any les h the architectu	s re
That the Affiant(s) acknowledge(s) the advertising fee and may be required to	at if a for provide a	rmal deman additional info	rmation.	vill be required to pay a	reposting and
Signature		<u>' </u>	Signature'	1. CO. CACAVIJOS	
Karl J Chavis Name - Type or Print		· · · · · · · · · · · · · · · · · · ·	<u>Karen</u> E Name - Type or Print	Chavis	
STATE OF MARYLAND, COUNTY OF		. · ·			. = = = = = = = = = = = = = = = = = = =
I HEREBY CERTIFY, this 22^{10} day of Maryland, in and for the County afore	of <u>O</u> esaid, per	ptembersonally appe	x ,2003 ared	, before me, a Notary Put	olic of the State
Karl J Chaur			Karen E. Ch	navis	
the Affiant(s) herein, personally known	 	ctorily identif	ed to me as such Aff	ant(s).	
AS WITNESS my hand and Notarial Se	: :al :		\mathcal{M}	abeth Muse	^)
	i		1 Mary Olles	alliation	W

Notary Public

My Commission Expires

Affidavit in Support of Administrative Variance

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That the Affiant(s) does/do presently reside at	13109 Long Green Pike Address			
		Maryland	21082	
	City	<u> </u>	State	Zip Code
That based upon personal knowledge, the foll Variance at the above address (indicate hards)	lowing are the f hip or practical o	acts upon which difficulty):	I/we base the request	for an Administrative
The roof pitches on our and 16-12's. If the ropitch than a 10-12, it of our home. This is to foot variance.	of line f would not	or our new blend in w	garage had any ith the archi	y less tecture
That the Affiant(s) acknowledge(s) that if a advertising fee and may be required to provide Signature	additional infor	mation.	s) will be required to	
Karl J Chavis Name - Type or Print	<u> </u>	<u>Karen</u> E Name - Type or I	Chavis	
STATE OF MARYLAND, COUNTY OF BALTI I HEREBY CERTIFY, this 22 day of county aforesaid, p Karl J. Chavis	September ersonally appear	red red E.C.	3_, before me, a Nota	ry Public of the State
the Affiant(s) herein, personally known or satis				<u> </u>
AS WITNESS my hand and Notarial Seal	· · ·	Day Ol	Jalue Da	eyecs.
•		ommission Expir	$\frac{1}{-1}$	



CASE NO.

REV 10/25/01

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

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made a part hereof, hereby petition for a accessory building detached maximum allowed height	garage) with of 15 feet au	a height of 18 feeth and to comend the lates	in lieu c t Final	A the Downeut
Plan for Burton, Lot 713 only				
of the zoning regulations of Baltimore Co of this petition form.	unty, to the zoning lav	w of Baltimore County, for the reas	sons indicat	ed on the back
Property is to be posted and advertised a l, or we, agree to pay expenses of above Varregulations and restrictions of Baltimore Court	riance, advertising, nosti	ing, etc. and further agree to and are	to be bounde	ed by the zoning
		I/We do solemnly declare and affin perjury, that I/we are the legal own is the subject of this Petition.	rm, under the ner(s) of the p	penalties of property which
Contract Purchaser/Lessee:		Legal Owner(s):		
Name - Type or Print	· · · · · · · · · · · · · · · · · · ·	Name - Type of Print	 	······································
Signature		Signature	·	
Address	Telephone No.	Name Type or Print Signature Karen E Chavis Chul	THIS	
City	Zip Code	Signature	<i></i>	
Attorney For Petitioner:	I	13109 Long Green Address	Pike	Talanhana Na
	i	Hydes - Maryland	21082	Telephone No. 0 410-675-4
Name - Type or Print		City	State	Zip Code
Signature	<u> </u>	Representative to be Cont	acted:	H410-592-97
Company	<u> </u>	Name		4
Address	Telephone No.	Address		Telephone No.
City	Zip Code	City	State	Zip Code
A Public Hearing having been formally demand this day of the regulations of Baltimore County and that the proper	AT THE SUNIECT MOTTER AT THIS	equired, it is ordered by the Zoning Conspectition be set for a public hearing, adve	nmissioner of l ertised, as requ	Baltimore County, ired by the zoning

Reviewed By

Estimated Posting Date

Zoning Commissioner of Baltimore County

ZONING DESCRIPTION FOR 13	3109 Long Gree	n Pike	<u>,</u>	
Beginning at a point on the	e Southeast	· -	side of	
Long Green Pike	which is	45 feet		
wide at the distance of 6	530 feet	Northeast	· · · · · · · · · · · · · · · · · · ·	
centerline of the nearest	improved inter	secting Str	eet <u>Hydes</u> Rd	
which is 20 feet	wide.	Being Lot	:#	
in the subdivision of Burto			Baltimore	
County Plat Book # 43	plat Folio #	102	<u> </u>	
containing 7.3949 acres	. Also kn	own as <u>131</u> (9Long Green	Pike
and located in the 11th	_ Election Dis	trict, 3rd	· · · · · · · · · · · · · · · · · · ·	
Councilmanic District.			-	_

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CERTIFICATE OF POSTING

· ·	RE: Case No.: 04-175-A
	Petitioner/Developer:
	CHAVIS
	Date of Hearing/Closing: 11/3/03
Baltimore County Department of Permits and Development Management County Office Building, Room 111 111 West Chesapeake Avenue	RECEIVED
Towson, MD 21204	NOV - 4 2003
Attention: Ms. Becky Hart	ZONING COMMISSIONER
Ladies and Gentlemen:	
	of perjury that the necessary sign(s) required by law
vere posted conspicuously on the property	· (man)
	ONG GREEN PIKE
he sign(s) were posted on	10/19/03
	(Month, Day, Year)
ASE#04-175+A	Sincerely,
ZONING ROTEE	(Signature of Sign Poster and Date)
CASE # 04-17#-A	RICHARD E. HOFFMAN
Wide Day and Charles and Charl	(Printed Name)
PUBLIC HEARING?	904 DELLWOOD DR.
AN ELONGE PROPERTY OR OFFICE SEFORE THE PROPERTY OF THE CONTRACT OFFICE SEFORE TO DOME IN THE EXAMPLE OFFICE SEFORE	(Address)
AND THE RESIDENCE OF THE PARTY	「一口ととS 7でん」、人人の 21047 (City, State, Zip Code)
	(410) 879:3122
	(Telephone Number)

13109 LONG GREEN PIKE POSTED 10/19/03 Shahaff Sph 10/19/03

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

-A

Case Number 43

Address 13/109

Conta	ct Person:	Jettere	Perlow Please Print Your Name		Phone Number:	410-887-3391
Filing	Date:	10/7/03	Posting Date:	10/19/03	Closing Dat	e: <u>/1/3/03</u>
Any c throug	ontact mad the conta	de with this offi act person (plant	ice regarding the stat ner) using the case nur	us of the ac		, ,
1,	reverse so reposting of is again re	must be done or esponsible for a	tilioner must use one of and the petitioner is rally by one of the sign p Il associated costs. To posting date noted abo	esponsible for sosters on the horizonian notice to the control of	or all printing/posting approved list and otice sign must be	I the petitioner
2.	a formal r	equest for a pt	date is the deadline for ublic hearing. Please g, the process is not co	understand	that even if there	000 feet to file s is no formal
	order that (typically w	ner. He may: the matter be vithin 7 to 10 da	ng date, the file will be (a) grant the requeste set in for a public high ys of the closing date) hearing. The order wi	ed relief; (b) earing. You as to whethe	deny the requester will receive writter the netition has	d relief; or (c) en notification been granted
	commissio changed g	ner), notification iving notice of the second contraction in the secon	RING AND REPOSTING or's formal request of will be forwarded to be hearing date, time a change and a photog	or by order of the and location.	of the zoning or sign on the prop As when the sign	deputy zoning perty must be was originally
	•		Details Alum J Detail.	rui .		1
Petitic	oner: This	Part of the For	m is for the Sign Pos	ter Only		•
	i	USETHEA	OMINISTRATIVE VAR	RIANCE SIGN	4 FORMAT	
Case 1	Number 68	A- 175 -A	Address 13	09 Long	Green Pitce	i
Pelilio	ner's Name	Chavis			elephone 4/0-5	92-9736
	ng Date: _				1/3/03	
Wordin	ng for Sign:	To Permit a	proposed accessory	building (g	etached) with a	heightof
18 t	eet in li	evot the n	pment Plan for	height of	15 feet and	to amend
		THUI PEUCLO	CANCA! LAN LON	DUY TON LE	only.	· · · · · · · · · · · · · · · · · · ·

Department of Permits and Development Management

Development Processing County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204





James T. Smith, Jr., County Executive Timothy M. Kotroco, Director

November 3, 2003

Karl Chavis Karen Chavis 13109 Long Green Pike Hydes, MD 21082

Dear Mr. and Mrs. Chavis:

RE: Case Number: 04-175-A, 13109 Long Green Pike

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 7, 2003.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.

Supervisor, Zoning Review

u. Callibal D

WCR:klm

Enclosures

People's Counsel C:



Visit the County's Website at www.baltimorecountyonline.info



700 East Joppa Road Towson, Maryland 21286-5500 410-887-4500

County Office Building, Room 111 Mail Stop #1105 111 West Chesapeake Avenue Towson, Maryland 21204

October 22, 2003 .

ATTENTION: Rebecca Hart

Distribution Meeting of: October 20, 2003

Item No.:

170-175

177-181

Dear Ms. Hart:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Marshal's Office has no comments at this time.

LIEUTENANT JIM MEZICK Fire Marshal's Office PHONE 887-4881 MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO:

Tim Kotroco

FROM:

R. Bruce Seeley Rbs /761

DATE:

October 30, 2003

SUBJECT:

Zoning Item 17:

Address

13109 Long Green Pike

Zoning Advisory Committee Meeting of 10/27/03

Add a note that the garage is not to be used for residential purposes.

Reviewer:

Wally Lippincott

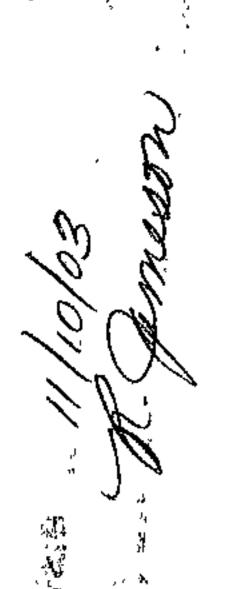
Date: 10/3

10/30/03

RECEIVED

NOV - 4 2003

ZONING COMMISSIONER



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT:

Zoning Advisory Petition(s): Case 04-175 and 183

Administrative Variance

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Section Chief:

AFK/LL

RECEIVED

DATE: October 28, 2003

ZONING COMMISSIONER



Robert L. Ehrlich, Jr., Governor Michael S. Steele, Lt. Governor

Robert L. Flanagan, Secretary Neil J. Pedersen, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 10.21.03

Ms. Rebecca Hart Baltimore County Office of Permits and Development Management County Office Building, Room 109 Towson, Maryland 21204

RE:

Baltimore County

Item No. 175

JHP

Dear. Ms. Hart:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

f

Kenneth A. McDonald Jr., Chief Engineering Access Permits Division

Page 1 of 1

Click here for a plant text ADA compliant screen.

Mairyland Department of Assessments and Taxation **BALTIMORE COUNTY** Real Property Data Search

Sq Bark Nievi Map Now Search

Account Identifiers

District - 11 Account Number - 1700010598

Owner Information

Owner Name:

SHAFFER ROBERT T, 3RD

SHAFFER DENISE O

Use:

RESIDENTIAL

Malling Address!

13101 LONG GREEN PIKE

HYDES MD 21082-9713

Deed Reference:

Principal Residence:

YE5

1) /16751/ 359

Location & Structure Information

Premises Address 13101 LÖNG GRÉEN PIKE

Zoning

Legal Description

9,211 AC

13101 LONG GREEN PIKE ES

BURTON

Map Grid Parcel Sub District Subdivision Group Plat No: Section Block Lot 20 253 72 Plat Ref: 40/112

Town Special Tax Areas

Ad Valorem Tax Class

Primary Structure Built **Enclosed Area Property Land Area** County Use 1994 3,023 SF 9.21 AC 04 **Stories** Basement Type Exterior 1 1/2 YES STANDARO UNIT BRICK

Value Information

Phase-in Assessments Base Value Value As Of As Of As Of 01/01/2003 07/01/2003 07/01/2004 Land; 112,730 112,730 Improvements: 286,640 445,090 Total: 399,370 557,820 452,186 505,002 Preferential Land:

Transfer Information

Seller: BYRNE PAUL P 08/27/2002 Date: Price: \$615,000 IMPROVED ARMS-LENGTH Type: Deed1: /16751/ 359 Deed2: Soller: BYRNE PAUL P 02/22/1994 Date: Price: \$0 NOT ARMS-LENGTH Type: Deed1: Deed2: /10359/ 576 Seller: RAUGH DOROTHY CROCKER 04/24/1992 Price: Date: \$165,000 Typer IMPROVED ARMS-LENGTH Deed1: / 9149/ 353 Deed2:

Exemption Information

Partial Exempt Assessments Class 07/01/2003 07/01/2004 County 000 State 000 Municipal ÖÖÖ

Tax Exempt: Exempt Class:

NO

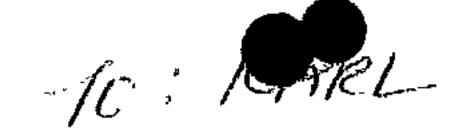
Special Tax Recapture:

* NONE *

http://sdatcert3.resiusa.org/rp_rewrite/detail.asp?accountnumber=11+1700010598&county=048 9/29/03

04-175-A

Page 1 of 1



09/29/03

Click here for a plain text ADA compliant screen,

Māryland Department of Assessments and Taxation **BALTIMORE COUNTY** Real Property Data Search

Gr Back Yiew Man New Scarch

STR

Account Identifier:

District - 11 Account Number - 1800002457

Owner Information

Owner Name:

JUSTICE HARTLEY W, JR

JUSTICE DOROTHY C

Ųşe;

AGRICULTURAL

Mălling Addréss:

13201 LONG GREEN PIKE

Deed Reference:

Principal Residence:

YES

HYDES MD 21082-9715

1) / 6273/ 751 2)

PREFERENTIAL LAND VALUE

INCLUDED IN LAND VALUE

Location & Structure Information

Premises Address 13201 LONG GREEN PIKE

Zoning

Legal Description

20.01 AC PT LT 74 & 352 N HYDES RD

BURTON

Мар Grid Parcel **Sub District** Subdivision Section Block Plat No: Lot Group 20 253 74 Plat Ref: 40/112 20 Town

Special Tax Areas

Ad Valorem Tax Class

Primary Structure Built Enclosed Area **Property Land Area** County Use 1925 3,768 SF 20.01 AC Stories Basement Exterior Type YES **STANDARD UNIT** FRAME

Value Information

Base Phase-in Assessments Value **Value** As Of As Of As Of 01/01/2003 07/01/2003 07/01/2004 Land: 77,120 77,120 Improvements: 117,310 135,920 Total: 194,430 213,040 200,633 206,836 Preferential Land: 7,120 7,120 7,120 7,120

Transfer Information

Seller: **CEKORIC THOMAS A G USE 83-84** 04/03/1981 \$155,000 Date: Price: Type: IMPROVED ARMS-LENGTH Deedi: / 6273/ 751 Deed2: Seller: Date: Price: Type: Deed1: Deed2: Seller: Date: Price: Type: Deed1: Deed2:

Exemption Information

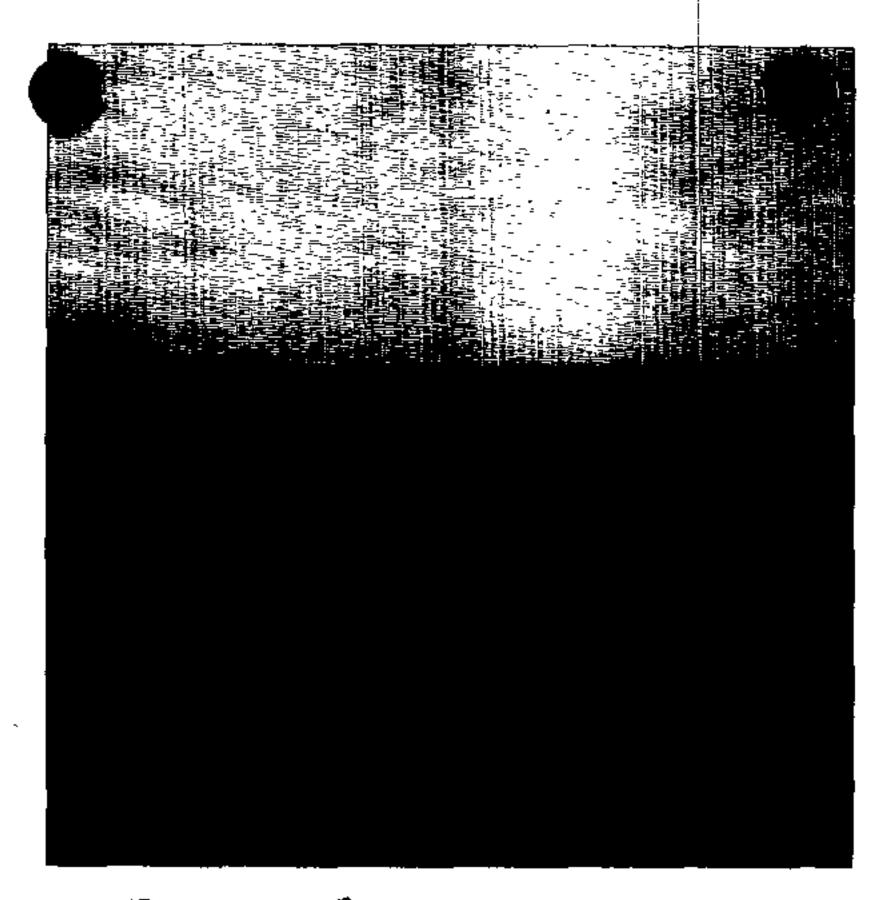
Partial Exempt Assessments Class 07/01/2003 07/01/2004 County 000 State 000 Municipal 999

Tex Exempt: **Exempt Class:** NO

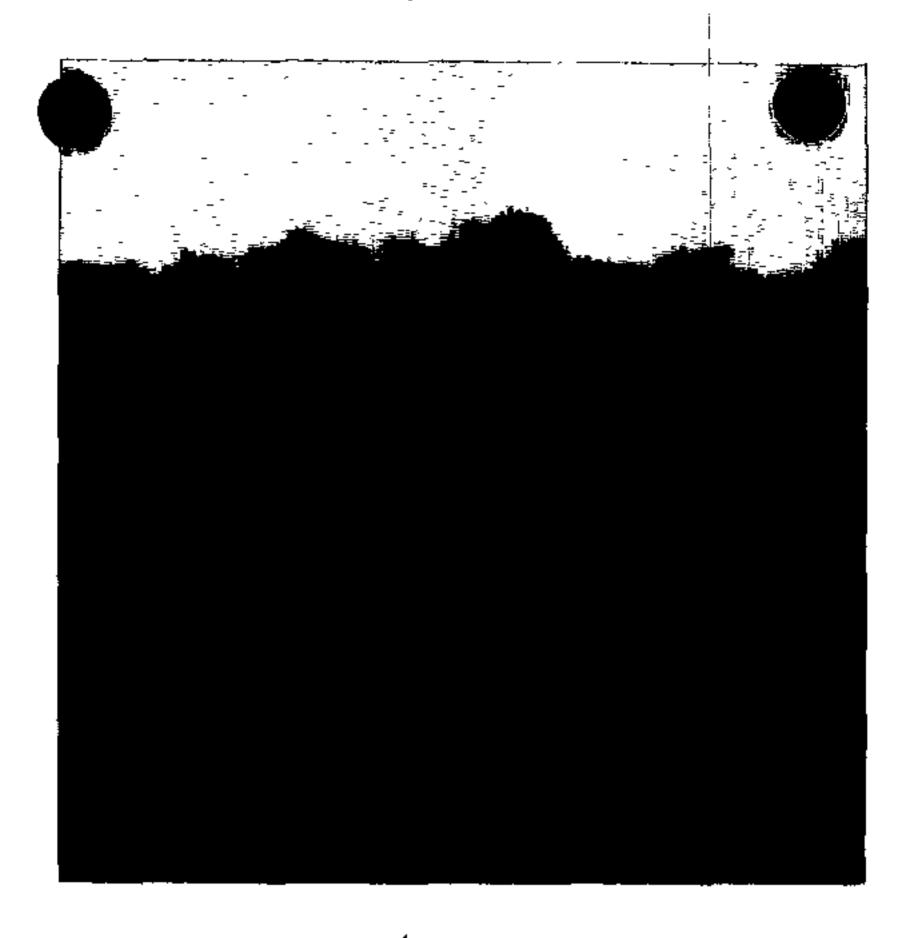
Special Tax Recapture: AGRICULTURAL TRANSFER TAX

http://sdatcert3.resiusa.org/rp_rewrite/detail.asp?accountnumber=11+1800002457&county=048 9/29/03

04~175-A

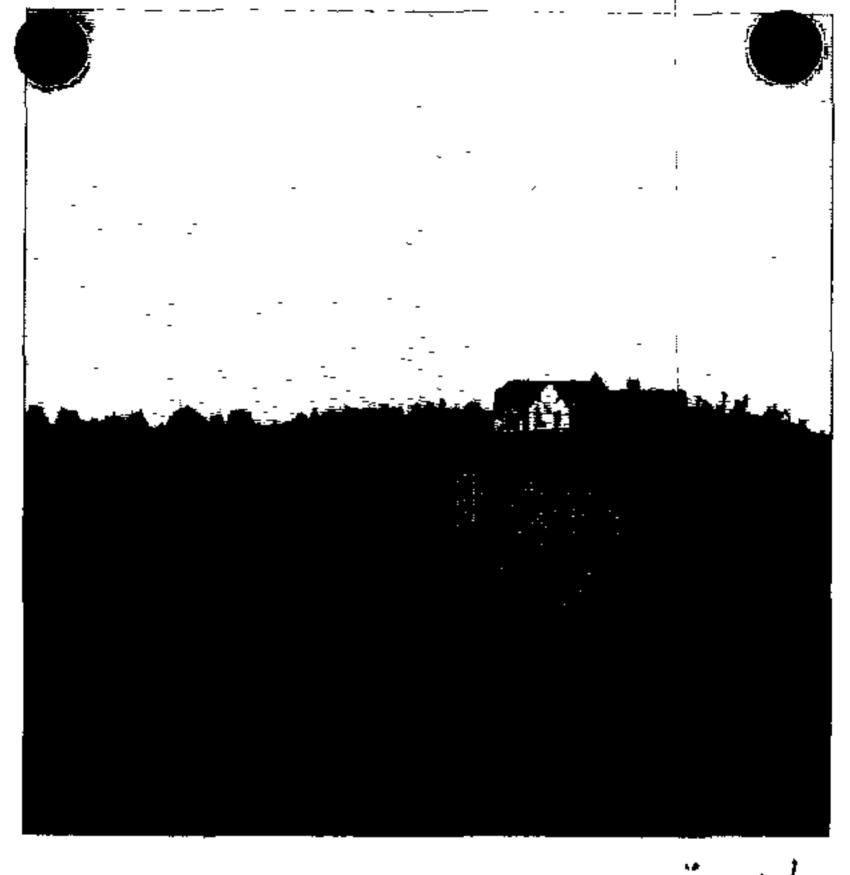


Property, S. E. Rear View

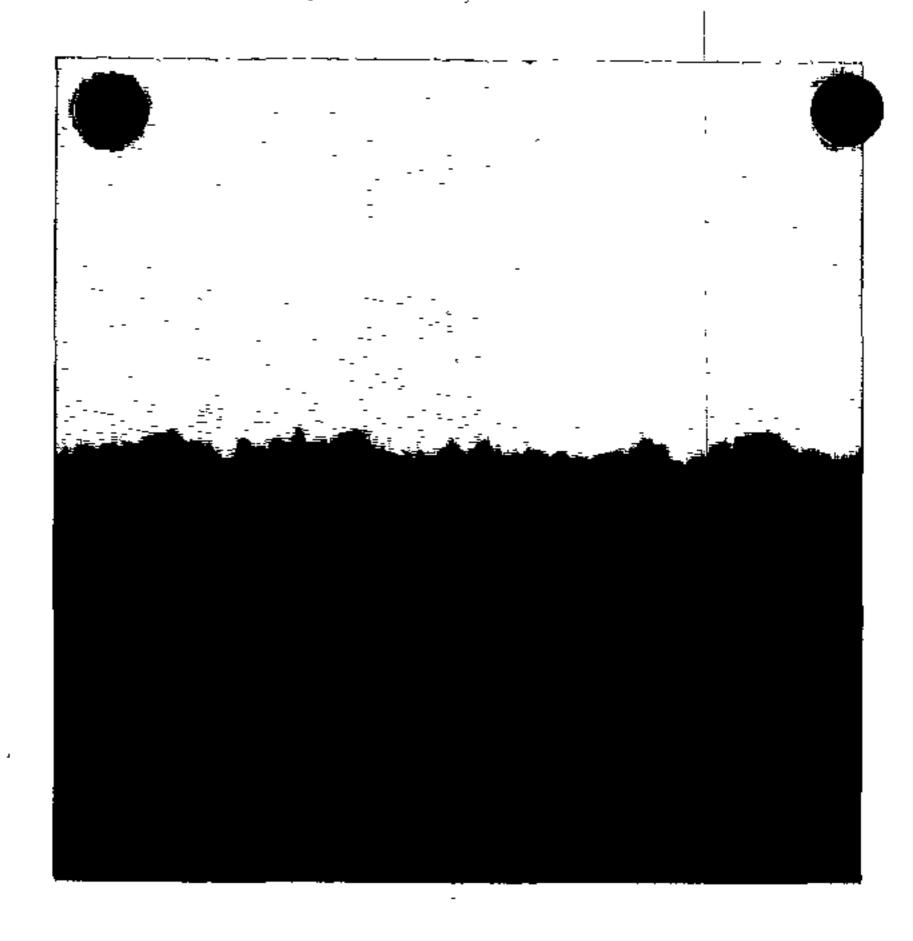


NEIShbor To South East

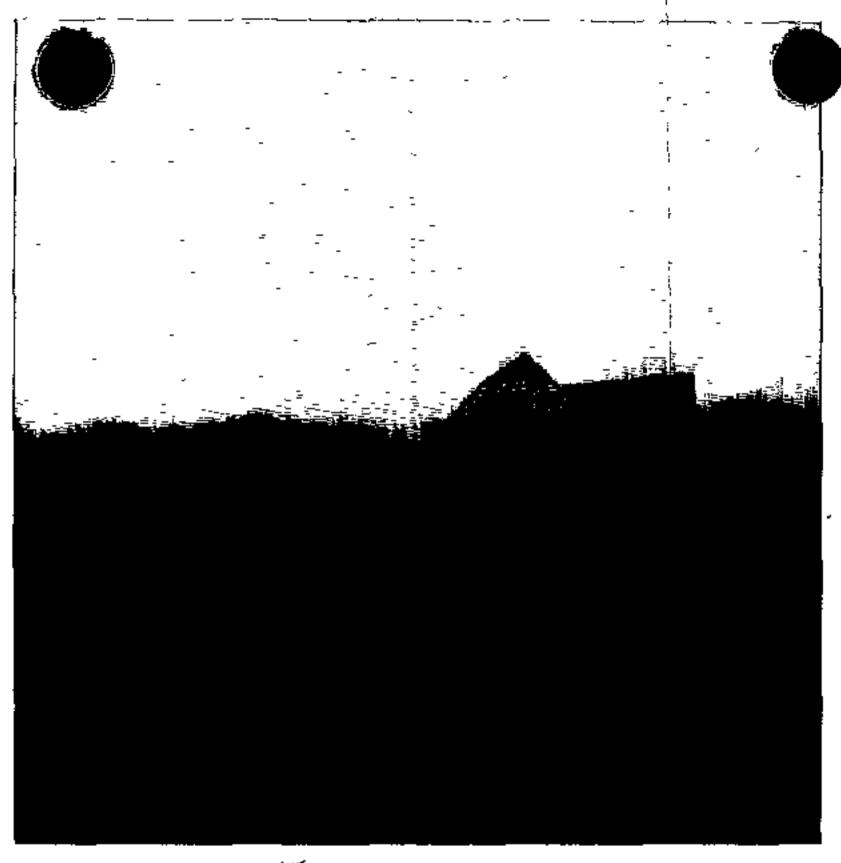
Neighborto North-West



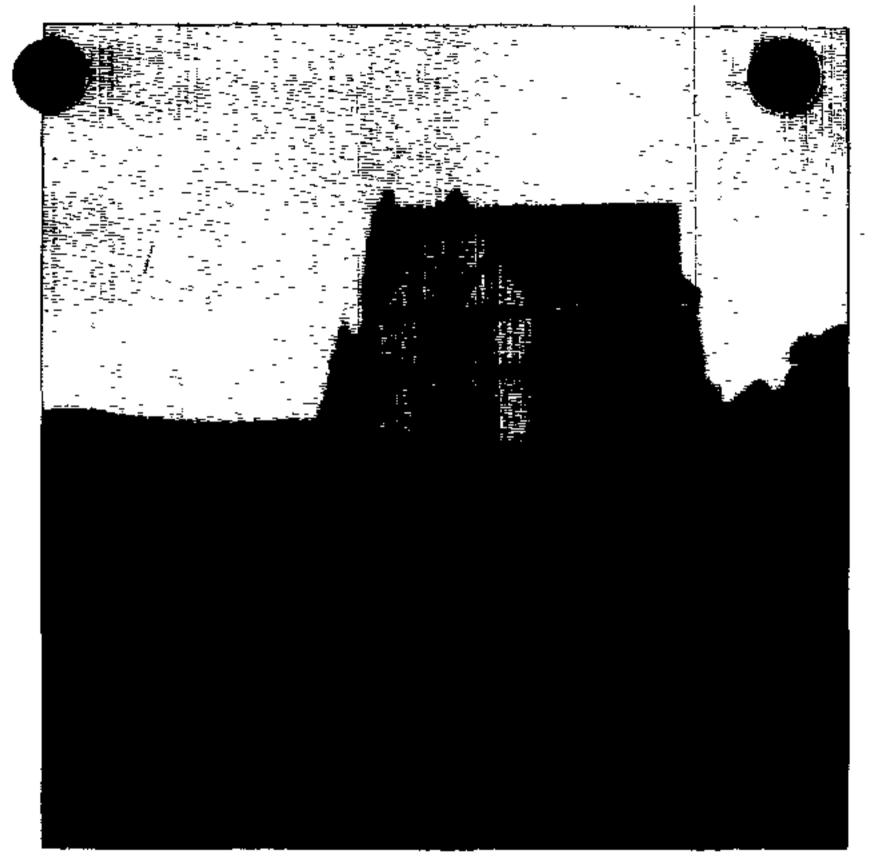
N-E Front VIEW Properly



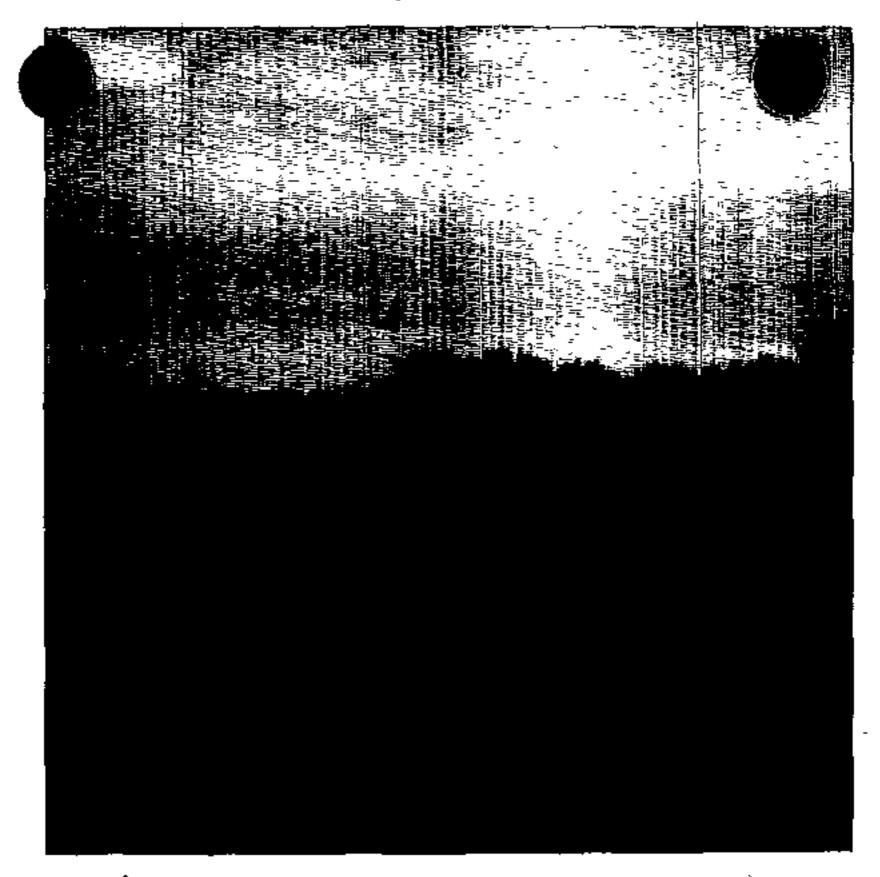
Neighbr 5-E



Property Side view



Property Side View 5-115



Nepelber N-W

