

IN RE: PETITION FOR VARIANCE

S side Pennsylvania Avenue, Lots 10 and 11,
210 ft. E of Washington & Pennsylvania Avenues
13th Election District
1st Councilmanic District
(Pennsylvania Avenue Lots 10 & 11)

Jeanne L. Geisendaffer
Petitioner

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 08-376-A**

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner for consideration of a Petition for Variance filed by the legal owner of the subject property, Jeanne L. Geisendaffer. Petitioner, along with her husband, Edgar H. Geisendaffer, is requesting variance relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a lot size of 5,000 square feet in lieu of the required 6,000 square feet, with a width of 40 feet in lieu of the required 55 feet and a front setback of 21 feet in lieu of the required 25 feet. The subject property and the requested relief are more fully described on the site plan which was marked and accepted into evidence as Petitioners' Exhibit 1.

Appearing at the requisite public hearing in support of the variance request were Petitioners Jeanne L. Geisendaffer and Edgar H. Geisendaffer. Michael Demyan, Esquire, represented the Petitioners. China Bell Moody, who owns property adjacent to the subject property, appeared in opposition to the requested variance. There were no other Protestants or interested persons in attendance at the hearing.

Testimony and evidence offered revealed that the subject property is a rectangular-shaped property containing approximately 5,000 square feet of land zoned D.R.5.5. The property is comprised of two unimproved lots in the Rosemont subdivision near the intersection of

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5.20.08
MB

Pennsylvania Avenue and Washington Street in the Halethorpe area of Baltimore County. Petitioners submitted an aerial photograph of the subject property, which was marked and accepted into evidence as Petitioners' Exhibit 2. This photograph depicts a larger scale view of the subject property and surrounding community.

Further evidence demonstrated that Petitioner, Ms. Geisendaffer, currently resides in Pasadena, Maryland and recently inherited the subject property from her mother. Petitioners are requesting a variance from several of the requirements of Section 1B02.3.C.1 of the B.C.Z.R. to allow them to construct an approximately 1,500 to 1,800 square foot single-family dwelling on the property, which is currently unimproved. The property lies in the Rosemont subdivision, where many lots were improved with single-family dwellings in the 1920s and 1930s, and additional nearby lots were improved throughout the 1970s and 1980s. The testimony revealed that a number of the nearby dwellings were constructed on 5,000 square foot lots in lieu of the required 6,000 square feet in the D.R.5.5 zone. Petitioners submitted an aerial photograph labeling over 30 nearby residences that were built on such lots. The photograph was marked and accepted into evidence as Petitioners' Exhibit 3. The Petitioners also submitted a packet of printouts from the Department of Assessments and Taxation providing further evidence that numerous homes on Pennsylvania Avenue were built on undersized 5,000 square foot lots. The packet was marked and accepted into evidence as Petitioners' Exhibit 3A. Additionally, Petitioners submitted a similar packet of printouts showing a large number of homes on nearby Alabama Avenue built on similar undersized 5,000 square foot lots. This packet was marked and accepted into evidence as Petitioners' Exhibit 3B. Petitioners propose to construct an attractive, tasteful dwelling that will be in keeping with the aesthetics of the surrounding neighborhood,

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both in size and appearance. A rendering of the proposed structure was marked and accepted into evidence as Petitioners' Exhibit 6.

The Zoning Advisory Committee (ZAC) comments were received and are contained within the case file. Comments were received from the Office of Planning dated March 18, 2008 which indicates that the Petitioners do not own sufficient adjoining land to conform to the minimum width and area requirements and therefore meet the standards stated in Section 304.1.C of the B.C.Z.R. Additionally, there appears to be several existing undersized lots in the neighborhood. As such, the Planning Office does not oppose the Petitioners' request. Comments indicate that building elevations should be provided for review and approval prior to issuance of any building permit, dwelling should be compatible in size, exterior building materials, color and detail as that of the existing dwellings in the area, provide landscaping along the public road, show the off-street parking, and provide photographs of existing homes along Pennsylvania Avenue in the vicinity.

Ms. China Bell Moody, a neighbor owning the adjacent property to the east of the subject property, appeared in opposition to the requested variance. Ms. Moody expressed concern that the proposed dwelling would impede her views and crowd her existing home. While I am appreciative of Ms. Moody's concerns, I am nonetheless persuaded to grant the requested relief.

Considering all of the testimony and evidence presented, I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. The subject property lies in the Rosemont subdivision where many lots have been improved but the property was apparently overlooked and has never been developed. Petitioners submitted an appraisal of the property listing the home as a "buildable lot" and indicating that over 75% of the surrounding lots have been developed. The appraisal was marked and accepted

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5.30.08

into evidence as Petitioners' Exhibit 4. As the evidence demonstrated, a large number of the surrounding lots contain similar size constraints to the subject property but the homes were constructed in the 1920s and 1930s, well before zoning was implemented on the property. Since the subject property was subdivided and recorded well before the property was zoned D.R.5.5, the property was divided into 5,000 square foot increments in lieu of the minimum 6,000 presently required for development. Thus, the imposition of zoning, which also requires a minimum width of 55 feet and front setback of 25 feet, disproportionably impacts the subject property as compared to others in the zoning district. Today, major subdivisions such as the Rosemont subdivision would divide the property in a way that accounts for and meets the minimum requirements for development in a D.R.5.5 or similar zone.

I further find that this variance can be granted in strict harmony with the spirit and intent of the zoning regulations without having any negative effect on the surrounding locale. The subject property lies in a large subdivision where many similarly undersized lots have been developed. I agree with the Office of Planning that the Petitioners do not own sufficient adjoining land to conform to the minimum width and area requirements and therefore meet the standard for development on an undersized lot. Petitioners propose to construct a modest home that is aesthetically pleasing and mirrors the existing characteristics of homes in the surrounding neighborhood. Thus, I find that the variance can be granted in such a manner as to meet the requirements of Section 307 of the B.C.Z.R, as established in *Cromwell v. Ward*, 102 Md.App. 691 (1995).


Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered, I find that Petitioners' variance request should be granted.

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5.20.08
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THEREFORE, IT IS ORDERED this 20th day of May, 2008 by this Deputy Zoning Commissioner, that Petitioners' variance request from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a lot size of 5,000 square feet in lieu of the required 6,000 square feet, with a width of 40 feet in lieu of the required 55 feet and a front setback of 21 feet in lieu of the required 25 feet is hereby GRANTED subject to the following:

1. Petitioner is advised that she may apply for any required building permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. Submit building elevations to the Office of Planning for review and approval prior to the issuance of any building permit. The proposed dwelling shall be compatible in size, exterior building materials, color and architectural details as that of the existing dwellings in the area.
3. Provide landscaping along the public road, if consistent with the existing streetscape.
4. Show the off-street parking to the side or rear.
5. Provide photographs of existing homes along Pennsylvania Avenue in the vicinity of the proposed house.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.



THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

ORDER RECEIVED FOR FILED
MAY 20 2008
PZ



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at Pennsylvania Ave lots
which is presently zoned OR 5.5 -10711

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1B02.3.C.1 TO ALLOW A LOT SIZE OF 5000 SF IN LIEU OF THE REQUIRED 6000 SF WITH A LOT WIDTH OF 40 FEET IN LIEU OF THE REQUIRED 55 FEET AND A FRONT YARD SETBACK OF 21 FEET IN LIEU OF THE REQUIRED 25 FEET

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print _____
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Attorney For Petitioner:

Name - Type or Print _____
Signature _____
Company _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Legal Owner(s):

Jeanne L. Geisendatter
Name - Type or Print _____
Jeanne L. Geisendatter
Signature _____
Name - Type or Print _____

3638 Handel Court 410-255
Address _____ Telephone No. 0541
Pasadena MD 21122
City _____ State _____ Zip Code _____

Representative to be Contacted:

Jeanne L. Geisendatter
Name _____
3638 Handel Court 410-255
Address _____ Telephone No. 0541
Pasadena MD 21122
City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Case No. 08-376-A

5-20-08 Reviewed By CM
MB

Date 2-15-08

ZONING DESCRIPTION FOR PENNSYLVANIA AVE.

Beginning at a point on the south side of Pennsylvania Ave. which is 50 feet wide at the distance of 210 feet east of the centerline of the nearest improved intersecting street Washington St. which is 50 feet wide. Being Lot # 10 and 11, Section # Q in the subdivision of Rosemont as recorded in Baltimore County Plat Book # 7, Folio # 100, containing 5000 square feet. Also known as Pennsylvania Ave. and located in the 13-8 Election District, 1 Councilmanic District.

08-376-A

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #08-376-A

Pennsylvania Avenue, Lots 10 & 11
S/side of Pennsylvania Ave., Lots 10 & 11, 210 feet
e/ot Washington & Pennsylvania Avenues.
13th Election District - 1st Councilmanic District
Legal Owner(s): Jeanne Gelsendaffer

Variance: to allow a lot size of 5,000 square feet in lieu of the required 6000 square feet with a width of 40 feet in lieu of the required 55 feet and a front setback of 21 feet in lieu of the required 25 feet.

Hearing: Friday, April 11, 2008 at 11:00 a.m. in Room 108, County Office Building, 111 West Chesapeake Avenue, Towson 21204.

WILLIAM J. WISEMAN, III

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-3868.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

3/5/07 Mar. 27

168209

CERTIFICATE OF PUBLICATION

3/27/2008

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 3/27/2008.

- The Jeffersonian
- Arbutus Times
- Catonsville Times
- Towson Times
- Owings Mills Times
- NE Booster/Reporter
- North County News

J. Wilkinson

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. **11059**

Date: **2-15-09**

PAID RECEIPT

BUSINESS ACRL TIME IN
 2/19/2008 2/15/2008 14:59:59 2

REC 002 MAIL YES NO
 >>RECEIPT # 563767 2/15/2008 OFLJ

Dept 5 528 ZINING VERIFICATION

011059

Receipt Tot 665.00

665.00 CR 6.00 CA

Baltimore County, Maryland

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
011		001		6150				665.00

Total: 665.00

Rec From: William Tolson
 For: Postmaster Ave. 1. to 10. 11
21277
04-370-A

DISTRIBUTION
 WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

RE: Case No.: 08-376-A

Petitioner/Developer: JEANNE
GEISENDAFFER

Date of Hearing/Closing: 4-11-08

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTN: Kristen Matthews {(410) 887-3394}

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:

PENNSYLVANIA AVE, LOTS 10 + 11

The sign(s) were posted on 3-27-08
(Month, Day, Year)

Sincerely,

Robert Black 3-31-08
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



DEPARTMENT OF PERMITS AND DEVELOPMENT
MANAGEMENT

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 08-376-A
Petitioner: JEANNE GEISENDAFFEN
Address or Location: PENNSYLVANIA AVE lots 10+11 21227

PLEASE FORWARD ADVERTISING BILL TO:

Name: JEANNE GEISENDAFFEN
Address: 3638 HANDEL CT
PASADENA MD 21222
Telephone Number: 410-255-0541



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

March 3, 2008
TIMOTHY M. KOTROCO, *Director*
*Department of Permits and
Development Management*

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 08-376-A

Pennsylvania Avenue, Lots 10 & 11


S/side of Pennsylvania Ave., Lots 10 & 11, 210 feet e/of Washington & Pennsylvania Avenues.

13th Election District – 1st Councilmanic District

Legal Owners: Jeanne Geisendaffer

Variance to allow a lot size of 5,000 square feet in lieu of the required 6000 square feet with a width of 40 feet in lieu of the required 55 feet and a front setback of 21 feet in lieu of the required 25 feet.

Hearing: Friday, April 11, 2008 at 11:00 a.m. in Room 106, County Office Building,
111 West Chesapeake Avenue, Towson 21204


Timothy M. Kotroco
Director

TK:klm

C: Jeanne Geisendaffer, 3638 Handel Court, Pasadena 21122

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, MARCH 27, 2008**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Thursday, March 27, 2008 Issue - Jeffersonian

Please forward billing to:
Jeanne Geisendaffer
3638 Handel Court
Pasadena, MD 21122

410-255-0541

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 08-376-A

Pennsylvania Avenue, Lots 10 & 11

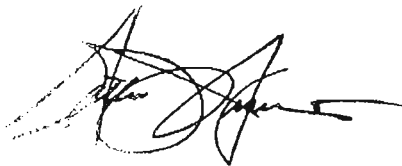
S/side of Pennsylvania Ave., Lots 10 & 11, 210 feet e/of Washington & Pennsylvania Avenues.

13th Election District – 1st Councilmanic District

Legal Owners: Jeanne Geisendaffer

Variance to allow a lot size of 5,000 square feet in lieu of the required 6000 square feet with a width of 40 feet in lieu of the required 55 feet and a front setback of 21 feet in lieu of the required 25 feet.

Hearing: Friday, April 11, 2008 at 11:00 a.m. in Room 106, County Office Building,
111 West Chesapeake Avenue, Towson 21204



WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

April 2, 2008

Jeanne L. Geisendaffer
3638 Handel Court
Pasadena, Maryland 21122

Dear Ms. Geisendaffer:

RE: Case Number: 08-376-A, Pennsylvania Avenue, Lots 10 & 11

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 15, 2008. This letter is not an approval, but only a **NOTIFICATION**.

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

WCR:amf

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits & Development
Management

DATE: March 4, 2008

FROM: Dennis A. ^{DAK}Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For March 3, 2008
Item Nos. 08-370, 371, 372, 373, 374,
375, 376, 378, 379, 380, 381, 382, and 383

The Bureau of Development Plans Review has reviewed the subject zoning items and we have no comments.

DAK:CEN:clw
cc: File
ZAC-NO COMMENTS-02292008.doc



Martin O'Malley, Governor |
Anthony G. Brown, Lt. Governor |

John D. Porcari, Secretary |
Neil J. Pedersen, Administrator |

Maryland Department of Transportation

Date: MARCH 4, 2008

Ms. Kristen Matthews
Baltimore County Office Of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 08-376-A
PENNSYLVANIA AVENUE
LOTS 10 & 11
GEISENDAFFER PROPERTY
VARIANCE

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 08-376-A.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

A handwritten signature in black ink that reads "Steven D. Foster". The signature is written in a cursive style with a large, prominent 'S'.

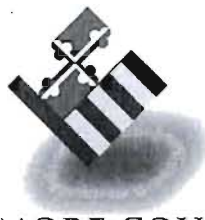
For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street · Baltimore, Maryland 21202 · Phone: 410.545.0300 · www.marylandroads.com



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

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

February 27, 2008

ATTENTION: Zoning Review Planners

Distribution Meeting Of: February 25, 2008

Item Number: 370, 371, 372, 374, 376, 378, 380, 381, 383

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

1The Fire Marshal's Office has no comments at this time.

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4880 (C) 443-829-2946
MS-1102F

cc: File

TB 4/11
11am

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: March 18, 2008

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

RECEIVED
MAR 25 2008

BY:.....

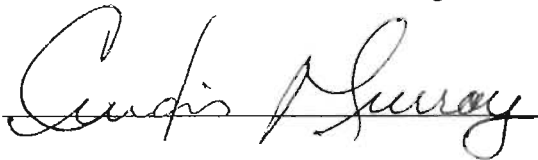
SUBJECT: Zoning Advisory Petition(s): **Case(s) 8-376- Variance**


The Office of Planning has reviewed the subject request and has determined that the petitioner does not own sufficient adjoining land to conform to the minimum width and area requirements and therefore does not meet the standards stated in Section 304.1.C of the BCZR. Additionally, there appears to be several existing undersized lots in the neighborhood. As such, this office does not oppose the petitioner's request.

If the petitioner's request is granted, the following conditions shall apply to the proposed dwelling:

1. Submit building elevations to this office for review and approval prior to the issuance any building permit. The proposed dwelling shall be compatible in size, exterior building materials, color, and architectural detail as that of the existing dwellings in the area.
2. Provide landscaping along the public road, if consistent with the existing streetscape.
3. Show the off street parking to the side or rear.
4. Provide photographs of existing homes along Pennsylvania Avenue in the vicinity of the proposed house.

For further questions or additional information concerning the matters stated herein, please contact Dennis Wertz with the Office of Planning at 410-887-3480.

Prepared By: 

Division Chief: 
CM/LL

RE: PETITION FOR VARIANCE * BEFORE THE
 Pennsylvania Avenue Lots 10 & 11, S/S *
 Pennsylvania Avenue, E of Washington Blvd* ZONING COMMISSIONER
 13th Election & 1st Councilmanic Districts *
 Legal Owner(s): Jeanne Geisendaffer * FOR
 Petitioner(s) *
 * BALTIMORE COUNTY
 * 08-376-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People’s Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People’s Counsel on all correspondence sent and all documentation filed in the case.

RECEIVED
 MAR 11 2008
 Per.....

Peter Max Zimmerman
 PETER MAX ZIMMERMAN
 People’s Counsel for Baltimore County
Carole S. Demilio
 CAROLE S. DEMILIO
 Deputy People’s Counsel
 Jefferson Building, Room 204
 105 West Chesapeake Avenue
 Towson, MD 21204
 (410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 11th day of March, 2008, a copy of the foregoing Entry of Appearance was mailed to Jeanne L Geisendaffer, 3638 Handel Court, Pasadena, MD 21122, Petitioner(s).

Peter Max Zimmerman
 PETER MAX ZIMMERMAN
 People’s Counsel for Baltimore County

Case No.:

08-376-A

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	Petitioner/Developer	Protestant
No. 2	site plan	
No. 3	aerial photo	
No. 4	aerial photo w/ notation of homes built on 40 ft wide lots	
No. 5	Appraisal of Lot	
No. 6	Multiple List Report	
No. 7	Rendering of proposed home	
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

ALABAMA AVE.

PENNSYLVANIA AVE.

MICHIGAN AVE.



PETITIONER'S

EXHIBIT NO.

2

2901

2916

2909

2915

ALABAMA AVE.

2928

2921

3002

3004

3006

3010

3012

2906

2905

2911

2913

PENNSYLVANIA AVE.

2918

3007

3011

3018

3019

3012

3016

3018

3020

3022

3011

3017

3021

3023

3025

3027

MICHIGAN AVE.

PETITIONER'S

EXHIBIT NO.

3

	Maryland Department of Assessments and Taxation BALTIMORE COUNTY Real Property Data Search (2007 vw4.3)	Go Back View Map New Search
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Account Identifier: District - 13 Account Number - 1320800010

Owner Information			
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Owner Name:	MAYNE MICHAEL DAVID MAYNE SHARON L	Use:	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	2804 PENNSYLVANIA AV BALTIMORE MD 21227	Deed Reference:	1) / 6936/ 73 2)

Location & Structure Information			
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Premises Address	Legal Description
2804 PENNSYLVANIA AVE	LT 33,34 ROSEMONT

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
109	11	359			B		33	1	Plat Ref: 7/ 100

Special Tax Areas	Town Ad Valorem Tax Class
--------------------------	---------------------------------

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1924	1,334 SF	5,000.00 SF	04
Stories	Basement	Type	Exterior
1 1/2	YES	STANDARD UNIT	SIDING

Value Information				
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	Base Value	Value Phase-in Assessments		
		As Of	As Of	As Of
		01/01/2007	07/01/2007	07/01/2008
Land	35,000	70,000		
Improvements:	68,380	101,600		
Total:	103,380	171,600	126,120	148,860
Preferential Land:	0	0	0	0

Transfer Information			
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Seller: TURNER WILLIAM J	Date: 06/17/1985	Price: \$54,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 6936/ 73	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	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 *

PETITIONER'S

EXHIBIT NO. 3A

	Maryland Department of Assessments and Taxation BALTIMORE COUNTY Real Property Data Search (2007 vw4.3)	Go Back View Map New Search
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Account Identifier: District - 13 Account Number - 1311350620

Owner Information			
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Owner Name:	KISAMOREELMER L, JR KISMORE LANEITA	Use:	RESIDENTIAL
Mailing Address:	2808 PENNSYLVANIA AVE BALTIMORE MD 21227	Principal Residence:	YES
		Deed Reference:	1) /10877/ 699 2)

Location & Structure Information	
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Premises Address	Legal Description
2808 PENNSYLVANIA AVE	LT 27,28 2808 PENNSYLVANIA AVE ROSEMONT

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
109	11	359			B		27	1	Plat Ref: 7/ 100

Special Tax Areas	Town Ad Valorem Tax Class
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Primary Structure Built	Enclosed Area	Property Land Area	County Use
1930	1,387 SF	5,000.00 SF	04

Stories	Basement	Type	Exterior
1 1/2	YES	STANDARD UNIT	SIDING

Value Information				
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	Base Value	Value Phase-in Assessments		
		As Of 01/01/2007	As Of 07/01/2007	As Of 07/01/2008
Land	35,000	70,000		
Improvements:	79,110	117,500		
Total:	114,110	187,500	138,573	163,036
Preferential Land:	0	0	0	0

Transfer Information			
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Seller: KISAMORE ELMER L	Date: 12/22/1994	Price: \$50,000	Deed1: /10877/ 699
Type: IMPROVED ARMS-LENGTH		Deed2:	
Seller: KLEIN BERNARD NORTON & D	Date: 12/02/1960	Price: \$10,500	Deed1: / 5528/ 716
Type: IMPROVED ARMS-LENGTH		Deed2:	
Seller:	Date:	Price:	Deed1:
Type:	Deed1:	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 *

	Maryland Department of Assessments and Taxation BALTIMORE COUNTY Real Property Data Search (2007 vw4.3)	Go Back View Map New Search
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Account Identifier: District - 13 Account Number - 1312400820

Owner Information

Owner Name:	REICHERT WILLIAM LESLIE REICHERT RHONDA M	Use:	RESIDENTIAL
Mailing Address:	2810 PENNSYLVANIA AV BALTIMORE MD 21227	Principal Residence:	YES
		Deed Reference:	1) / 6568/ 803 2)

Location & Structure Information

Premises Address 2810 PENNSYLVANIA AVE	Legal Description LT 25,26 ROSEMONT
--	--

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
109	11	359			B		25	1	Plat Ref: 7/ 100

Special Tax Areas	Town Ad Valorem Tax Class
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Primary Structure Built	Enclosed Area	Property Land Area	County Use
1961	960 SF	5,000.00 SF	04

Stories	Basement	Type	Exterior
1	YES	STANDARD UNIT	ASBESTOS SHINGLE

Value Information

	Base Value	Value Phase-in Assessments		
		As Of 01/01/2007	As Of 07/01/2007	As Of 07/01/2008
Land	35,000	70,000		
Improvements:	71,520	112,880		
Total:	106,520	182,880	131,973	157,426
Preferential Land:	0	0	0	0

Transfer Information

Seller: LISTMAN JOHN E	Date: 08/08/1983	Price: \$63,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 6568/ 803	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

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 *

	Maryland Department of Assessments and Taxation BALTIMORE COUNTY Real Property Data Search (2007 v4.3)	Go Back View Map New Search
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Account Identifier: District - 13 Account Number - 1310450210

Owner Information			
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Owner Name:	FORD GEORGE A FORD ELIZABETH D	Use:	RESIDENTIAL
Mailing Address:	2817 PENNSYLVANIA AV BALTIMORE MD 21227-3632	Principal Residence:	YES
		Deed Reference:	1) /15187/ 38 2)

Location & Structure Information	
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Premises Address 2817 PENNSYLVANIA AVE	Legal Description LT 3,4 2817 PENNSYLVANIA AVE ROSEMONT
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Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
109	11	359			F		3	1	Plat Ref: 7/ 100

Special Tax Areas	Town Ad Valorem Tax Class
Primary Structure Built 1930	Enclosed Area 1,156 SF
Stories 1 1/2	Basement YES
	Property Land Area 5,000.00 SF
	County Use 04
	Type STANDARD UNIT
	Exterior SIDING

Value Information			
	Base Value	Value As Of 01/01/2007	Phase-in Assessments As Of 07/01/2007 07/01/2008
Land	35,000	70,000	
Improvements:	71,950	106,930	
Total:	106,950	176,930	130,276 153,602
Preferential Land:	0	0	0 0

Transfer Information			
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Seller: FORD GEORGE A	Date: 05/09/2001	Price: \$0	
Type: NOT ARMS-LENGTH	Deed1: /15187/ 38	Deed2:	
Seller: SHANNON ELIZABETH E	Date: 10/27/2000	Price: \$100,000	
Type: IMPROVED ARMS-LENGTH	Deed1: /14778/ 126	Deed2:	
Seller: SHANNON RICHARD JOSEPH	Date: 07/09/1992	Price: \$0	
Type: NOT ARMS-LENGTH	Deed1: / 9271/ 699	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 *



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Account Identifier: District - 13 Account Number - 1326400401

Owner Information

Owner Name: RUSSELL JAMES E
 RUSSELL LINDA Y
Mailing Address: 2826 PENNSYLVANIA AV
 BALTIMORE MD 21227
Use: RESIDENTIAL
Principal Residence: YES
Deed Reference: 1) / 7623/ 630
 2)

Location & Structure Information

Premises Address
 2826 PENNSYLVANIA AVE
Legal Description
 LT 62,63
 ROSEMONT

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
109	11	359			G		62	1	Plat Ref: 7/ 100

Special Tax Areas
 Town
 Ad Valorem
 Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1987	920 SF	5,000.00 SF	04
Stories	Basement	Type	Exterior
SPFOY		SPLIT FOYER	SIDING

Value Information

	Base Value	Value Phase-in Assessments		
		As Of 01/01/2007	As Of 07/01/2007	As Of 07/01/2008
Land	35,000	70,000		
Improvements:	86,140	142,150		
Total:	121,140	212,150	151,476	181,812
Preferential Land:	0	0	0	0

Transfer Information

Seller: SAVALISKI JEROME F,SR	Date: 07/29/1987	Price: \$66,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 7623/ 630	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

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
Exempt Class:

Special Tax Recapture:
 * NONE *

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Account Identifier: District - 13 Account Number - 1311151020

Owner Information			
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Owner Name:	PURPER JAMES E PURPER DEBORAH K	Use:	RESIDENTIAL
Mailing Address:	2833 PENNSYLVANIA AV BALTIMORE MD 21227	Principal Residence:	YES
		Deed Reference:	1) / 8138/ 49 2)

Location & Structure Information	
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Premises Address 2833 PENNSYLVANIA AVE	Legal Description LT 22,23 ROSEMONT
--	--

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
109	11	359			F		22	1	Plat Ref: 7/ 100

Special Tax Areas

Town
Ad Valorem

Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1956	1,200 SF	5,000.00 SF	04
Stories	Basement	Type	Exterior
1 1/2	NO	STANDARD UNIT	SIDING

Value Information				
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	Base Value	Value Phase-in Assessments		
		As Of 01/01/2007	As Of 07/01/2007	As Of 07/01/2008
Land	35,000	70,000		
Improvements:	76,240	135,740		
Total:	111,240	205,740	142,740	174,240
Preferential Land:	0	0	0	0

Transfer Information			
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Seller: KELLY IRVIN W	Date: 04/03/1989	Price: \$65,000	
Type: IMPROVED ARMS-LENGTH	Deed1: / 8138/ 49	Deed2:	
Seller:	Date:	Price:	
Type:	Deed1:	Deed2:	
Seller:	Date:	Price:	
Type:	Deed1:	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 *

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Account Identifier: District - 13 Account Number - 1323153530

Owner Information

Owner Name:	KLASMEIER JEFFREY DAVID	Use:	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	2835 PENNSYLVANIA AVE BALTIMORE MD 21227-3632	Deed Reference:	1) /19617/ 323 2)

Location & Structure Information

Premises Address	Legal Description
2835 PENNSYLVANIA AVE	LT 24,25 2835 PENNSYLVANIA AVE ROSEMONT

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
109	11	359			F		24	1	Plat Ref: 7/ 100

Special Tax Areas	Town
	Ad Valorem
	Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1956	960 SF	5,000.00 SF	04

Stories	Basement	Type	Exterior
1	NO	STANDARD UNIT	SIDING

Value Information

	Base Value	Value Phase-in Assessments		
		Value	As Of	As Of
			01/01/2007	07/01/2007
Land	35,000	70,000		
Improvements:	55,350	82,640		
Total:	90,350	152,640	111,113	131,876
Preferential Land:	0	0	0	0

Transfer Information

Seller: KLASMEIER JEFFREY DAVID	Date: 02/18/2004	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /19617/ 323	Deed2:
Seller: KLASMEIER JEFFREY DAVID	Date: 02/07/2002	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /16082/ 460	Deed2:
Seller: KLASMEIER JEFFREY DAVID	Date: 05/22/1996	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /11598/ 97	Deed2:

Exemption Information

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 *



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Account Identifier: District - 13 Account Number - 1320200090

Owner Information

Owner Name:	LEE DEREK LEE JANINE	Use:	RESIDENTIAL
Mailing Address:	2843 PENNSYLVANIA AVE BALTIMORE MD 21227-3632	Principal Residence:	YES
		Deed Reference:	1) /24791/ 500 2)

Location & Structure Information

Premises Address	Legal Description
2843 PENNSYLVANIA AVE	.115 AC LTS 33,34 2843 PENNSYLVANIA AVE ROSEMONT

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
109	11	359			F		33	1	Plat Ref: 5/ 55

Special Tax Areas

	Town
	Ad Valorem
	Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1935	1,816 SF	5,000.00 SF	04
Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2007	07/01/2007	07/01/2008
Land	35,000	70,000		
Improvements:	152,290	252,880		
Total:	187,290	322,880	232,486	277,682
Preferential Land:	0	0	0	0

Transfer Information


Seller: LONGVIEW DEVELOPMENT LLC	Date: 11/20/2006	Price: \$269,900
Type: IMPROVED ARMS-LENGTH	Deed1: /24791/ 500	Deed2:
Seller: PHIPPS ROBERT	Date: 11/30/2005	Price: \$225,000
Type: IMPROVED ARMS-LENGTH	Deed1: /22971/ 472	Deed2:
Seller: JACKSON CHARLES, JR	Date: 10/07/2004	Price: \$135,000
Type: IMPROVED ARMS-LENGTH	Deed1: /20787/ 309	Deed2:

Exemption Information

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
Exempt Class:

Special Tax Recapture:
 * NONE *

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Account Identifier: District - 13 Account Number - 1302570161

Owner Information

Owner Name:	DRESH WILLIAM	Use:	RESIDENTIAL
		Principal Residence:	NO
Mailing Address:	3604 SAINT MARGARET ST BALTIMORE MD 21225-2238	Deed Reference:	1) /21697/ 612 2)

Location & Structure Information

Premises Address	Legal Description
2906 PENNSYLVANIA AVE	LTS 61,62 2906 PENNSYLVANIA AVE ROSEMONT

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
109	11	359			L		61	1	Plat Ref: 7/ 100

Special Tax Areas	Town
	Ad Valorem
	Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1925	1,256 SF	5,000.00 SF	04

Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value Phase-in Assessments		
		As Of 01/01/2007	As Of 07/01/2007	As Of 07/01/2008
Land	35,000	70,000		
Improvements:	94,480	145,520		
Total:	129,480	215,520	158,160	186,840
Preferential Land:	0	0	0	0


Transfer Information

Seller: LLOYD WILLIAM E	Date: 04/12/2005	Price: \$184,000
Type: IMPROVED ARMS-LENGTH	Deed1: /21697/ 612	Deed2:
Seller: DRONET MICHAEL, JR	Date: 06/27/2002	Price: \$135,000
Type: IMPROVED ARMS-LENGTH	Deed1: /16576/ 133	Deed2:
Seller: SECRETARY OF HOUSING AND	Date: 03/22/2002	Price: \$63,000
Type: NOT ARMS-LENGTH	Deed1: /16233/ 426	Deed2:

Exemption Information

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 *

	Maryland Department of Assessments and Taxation BALTIMORE COUNTY Real Property Data Search (2007 vw4.3)	Go Back View Map New Search
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Account Identifier: District - 13 Account Number - 1319072440

Owner Information

Owner Name:	EVANS JOHN T EVANS GEORGETTE	Use:	RESIDENTIAL
Mailing Address:	2911 PENNSYLVANIA AVE BALTIMORE MD 21227-3635	Principal Residence:	YES
		Deed Reference:	1) /12044/ 132 2)

Location & Structure Information

Premises Address	Legal Description
2911 PENNSYLVANIA AVE	LT 14,15 2911 PENNSYLVANIA AVE ROSEMONT

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
109	11	359			K		14	1	Plat Ref: 7/ 100

Special Tax Areas	Town Ad Valorem Tax Class
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Primary Structure Built	Enclosed Area	Property Land Area	County Use
1955	1,066 SF	5,000.00 SF	04

Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value Phase-in Assessments		
		As Of 01/01/2007	As Of 07/01/2007	As Of 07/01/2008
Land	35,000	70,000		
Improvements:	74,930	116,710		
Total:	109,930	186,710	135,523	161,116
Preferential Land:	0	0	0	0

Transfer Information

Seller: JONES RALPH W	Date: 02/21/1997	Price: \$95,900
Type: IMPROVED ARMS-LENGTH	Deed1: /12044/ 132	Deed2:
Seller: BORITZ MICHAEL	Date: 05/25/1979	Price: \$50,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 6025/ 560	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

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 *

	Maryland Department of Assessments and Taxation BALTIMORE COUNTY Real Property Data Search (2007 vw4.3)	Go Back View Map New Search
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Account Identifier: District - 13 Account Number - 1306570130

Owner Information

Owner Name:	VISCO JOSEPH T VISCO STEPHANIE YOUNG	Use:	RESIDENTIAL
Mailing Address:	2913 PENNSYLVANIA AV BALTIMORE MD 21227	Principal Residence:	YES
		Deed Reference:	1) /23642/ 117 2)

Location & Structure Information

Premises Address 2913 PENNSYLVANIA AVE	Legal Description LT 16,17 ROSEMONT
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Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
109	11	359			K		16	1	Plat Ref: 7/ 100

Special Tax Areas

	Town
	Ad Valorem
	Tax Class

Primary Structure Built 1955	Enclosed Area 1,170 SF	Property Land Area 5,000.00 SF	County Use 04
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Stories 1 1/2	Basement YES	Type STANDARD UNIT	Exterior SIDING
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Value Information

	Base Value	Value Phase-in Assessments		
		As Of 01/01/2007	As Of 07/01/2007	As Of 07/01/2008
Land	35,000	70,000		
Improvements:	82,260	157,410		
Total:	117,260	227,410	153,976	190,692
Preferential Land:	0	0	0	0

Transfer Information

Seller: MILLER MICHAEL A	Date: 04/06/2006	Price: \$230,000
Type: IMPROVED ARMS-LENGTH	Deed1: /23642/ 117	Deed2:
Seller: FREDERICK EMORY R L	Date: 02/06/1990	Price: \$98,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 8398/ 423	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

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 *



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Account Identifier: District - 13 Account Number - 1304200250

Owner Information

Owner Name: REIF DAVID J,SR **Use:** RESIDENTIAL
Mailing Address: 2918 PENNSYLVANIA AV **Principal Residence:** YES
 BALTIMORE MD 21227-3634 **Deed Reference:** 1) /25079/ 513
 2)

Location & Structure Information

Premises Address 2918 PENNSYLVANIA AVE **Legal Description** LT 50-51
 2918 PENNSYLVANIA AVE
 ROSEMONT

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
109	11	359				L	50	1	Plat Ref: 7/ 100

Special Tax Areas **Town Ad Valorem Tax Class**

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1910	1,483 SF	5,000.00 SF	04
Stories	Basement	Type	Exterior
1 1/2	YES	STANDARD UNIT	BLOCK

Value Information

	Base Value	Value Phase-in Assessments		
		As Of 01/01/2007	As Of 07/01/2007	As Of 07/01/2008
Land	35,000	70,000		
Improvements:	65,210	100,150		
Total:	100,210	170,150	123,523	146,836
Preferential Land:	0	0	0	0

Transfer Information

Seller: REIF DAVID J **Date:** 01/17/2007 **Price:** \$0
Type: NOT ARMS-LENGTH **Deed1:** /25079/ 513 **Deed2:**
Seller: REIF DAVID J **Date:** 12/29/2000 **Price:** \$0
Type: NOT ARMS-LENGTH **Deed1:** /14894/ 508 **Deed2:**
Seller: DEW AMELIA S **Date:** 01/25/1989 **Price:** \$78,500
Type: IMPROVED ARMS-LENGTH **Deed1:** / 8323/ 196 **Deed2:**

Exemption Information

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:** * NONE *

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Account Identifier: District - 13 Account Number - 1326200100

Owner Information			
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Owner Name:	MOODY CHINABELL	Use:	RESIDENTIAL
Mailing Address:	3011 PENNSYLVANIA AV BALTIMORE MD 21227	Principal Residence:	YES
		Deed Reference:	1) / 7105/ 430 2)

Location & Structure Information			
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Premises Address	Legal Description
3011 PENNSYLVANIA AVE	LT 12,13 225 E WASHINGTON ST ROSEMONT

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
109	11	359			Q		12	1	Plat Ref: 7/ 100

Special Tax Areas	Town Ad Valorem Tax Class
--------------------------	----------------------------------

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1957	1,170 SF	5,000.00 SF	04

Stories	Basement	Type	Exterior
1 1/2	YES	STANDARD UNIT	ASBESTOS SHINGLE

Value Information				
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	Base Value	Value Phase-in Assessments		
		As Of 01/01/2007	As Of 07/01/2007	As Of 07/01/2008
Land	35,000	70,000		
Improvements:	84,870	128,170		
Total:	119,870	198,170	145,970	172,070
Preferential Land:	0	0	0	0

Transfer Information			
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Seller: BESSLING RALPH HERMAN	Date: 03/04/1986	Price: \$0	
Type: NOT ARMS-LENGTH	Deed1: / 7105/ 430	Deed2:	
Seller:	Date:	Price:	
Type:	Deed1:	Deed2:	
Seller:	Date:	Price:	
Type:	Deed1:	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:	HOMEOWNERS TAX CREDIT



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Account Identifier: District - 13 **Account Number -** 1311000580

Owner Information

Owner Name:	KATICH PETER W KATICH DEBRA SUE	Use:	RESIDENTIAL
Mailing Address:	3016 PENNSYLVANIA AVE BALTIMORE MD 21227	Principal Residence:	YES
		Deed Reference:	1) /11208/ 316 2)

Location & Structure Information

Premises Address	Legal Description
3016 PENNSYLVANIA AVE	LT 52,53 ROSEMONT

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
109	11	359			R		52	1	Plat Ref: 7/ 100

Special Tax Areas	Town Ad Valorem Tax Class
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Primary Structure Built	Enclosed Area	Property Land Area	County Use
1929	1,298 SF	5,000.00 SF	04

Stories	Basement	Type	Exterior
1 1/2	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2007	07/01/2007	07/01/2008
Land	35,000	70,000		
Improvements:	71,500	106,370		
Total:	106,500	176,370	129,790	153,080
Preferential Land:	0	0	0	0

Transfer Information

Seller: KATICH PETER M	Date: 09/08/1995	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /11208/ 316	Deed2:
Seller: SODERSTROM MARY B	Date: 08/04/1960	Price: \$11,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 3734/ 624	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

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 *

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Account Identifier: District - 13 Account Number - 1314650050

Owner Information			
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Owner Name:	REINHARD STEVEN J, JR REINHARD MARSELE D	Use:	RESIDENTIAL
Mailing Address:	3017 PENNSYLVANIA AVE BALTIMORE MD 21227-2235	Principal Residence:	YES
		Deed Reference:	1) /18129/ 326 2)

Location & Structure Information	
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Premises Address 3017 PENNSYLVANIA AVE	Legal Description LT 18,19 3017 PENNSYLVANIA AVE ROSEMONT
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Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
109	11	359			Q		18	1	Plat Ref: 7/ 100

Special Tax Areas	Town Ad Valorem Tax Class
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Primary Structure Built	Enclosed Area	Property Land Area	County Use
1926	1,300 SF	5,000.00 SF	04

Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	ASBESTOS SHINGLE

Value Information				
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	Base Value	Value Phase-in Assessments		
		As Of 01/01/2007	As Of 07/01/2007	As Of 07/01/2008
Land	35,000	70,000		
Improvements:	99,140	162,980		
Total:	134,140	232,980	167,086	200,032
Preferential Land:	0	0	0	0

Transfer Information			
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Seller: KELLY DUANE SCOTT	Date: 06/04/2003	Price: \$164,900
Type: MULT ACCTS ARMS-LENGTH	Deed1: /18129/ 326	Deed2:
Seller: KELLY DUANE SCOTT	Date: 04/10/1992	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: / 9132/ 775	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information			
-----------------------	--	--	--

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 *

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Account Identifier: District - 13 **Account Number -** 1319510110

Owner Information

Owner Name:	HICKS DONALD J	Use:	RESIDENTIAL
Mailing Address:	3018 PENNSYLVANIA AVE HALETHORPE MD 21227-2234	Principal Residence:	YES
		Deed Reference:	1) /19982/ 466 2)

Location & Structure Information

Premises Address	Legal Description
3018 PENNSYLVANIA AVE	LT 50,51 3018 PENNSYLVANIA AVE ROSEMONT

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
109	11	359			R		50	1	Plat Ref: 7/ 100

Special Tax Areas	Town Ad Valorem Tax Class
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Primary Structure Built	Enclosed Area	Property Land Area	County Use
1929	1,158 SF	5,000.00 SF	04

Stories	Basement	Type	Exterior
1 1/2	YES	STANDARD UNIT	STUCCO

Value Information

	Base Value	Value Phase-in Assessments		
		As Of 01/01/2007	As Of 07/01/2007	As Of 07/01/2008
Land	35,000	70,000		
Improvements:	66,980	101,110		
Total:	101,980	171,110	125,023	148,066
Preferential Land:	0	0	0	0

Transfer Information

Seller: SECRETARY OF HOUSING AND	Date: 04/30/2004	Price: \$117,300
Type: MULT ACCTS ARMS-LENGTH	Deed1: /19982/ 466	Deed2:
Seller: MITCHELL DOUGLAS C	Date: 12/17/2003	Price: \$130,000
Type: MULT ACCTS ARMS-LENGTH	Deed1: /19314/ 157	Deed2:
Seller: SMITH FREDERICK E	Date: 04/03/2002	Price: \$118,500
Type: MULT ACCTS ARMS-LENGTH	Deed1: /16273/ 250	Deed2:

Exemption Information

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 *



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Account Identifier: District - 13 Account Number - 1319610042

Owner Information

Owner Name: MULLIN JOSEPH W,SR
 MULLIN LINDA D
Use: RESIDENTIAL
Mailing Address: 3020 PENNSYLVANIA AVE
 BALTIMORE MD 21227-2234
Principal Residence: YES
Deed Reference: 1) /15499/ 577
 2)

Location & Structure Information

Premises Address
 3020 PENNSYLVANIA AVE
Legal Description
 LT 46,47
 3020 PENNSYLVANIA AVE NS
 ROSEMONT

Map Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
109	11	359		R		46	1	Plat Ref: 7/ 100

Special Tax Areas
 Town
 Ad Valorem
 Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1983	1,146 SF	5,000.00 SF	04
Stories	Basement	Type	Exterior
SPFOY		SPLIT FOYER	SIDING

Value Information

	Base Value	Value Phase-in Assessments		
		As Of 01/01/2007	As Of 07/01/2007	As Of 07/01/2008
Land	35,000	70,000		
Improvements:	113,670	194,340		
Total:	148,670	264,340	187,226	225,782
Preferential Land:	0	0	0	0

Transfer Information

Seller: MULLIN JOSEPH W,SR Type: NOT ARMS-LENGTH	Date: 08/23/2001 Deed1: /15499/ 577	Price: \$0 Deed2:
Seller: SODERSTROM ERNEST H Type: IMPROVED ARMS-LENGTH	Date: 08/26/1993 Deed1: / 9974/ 556	Price: \$123,000 Deed2:
Seller: SODERSTROM ERNEST Type: NOT ARMS-LENGTH	Date: 06/27/1986 Deed1: / 7194/ 422	Price: \$0 Deed2:

Exemption Information

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
Exempt Class:

Special Tax Recapture:
 * NONE *



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Account Identifier: District - 13 Account Number - 1311151300

Owner Information

Owner Name: KEIMIG CELESTE **Use:** RESIDENTIAL
Principal Residence: YES
Mailing Address: 3021 PENNSYLVANIA AVE **Deed Reference:** 1) /20697/ 142
 BALTIMORE MD 21227-2235 2)

Location & Structure Information

Premises Address 3021 PENNSYLVANIA AVE **Legal Description** LT 22,23
 3021 PENNSYLVANIA AVE
 ROSEMONT

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
109	11	359			Q		22	1	Plat Ref: 7/ 100

Special Tax Areas **Town Ad Valorem Tax Class**

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1965	960 SF	5,000.00 SF	04

Stories	Basement	Type	Exterior
1	YES	STANDARD UNIT	ASBESTOS SHINGLE

Value Information

	Base Value	Value Phase-in Assessments		
		As Of 01/01/2007	As Of 07/01/2007	As Of 07/01/2008
Land	35,000	70,000		
Improvements:	69,480	109,720		
Total:	104,480	179,720	129,560	154,640
Preferential Land:	0	0	0	0

Transfer Information

Seller: KEIMIG CELESTE **Date:** 09/16/2004 **Price:** \$0
Type: NOT ARMS-LENGTH **Deed1:** /20697/ 142 **Deed2:**
Seller: **Date:** 04/19/1966 **Price:** \$12,500
Type: IMPROVED ARMS-LENGTH **Deed1:** / 6874/ 28 **Deed2:**
Seller: **Date:** **Price:**
Type: **Deed1:** **Deed2:**

Exemption Information

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: HOMEOWNERS TAX CREDIT



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Account Identifier: District - 13 Account Number - 1301270000

Owner Information

Owner Name: AGRO ANTHONY **Use:** RESIDENTIAL
 AGRO AUDREY **Principal Residence:** YES
Mailing Address: 3023 PENNSYLVANIA AVE **Deed Reference:** 1)
 BALTIMORE MD 21227 2)

Location & Structure Information

Premises Address **Legal Description**
 3023 PENNSYLVANIA AVE LT 24,25
 ROSEMONT

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
109	11	359			Q		24	1	Plat Ref: 7/ 100

Special Tax Areas **Town**
 Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1930	1,157 SF	5,000.00 SF	04
Stories	Basement	Type	Exterior
1 1/2	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value Phase-in Assessments		
		As Of	As Of	As Of
		01/01/2007	07/01/2007	07/01/2008
Land	35,000	70,000		
Improvements:	55,700	97,520		
Total:	90,700	167,520	116,306	141,912
Preferential Land:	0	0	0	0

Transfer Information

Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

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 *



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Account Identifier: District - 13 Account Number - 1318101540

Owner Information

Owner Name: MARTIN ROBERT A **Use:** RESIDENTIAL
Mailing Address: 3025 PENNSYLVANIA AVE **Principal Residence:** YES
 BALTIMORE MD 21227-2235 **Deed Reference:** 1) /10064/ 487
 2)

Location & Structure Information

Premises Address 3025 PENNSYLVANIA AVE **Legal Description** LT 26,27 ROSEMONT

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
109	11	359				Q	26	1	Plat Ref: 7/ 100

Special Tax Areas **Town** Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1959	1,008 SF	5,000.00 SF	04
Stories	Basement	Type	Exterior
1	NO	STANDARD UNIT	SIDING

Value Information

	Base Value	Value Phase-in Assessments		
		As Of 01/01/2007	As Of 07/01/2007	As Of 07/01/2008
Land	35,000	70,000		
Improvements:	71,170	106,840		
Total:	106,170	176,840	129,726	153,282
Preferential Land:	0	0	0	0

Transfer Information

Seller: ALBRIGHT EDWARD H, JR	Date: 10/12/1993	Price: \$76,500
Type: IMPROVED ARMS-LENGTH	Deed1: /10064/ 487	Deed2:
Seller: STAFFORD WILLIS E	Date: 06/12/1979	Price: \$39,900
Type: IMPROVED ARMS-LENGTH	Deed1: / 6033/	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

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
Exempt Class:

Special Tax Recapture:
 * NONE *

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Account Identifier: District - 13 Account Number - 1313855180

Owner Information

Owner Name:	MUSSE JAMES EDWIN MUSSE JESSIE I	Use:	RESIDENTIAL
Mailing Address:	3027 PENNSYLVANIA AVE BALTIMORE MD 21227-2235	Principal Residence:	YES
		Deed Reference:	1) / 9508/ 597 2)

Location & Structure Information

Premises Address	Legal Description
3027 PENNSYLVANIA AVE	LT 28,29 ROSEMONT

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
109	11	359			Q		28	1	Plat Ref: 5/ 55

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1957	1,332 SF	5,000.00 SF	04
Stories	Basement	Type	Exterior
1 1/2	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value Phase-in Assessments		
		As Of 01/01/2007	As Of 07/01/2007	As Of 07/01/2008
Land	35,000	70,000		
Improvements:	84,050	127,300		
Total:	119,050	197,300	145,133	171,216
Preferential Land:	0	0	0	0

Transfer Information

Seller: MUSSE PAUL L	Date: 12/15/1992	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: / 9508/ 597	Deed2:
Seller: GEBHART FRANCIS S & BLANCH	Date: 01/07/1953	Price: \$0
Type: NOT ARMS-LENGTH	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

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:	HOMEOWNERS TAX CREDIT

Charles
Parrish
443.253.3886



Maryland Department of Assessments and Taxation
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Name	Account	Street	OWN OCC	Map	Parcel
HAILE LEROY YJR	09 0908300551	405 PENNSYLVANIA AV	N	70A	117
COADY & FARLEY	09 0911151200	406 PENNSYLVANIA AV	N	70A	99
HAILE LEROY YJR	09 0908300550	407 PENNSYLVANIA AV	N	70A	118
MURPHY REALTY LTD	09 0908301452	407 PENNSYLVANIA AV	N	70A	537
BALTIMORE GAS & E	09 0902003260	408 PENNSYLVANIA AV	N	70A	157
BERS ERIC L	09 0908000730	412 E PENNSYLVANIA	N	70A	585
YORK ROAD ASSOCIA	09 0903847020	413 PENNSYLVANIA AV	N	70	4
LEVERE CARROLL MI	09 0903770070	414 E PENNSYLVANIA	N	70A	60
IDEIS TARIK S	09 0907580530	416 PENNSYLVANIA AV	N	70A	61
COOPER HATTIE GEN	09 0914650180	418 E PENNSYLVANIA	N	70A	70
BURRELL JAMES R	09 0919513400	421 PENNSYLVANIA AV	N	70	112
NUNN RANDOLPH R	09 0923870020	422 E PENNSYLVANIA	H	70A	284
WALKER KAREN M	09 0902650530	423 PENNSYLVANIA AV	H	70	72
PEARL MARCIA L	09 0910450280	430 PENNSYLVANIA AV	H	70	65
BESS STANLEY T	09 0919391670	432 E PENNSYLVANIA	H	70	266
BEDMINSTER MARTHA	09 0913200630	434 E PENNSYLVANIA	H	70	662
GOLDRING NANCY R	09 2400012661	436 E PENNSYLVANIA	H	70	746
CHAN BRIAN	09 0923502630	437 E PENNSYLVANIA	N	70	69
NEIGHBORSPACE OF	09 2400012662	438 E PENNSYLVANIA	N	70	747
SAUNDERS HERMINA	09 0923500810	439 E PENNSYLVANIA	H	70	69
MILLER MICHAEL AS	09 0923501110	441 E PENNSYLVANIA	H	70	69
NEIGHBORHOOD HOUS	09 0923501170	441B E PENNSYLVANIA	N	70	69
MAYNE MICHAEL DAV	13 1320800010	2804 PENNSYLVANIA A	H	109	359
STUBBLEFIELD SHAR	13 1600005181	2806 PENNSYLVANIA A	H	109	359
KISAMOREELMER LJR	13 1311350620	2808 PENNSYLVANIA A	H	109	359
JONES JONATHAN M	13 2000013922	2809 PENNSYLVANIA A	N	109	359
REICHERT WILLIAM	13 1312400820	2810 PENNSYLVANIA A	H	109	359
STULL DANIEL	13 1307410220	2815 PENNSYLVANIA A	H	109	359
MATHISON MELVIN	13 1313200870	2816 PENNSYLVANIA A	H	109	359
FORD GEORGE A	13 1310450210	2817 PENNSYLVANIA A	H	109	359
HUBBARD GORDON L	13 1312400460	2818 PENNSYLVANIA A	H	109	359
BAQUOL MICHAEL L	13 1320300570	2819 PENNSYLVANIA A	H	109	359
KONSOWSKI BRIAN J	13 1319711460	2821 PENNSYLVANIA A	H	109	359
SMITH BONNIE M	13 1308002040	2822 PENNSYLVANIA A	H	109	359
BARRY BRYAN E	13 1319640090	2823 PENNSYLVANIA A	H	109	359
STULL ISABELL N	13 1307410170	2825 PENNSYLVANIA A	H	109	359
RUSSELL JAMES E	13 1326400401	2826 PENNSYLVANIA A	H	109	359

<u>COURTNEY CHARLES</u>	13 1303470860	2827 PENNSYLVANIA A	H	109	359
<u>THOMAS WILLIAM</u>	13 1326400400	2828 PENNSYLVANIA A	H	109	359
<u>SAIA JOSEPH J</u>	13 1319000550	2830 PENNSYLVANIA A	H	109	359
<u>CYFORD GUY WAYNE</u>	13 1303850010	2831 PENNSYLVANIA A	H	109	359
<u>PURPER JAMES E</u>	13 1311151020	2833 PENNSYLVANIA A	H	109	359
<u>LOOMIS MICHAEL LE</u>	13 1302001580	2834 PENNSYLVANIA A	H	109	359
<u>KLASMEIER JEFFREY</u>	13 1323153530	2835 PENNSYLVANIA A	H	109	359
<u>SEEKFORD CHARLES</u>	13 1308003860	2836 PENNSYLVANIA A	H	109	359
<u>SOUCY MARY</u>	13 1313400142	2838 PENNSYLVANIA A	H	109	359
<u>VOGELPOHL MICHAEL</u>	13 1311670062	2839 PENNSYLVANIA A	H	109	359
<u>BUTLER TIMOTHY M</u>	13 1313400140	2842 PENNSYLVANIA A	H	109	359
<u>LEE DEREK</u>	13 1320200090	2843 PENNSYLVANIA A	H	109	359
<u>SEYMOUR DOUGLAS L</u>	13 1303000211	2844 PENNSYLVANIA A	H	109	359
<u>CALDERON OCTAVIO</u>	13 2300012156	2845 PENNSYLVANIA A	H	109	359
<u>BUSAN ANTONIO S</u>	13 1304350070	2900 PENNSYLVANIA A	H	109	359
<u>GRIMALDI CARLOS</u>	13 1311000710	2901 PENNSYLVANIA A	N	109	359
<u>BOYCE HARRY D</u>	13 1302570990	2902 PENNSYLVANIA A	H	109	359
<u>GRIMALDI CARLOS</u>	13 1311000250	2903 PENNSYLVANIA A	H	109	359
<u>BUSAN SAURO</u>	13 1302851190	2904 PENNSYLVANIA A	H	109	359
<u>NEWTON PAUL M</u>	13 1316000510	2905 PENNSYLVANIA A	H	109	359
<u>DRESH WILLIAM</u>	13 1302570161	2906 PENNSYLVANIA A	N	109	359
<u>LUCKE JAMES C</u>	13 1323350530	2907 PENNSYLVANIA A	H	109	359
<u>FIELDS DEMETRIA S</u>	13 1302570160	2908 PENNSYLVANIA A	H	109	359
<u>CONRAD DENISE E</u>	13 1319711040	2909 PENNSYLVANIA A	H	109	359
<u>EVANS JOHN T</u>	13 1319072440	2911 PENNSYLVANIA A	H	109	359
<u>VISCO JOSEPH T</u>	13 1306570130	2913 PENNSYLVANIA A	H	109	359
<u>ROCKSTROH TERRY G</u>	13 1318470650	2915 PENNSYLVANIA A	H	109	359
<u>SONNER JOHN L</u>	13 1700009146	2916 PENNSYLVANIA A	H	109	359
<u>KASZAK VAUGHN C</u>	13 1600007681	2917 PENNSYLVANIA A	H	109	359
<u>REIF DAVID JSR</u>	13 1304200250	2918 PENNSYLVANIA A	H	109	359
<u>BERNA MARIA</u>	13 1320660320	2920 PENNSYLVANIA A	H	109	359
<u>SAFFRAN JOHN A</u>	13 2200011566	2921 PENNSYLVANIA A	H	109	359
<u>DAVIDSON WALTER C</u>	13 1313551240	2923 PENNSYLVANIA A	H	109	359
<u>TUSING ANNA R</u>	13 1307410100	2924 PENNSYLVANIA A	H	109	359
<u>GLORIOSO JOSEPH C</u>	13 1307410250	2925 PENNSYLVANIA A	H	109	359
<u>BROHAWN RICHARD M</u>	13 2000009681	3000 PENNSYLVANIA A	H	109	359
<u>WCT PROPERTIES LL</u>	13 1301350140	3007 PENNSYLVANIA A	N	109	359
<u>CRANDELL DONALD C</u>	13 1318720440	3008 PENNSYLVANIA A	H	109	359
<u>PRICE GERALD ANDR</u>	13 1308301440	3010 PENNSYLVANIA A	H	109	359
<u>MOODY CHINABELL</u>	13 1326200100	3011 PENNSYLVANIA A	H	109	359
<u>LUDWIG PATRICIA A</u>	13 1311150440	3012 PENNSYLVANIA A	H	109	359
<u>CHIPLEY GARY EDWA</u>	13 1326200040	3013 PENNSYLVANIA A	H	109	359
<u>KATICH PETER W</u>	13 1311000580	3016 PENNSYLVANIA A	H	109	359
<u>REINHARD STEVEN J</u>	13 1314650050	3017 PENNSYLVANIA A	H	109	359
<u>HICKS DONALD J</u>	13 1319510110	3018 PENNSYLVANIA A	H	109	359
<u>MULLIN JOSEPH WSR</u>	13 1319610042	3020 PENNSYLVANIA A	H	109	359
<u>KEIMIG CELESTE</u>	13 1311151300	3021 PENNSYLVANIA A	H	109	359
<u>WARE RONALD F</u>	13 1315810150	3022 PENNSYLVANIA A	H	109	359

<u>AGRO ANTHONY</u>	13 1301270000	3023 PENNSYLVANIA A	H	109	359
<u>MARTIN ROBERT A</u>	13 1318101540	3025 PENNSYLVANIA A	H	109	359
<u>MUSSER JAMES EDWI</u>	13 1313855180	3027 PENNSYLVANIA A	H	109	359

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Account Identifier: District - 13 Account Number - 1302650250

Owner Information

Owner Name:	HINES JIMMIE, JR HINES ARLENE A	Use:	RESIDENTIAL
Mailing Address:	2901 ALABAMA AVE BALTIMORE MD 21227-2207	Principal Residence:	YES
		Deed Reference:	1) /18737/ 574 2)

Location & Structure Information

Premises Address 2901 ALABAMA AVE	Legal Description LT 1,2 ROSEMONT
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Map Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
109	11	359		L		1	1	Plat Ref: 7/ 100

Special Tax Areas	Town Ad Valorem Tax Class
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Primary Structure Built 1950	Enclosed Area 565 SF	Property Land Area 5,000.00 SF	County Use 04
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Stories 1	Basement YES	Type STANDARD UNIT	Exterior ASBESTOS SHINGLE
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Value Information

	Base Value	Value Phase-in Assessments		
		As Of 01/01/2007	As Of 07/01/2007	As Of 07/01/2008
Land	35,000	70,000		
Improvements:	54,620	85,110		
Total:	89,620	155,110	111,450	133,280
Preferential Land:	0	0	0	0

Transfer Information

Seller: FAY BONNIE J	Date: 09/08/2003	Price: \$91,500
Type: IMPROVED ARMS-LENGTH	Deed1: /18737/ 574	Deed2:
Seller: HUBBELL LEROY	Date: 06/26/1997	Price: \$75,000
Type: IMPROVED ARMS-LENGTH	Deed1: /12254/ 543	Deed2:
Seller: BREITENBACH OLIVER V	Date: 08/24/1984	Price: \$47,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 6771/ 267	Deed2:

Exemption Information

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: * NONE *
Exempt Class:	

PETITIONER'S
EXHIBIT NO. 3B



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Account Identifier: District - 13 **Account Number -** 2100011552

Owner Information

Owner Name:	MURILLO OSCAR A MURILLO DOMINICA G	Use:	RESIDENTIAL
Mailing Address:	2909 ALABAMA AVE BALTIMORE MD 21227-2207	Principal Residence:	YES
		Deed Reference:	1) /14911/ 658 2)

Location & Structure Information

Premises Address	Legal Description
2909 ALABAMA AVE	.1147 AC LTS 11-12 2909 ALABAMA AVE ROSEMONT

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
109	11	359			L		11	1	Plat Ref: 7/ 100

Special Tax Areas	Town Ad Valorem Tax Class
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Primary Structure Built	Enclosed Area	Property Land Area	County Use
1989	852 SF	5,000.00 SF	04

Stories	Basement	Type	Exterior
SPFOY		SPLIT FOYER	SIDING

Value Information

	Base Value	Value Phase-in Assessments		
		As Of 01/01/2007	As Of 07/01/2007	As Of 07/01/2008
Land	35,000	70,000		
Improvements:	89,640	147,960		
Total:	124,640	217,960	155,746	186,852
Preferential Land:	0	0	0	0

Transfer Information

Seller: BREWER MICHAEL A	Date: 01/09/2001	Price: \$123,000
Type: IMPROVED ARMS-LENGTH	Deed1: /14911/ 658	Deed2:
Seller: JOHNSON BRYAN KEITH	Date: 05/03/1996	Price: \$100,000
Type: IMPROVED ARMS-LENGTH	Deed1: /11564/ 419	Deed2:
Seller: K V N CONSTRUCTI ON INC	Date: 04/18/1989	Price: \$89,500
Type: IMPROVED ARMS-LENGTH	Deed1: / 8150/ 404	Deed2:

Exemption Information

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 *



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Account Identifier: District - 13 **Account Number -** 1305610021

Owner Information

Owner Name:	MATHISON GERALD H MATHISON BARBARA J	Use:	RESIDENTIAL
Mailing Address:	2915 ALABAMA AV BALTIMORE MD 21227	Principal Residence:	YES
		Deed Reference:	1) / 5480/ 929 2)

Location & Structure Information

Premises Address	Legal Description
2915 ALABAMA AVE	LT 16,17 300 E BRIAR ST ROSEMONT

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
109	11	359			L		16	1	Plat Ref: 7/ 100

Special Tax Areas	Town Ad Valorem Tax Class
--------------------------	--

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1977	1,232 SF	5,000.00 SF	04

Stories	Basement	Type	Exterior
SPFOY		SPLIT FOYER	SIDING

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2007	07/01/2007	07/01/2008
Land	35,000	70,000		
Improvements:	139,580	230,180		
Total:	174,580	300,180	216,446	258,312
Preferential Land:	0	0	0	0

Transfer Information

Seller: ENGLISH CONSUL V OL FIRE ASSN INC	Date: 10/01/1974	Price: \$2,400
Type: IMPROVED ARMS-LENGTH	Deed1: / 5480/ 929	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

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 *



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Account Identifier: District - 13 Account Number - 1310000411

Owner Information

Owner Name: QUINTANILLA JOSE **Use:** RESIDENTIAL
Mailing Address: 2916 ALABAMA AVE **Principal Residence:** YES
 HALETHORPE MD 21227-2206 **Deed Reference:** 1) /23662/ 1
 2)

Location & Structure Information

Premises Address 2916 ALABAMA AVE **Legal Description** LTS 56,57
 2916 ALABAMA AVE NS
 ROSEMONT

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
109	11	359			M		56	1	Plat Ref: 7/ 100

Special Tax Areas **Town Ad Valorem Tax Class**

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1987	1,240 SF	5,000.00 SF	04

Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value Phase-in Assessments		
		As Of 01/01/2007	As Of 07/01/2007	As Of 07/01/2008
Land	35,000	70,000		
Improvements:	120,600	198,170		
Total:	155,600	268,170	193,123	230,646
Preferential Land:	0	0	0	0

Transfer Information

Seller: JENKINS ROBERT J,JR	Date: 04/11/2006	Price: \$275,000
Type: IMPROVED ARMS-LENGTH	Deed1: /23662/ 1	Deed2:
Seller: SANFORD DIANE MARIE	Date: 03/15/2001	Price: \$125,000
Type: NOT ARMS-LENGTH	Deed1: /15043/ 246	Deed2:
Seller: GERSEY JOHN C	Date: 04/20/1994	Price: \$104,000
Type: IMPROVED ARMS-LENGTH	Deed1: /10476/ 703	Deed2:

Exemption Information

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
Exempt Class:

Special Tax Recapture:
 * NONE *



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Account Identifier: District - 13 **Account Number -** 1302190187

Owner Information

Owner Name:	DREXLER JOAN A	Use:	RESIDENTIAL
Mailing Address:	2921 ALABAMA AV BALTIMORE MD 21227	Principal Residence:	YES
		Deed Reference:	1) / 6031/ 417 2)

Location & Structure Information

Premises Address	Legal Description
2921 ALABAMA AVE	LT 25-26 180 W WASHINGTON ST ROSEMONT

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
109	11	359			L		25	1	Plat Ref: 7/ 100

Special Tax Areas	Town
	Ad Valorem
	Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1979	920 SF	5,000.00 SF	04

Stories	Basement	Type	Exterior
SPFOY		SPLIT FOYER	SIDING

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2007	07/01/2007	07/01/2008
Land	35,000	70,000		
Improvements:	81,130	135,270		
Total:	116,130	205,270	145,843	175,556
Preferential Land:	0	0	0	0

Transfer Information

Seller: BACK W WILSON	Date: 01/10/1980	Price: \$47,500
Type: IMPROVED ARMS-LENGTH	Deed1: / 6031/ 417	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

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 *

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Account Identifier: District - 13 Account Number - 1311770151

Owner Information			
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Owner Name:	SPENCE CYNTHIA L	Use:	RESIDENTIAL
Mailing Address:	2928 ALABAMA AVE BALTIMORE MD 21227-2206	Principal Residence:	YES
		Deed Reference:	1) /15150/ 267 2)

Location & Structure Information	
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Premises Address	Legal Description
2928 ALABAMA AVE	LT 40,41 2928 ALABAMA AVE ROSEMONT

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
109	11	359			M		40	1	Plat Ref: 7/ 100

Special Tax Areas	Town Ad Valorem Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1928	1,001 SF	5,000.00 SF	04

Stories	Basement	Type	Exterior
1 1/2	YES	STANDARD UNIT	SIDING

Value Information				
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	Base Value	Value Phase-in Assessments		
		As Of 01/01/2007	As Of 07/01/2007	As Of 07/01/2008
Land	35,000	70,000		
Improvements:	78,850	117,780		
Total:	113,850	187,780	138,493	163,136
Preferential Land:	0	0	0	0

Transfer Information			
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Seller: RIDER JOANN ELLINGER	Date: 04/25/2001	Price: \$102,000
Type: MULT ACCTS ARMS-LENGTH	Deed1: /15150/ 267	Deed2:
Seller: PLAIN RHONDA J	Date: 01/22/1997	Price: \$95,000
Type: MULT ACCTS ARMS-LENGTH	Deed1: /11998/ 748	Deed2:
Seller: PATTERSON WILLIAM F	Date: 03/10/1994	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /10397/ 34	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 *



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Account Identifier: District - 13 Account Number - 1320800230

Owner Information

Owner Name:	LEUSCHNER MICHAEL E LEUSCHNER SHARON E	Use:	RESIDENTIAL
Mailing Address:	3004 ALABAMA AV BALTIMORE MD 21227	Principal Residence:	YES
		Deed Reference:	1) / 8945/ 793 2)

Location & Structure Information

Premises Address	Legal Description
3004 ALABAMA AVE	LT 64,65 ROSEMONT

Map Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
109	11	359		S		64	1	Plat Ref: 7/ 100

Special Tax Areas	Town
	Ad Valorem
	Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1925	924 SF	5,000.00 SF	04

Stories	Basement	Type	Exterior
1	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2007	07/01/2007	07/01/2008
Land	35,000	70,000		
Improvements:	50,810	79,830		
Total:	85,810	149,830	107,150	128,490
Preferential Land:	0	0	0	0

Transfer Information

Seller: TUCKER FRANK ARTHUR	Date: 10/22/1991	Price: \$65,100
Type: IMPROVED ARMS-LENGTH	Deed1: / 8945/ 793	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

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 *



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Account Identifier: District - 13 Account Number - 1307150134

Owner Information

Owner Name: STEWART DAVID Use: RESIDENTIAL
 Mailing Address: 3006 ALABAMA AV Principal Residence: YES
 BALTIMORE MD 21227 Deed Reference: 1) / 7219/ 25
 2)

Location & Structure Information

Premises Address: 3006 ALABAMA AVE Legal Description: LT 62,63 ROSEMONT

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
109	11	359			S		62	1	Plat Ref: 7/ 100

Special Tax Areas: Town Ad Valorem Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1925	1,344 SF	5,000.00 SF	04
Stories	Basement	Type	Exterior
1	YES	STANDARD UNIT	STUCCO

Value Information

	Base Value	Value Phase-in Assessments		
		As Of 01/01/2007	As Of 07/01/2007	As Of 07/01/2008
Land	35,000	70,000		
Improvements:	59,370	108,860		
Total:	94,370	178,860	122,533	150,696
Preferential Land:	0	0	0	0

Transfer Information

Seller: TUCKER JOHN F	Date: 06/30/1986	Price: \$63,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 7219/ 25	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

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: * NONE *
 Exempt Class:



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Account Identifier: District - 13 **Account Number -** 1306350290

Owner Information

Owner Name:	FLINCHUM TINA	Use:	RESIDENTIAL
Mailing Address:	3007 ALABAMA AVE BALTIMORE MD 21227-2209	Principal Residence:	YES
		Deed Reference:	1) /20720/ 114 2)

Location & Structure Information

Premises Address	Legal Description
3007 ALABAMA AVE	LT 7,8 3007 ALABAMA AVE ROSEMONT

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
109	11	359			R		7	1	Plat Ref: 5/ 55

Special Tax Areas	Town
	Ad Valorem
	Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1959	792 SF	5,000.00 SF	04

Stories	Basement	Type	Exterior
1	YES	STANDARD UNIT	ASBESTOS SHINGLE

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2007	07/01/2007	07/01/2008
Land	35,000	70,000		
Improvements:	46,470	84,970		
Total:	81,470	154,970	105,970	130,470
Preferential Land:	0	0	0	0

Transfer Information

Seller: FLINCHUM JOHNNIE	Date: 09/21/2004	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /20720/ 114	Deed2:
Seller: FLINCHUM DOROTHY M	Date: 06/27/1996	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /11673/ 364	Deed2:
Seller: GROFF DONALD ALBERT & DA	Date: 03/18/1966	Price: \$10,350
Type: IMPROVED ARMS-LENGTH	Deed1: / 4592/ 549	Deed2:

Exemption Information

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:	HOMEOWNERS TAX CREDIT



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Account Identifier: District - 13 Account Number - 1307150680

Owner Information

Owner Name: GETZ ANNA MAY Use: RESIDENTIAL
 Mailing Address: 3010 ALABAMA AV Principal Residence: NO
 BALTIMORE MD 21227 Deed Reference: 1) / 7927/ 138
 2)

Location & Structure Information

Premises Address: 3010 ALABAMA AVE Legal Description: LT 60,61 ROSEMONT

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
109	11	359			S		60	1	Plat Ref: 7/ 100

Special Tax Areas: Town Ad Valorem Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1932	824 SF	5,000.00 SF	04

Stories	Basement	Type	Exterior
1	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Phase-in Assessments		
		Value As Of 01/01/2007	Value As Of 07/01/2007	Value As Of 07/01/2008
Land	35,000	70,000		
Improvements:	48,650	76,580		
Total:	83,650	146,580	104,626	125,602
Preferential Land:	0	0	0	0

Transfer Information

Seller: GETZ ANNA A Date: 07/27/1988 Price: \$0
 Type: NOT ARMS-LENGTH Deed1: / 7927/ 138 Deed2:
 Seller: Date: Price:
 Type: Deed1: Deed2:
 Seller: Date: Price:
 Type: Deed1: Deed2:

Exemption Information

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: * NONE *
 Exempt Class:



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Account Identifier: District - 13 Account Number - 1323001430

Owner Information

Owner Name:	DUNKERLY RICHARD JEROME DUNKERLY MARY KATHERINE	Use:	RESIDENTIAL
Mailing Address:	3012 ALABAMA AV BALTIMORE MD 21227	Principal Residence:	YES
		Deed Reference:	1) / 8072/ 487 2)

Location & Structure Information

Premises Address	Legal Description
3012 ALABAMA AVE	LT 58,59 455 W BALTO ST ROSEMONT

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
109	11	359			S		58	1	Plat Ref: 5/ 55

Special Tax Areas	Town
	Ad Valorem
	Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1962	760 SF	5,000.00 SF	04

Stories	Basement	Type	Exterior
1	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2007	07/01/2007	07/01/2008
Land	35,000	70,000		
Improvements:	57,500	89,550		
Total:	92,500	159,550	114,850	137,200
Preferential Land:	0	0	0	0

Transfer Information

Seller: MULLINIX WILLIAM SCOTT	Date: 01/10/1989	Price: \$65,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 8072/ 487	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

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 *



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Account Identifier: District - 13 **Account Number -** 1600007301

Owner Information

Owner Name:	KOHLHAUS JEFFREY B BOTELER MELODY L	Use:	RESIDENTIAL
Mailing Address:	3018 ALABAMA AV BALTIMORE MD 21227-2208	Principal Residence:	YES
		Deed Reference:	1) /11564/ 445 2)

Location & Structure Information

Premises Address	Legal Description
3018 ALABAMA AVE	LT 50-51 3018 ALABAMA AVE ROSEMONT

Map Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
109	11	359		S		50	1	Plat Ref: 7/ 100

Special Tax Areas	Town
	Ad Valorem
	Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1997	1,220 SF	5,000.00 SF	04

Stories	Basement	Type	Exterior
SPFOY		SPLIT FOYER	SIDING

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2007	07/01/2007	07/01/2008
Land	35,000	70,000		
Improvements:	110,750	178,990		
Total:	145,750	248,990	180,163	214,576
Preferential Land:	0	0	0	0

Transfer Information

Seller: AMBROSE DAVID D	Date: 05/03/1996	Price: \$105,000
Type: MULT ACCTS ARMS-LENGTH	Deed1: /11564/ 445	Deed2:
Seller: ORNDORFF ALBERT	Date: 10/07/1975	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: / 5573/ 170	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

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 *



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Account Identifier: District - 13 Account Number - 1304500490

Owner Information

Owner Name: HARDING DONALD C,SR
 HARDING CYNTHIA L
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 3019 ALABAMA AVE
 BALTIMORE MD 21227-2209
Deed Reference: 1) /18917/ 665
 2)

Location & Structure Information

Premises Address
 3019 ALABAMA AVE
Legal Description
 LT 22,23
 3019 ALABAMA AVE SS
 ROSEMONT

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
109	11	359			R		22	1	Plat Ref: 7/ 100

Special Tax Areas
 Town
 Ad Valorem
 Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1959	1,344 SF	5,000.00 SF	04
Stories	Basement	Type	Exterior
2	NO	STANDARD UNIT	SIDING

Value Information

	Base Value	Value Phase-in Assessments		
		Value As Of 01/01/2007	As Of 07/01/2007	As Of 07/01/2008
Land	35,000	70,000		
Improvements:	81,270	132,390		
Total:	116,270	202,390	144,976	173,682
Preferential Land:	0	0	0	0

Transfer Information

Seller: HARDING DONALD C,SR Type: NOT ARMS-LENGTH	Date: 10/07/2003 Deed1: /18917/ 665	Price: \$0 Deed2:
Seller: GEISER-HUNDERTMARK MARY RENA Type: IMPROVED ARMS-LENGTH	Date: 10/12/1993 Deed1: /10064/ 432	Price: \$95,000 Deed2:
Seller: GEISER MARY RENA Type: NOT ARMS-LENGTH	Date: 03/31/1993 Deed1: / 9685/	Price: \$0 Deed2:

Exemption Information

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
Exempt Class:

Special Tax Recapture:
 * NONE *

**"Are You Struggling To Make Money
In Baltimore Real Estate?"**



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Name	Account	Street	OWN OCC	Map	Parcel
BALTIMORE COUNTY	13 1302190196	ALABAMA AVE	N	109	359
BALTIMORE COUNTY	13 1302190197	ALABAMA AVE	N	109	359
BALTIMORE COUNTY	13 1302190199	ALABAMA AVE	N	109	359
BALTIMORE COUNTY	13 1302190200	ALABAMA AVE	N	109	359
BALTIMORE COUNTY	13 1312000201	ALABAMA AVE	N	109	359
BAUBLITZ MELVIN L	13 1313400141	ALABAMA AVE	N	109	359
BLACK DOLORES JOR	13 1301920040	ALABAMA AVE	N	109	359
HALL DONALD A HA	13 1308550880	ALABAMA AVE	N	109	359
JONES ISAAC	09 0923506970	ALABAMA RD	N	70	763
KOHLHAUS JEFFREY	13 1302190216	ALABAMA AVE	N	109	359
MATHISON GERALD H	13 1302190185	ALABAMA AVE	N	109	359
MATHISON GERALD H	13 1302190186	ALABAMA AVE	N	109	359
MATHISON GERALD H	13 1800009836	ALABAMA AVE	N	109	359
ORELLANA ALEX A	13 1302570162	ALABAMA AVE	N	109	359
PATTERSON WILLIAM	13 1311770202	ALABAMA AVE	N	109	359
RODRIGUEZ JOSE	13 1800009837	ALABAMA AVE	H	109	359
RODRIGUEZ MOSES	13 1307830230	ALABAMA AVE	N	109	359
SHORTT ARTHUR CJR	13 1302650151	ALABAMA AVE	N	109	359
SHORTT ARTHUR CJR	13 1303370420	ALABAMA AVE	N	109	359
SHORTT ARTHUR CJR	13 1303370421	ALABAMA AVE	N	109	359
SPENCE CYNTHIA L	13 2200019081	ALABAMA AVE	N	109	359
SWIDOWICH SHIRLEY	13 1302190184	ALABAMA AVE	N	109	359
SWIDOWICH SHIRLEY	13 1302650252	ALABAMA AVE	N	109	359
VOGEL THOMAS	13 2200028637	ALABAMA AVE	N	109	359
WEBER WILLIAM F	13 1313401230	ALABAMA AVE	N	109	359
SAWYER W LINWOOD	09 0923501280	1 ALABAMA CT	H	70	763
KELLY CATHERINE	09 0903474360	2 ALABAMA CT	H	70	763
JARBOE MARY M	09 0910001180	3 ALABAMA CT	H	70	763
CHAMBERS JEANNE P	09 0903770420	4 ALABAMA CT	H	70	763
JARBOE PAUL B	09 0907583620	5 ALABAMA CT	H	70	763
NESBITT BRADFORD	09 0904200350	6 ALABAMA CT	H	70	763
GRYBOS ANNE M	09 0910250140	293 ALABAMA RD	H	70	763
WILSON GEORGE GRA	09 0920001500	295 ALABAMA RD	H	70	763
BURKE PAUL E3RD	09 0908010710	297 ALABAMA RD	H	70	763
NUTTLE JAYNE R	09 0914900081	299 ALABAMA RD	H	70	763
WELCH MARK CHARLE	09 0919718161	300 ALABAMA RD	H	70	763
NUTTLE ELBERT R	09 0923001620	301 ALABAMA RD	H	70	763

<u>AMANN STEFAN T</u>	09 0919718162	302 ALABAMA RD	H	70	763
<u>SCHMIDT C EUGENE</u>	09 0919070701	303 ALABAMA RD	H	70	763
<u>BRIGSTOCKE RICHAR</u>	09 0902000750	304 ALABAMA RD	H	70	763
<u>GRISWOLD HAROLD E</u>	09 0904003120	305 ALABAMA RD	H	70	763
<u>RUBIN.BRIAN A</u>	09 0902574120	306 ALABAMA RD	N	70	763
<u>EPPLER CECILIA LO</u>	09 0913201950	307 ALABAMA RD	H	70	763
<u>LANNON FRANCES D</u>	09 0925150010	308 ALABAMA RD	H	70	763
<u>DERR NATHAN M</u>	09 0902656890	309 ALABAMA RD	H	70	763
<u>HOLZGANG WILLIAM</u>	09 0903476270	310 ALABAMA RD	H	70	763
<u>SHERMAN CARLTON R</u>	09 0913405270	311 ALABAMA RD	H	70	763
<u>DALEY JANET S</u>	09 0911352990	312 ALABAMA RD	H	70	763
<u>MCGINN MICHAEL F</u>	09 0911353180	313 ALABAMA RD	H	70	763
<u>KIDDER FRANCIS KE</u>	09 0913066000	314 ALABAMA RD	H	70	763
<u>HOEHN RICHARD C</u>	09 2400005790	316 ALABAMA RD	H	70	763
<u>MCALLISTER MICHAEL</u>	09 2400005791	318 ALABAMA RD	H	70	763
<u>SHERMAN WILLIAM B</u>	09 0920550140	320 ALABAMA RD	H	70	763
<u>POAG RYAN</u>	09 0909650320	400 ALABAMA RD	H	70	763
<u>BARRETT ALLEN MJR</u>	09 0902370130	401 ALABAMA RD	H	70	763
<u>HUTSON JAMES H</u>	09 0912000340	402 ALABAMA RD	H	70	763
<u>RUARK HENRY R</u>	09 0918722210	403 ALABAMA RD	H	70	763
<u>MCGILL JAMES F</u>	09 0919078010	404 ALABAMA RD	H	70	763
<u>CORONA ROBERT L</u>	09 0905770030	405 ALABAMA RD	H	70	763
<u>NESLINE VINCENT P</u>	09 0908000750	406 ALABAMA RD	H	70	763
<u>FULTZ LARRY ELMER</u>	09 0920001110	407 ALABAMA RD	H	70	763
<u>ANDERSON MICHAEL</u>	09 0905820000	408 ALABAMA RD	H	70	763
<u>ZEROFISKY NORMAN H</u>	09 0921350090	409 ALABAMA RD	H	70	763
<u>GORDON HELEN M</u>	09 0902574650	410 ALABAMA RD	H	70	763
<u>BROOKS CAROLYN QU</u>	09 0908551550	411 ALABAMA RD	H	70	763
<u>ROWLAND GREGORY</u>	09 0920661100	412 ALABAMA RD	H	70	763
<u>ORENDORFF KRISTOF</u>	09 0911770940	413 ALABAMA RD	H	70	763
<u>SWINDELL CHARLES</u>	09 0912590280	414 ALABAMA RD	H	70	763
<u>SWICK ROBERT LEE</u>	09 0923350220	415 ALABAMA RD	H	70	763
<u>JACKSON DAVID H</u>	09 0910453430	417 ALABAMA RD	H	70	763
<u>KUEHN RUSSELL T</u>	09 0920200020	419 ALABAMA RD	H	70	763
<u>FONDERSMITH ERIC</u>	09 0919000230	421 ALABAMA RD	H	70	763
<u>KIBBE EUGENE L3RD</u>	09 0904200330	423 ALABAMA RD	H	70	763
<u>HUNTER SUSAN W</u>	09 0908011340	425 ALABAMA RD	H	70	763
<u>GALLAGER SUSAN</u>	09 0922451170	427 ALABAMA RD	H	70	763
<u>BATLEY MICHAEL R</u>	09 0913753760	429 ALABAMA RD	H	70	763
<u>JONES ISAAC</u>	09 0923500850	431 ALABAMA RD	H	70	763
<u>BANGAY HOLLY B</u>	09 0919480310	433 ALABAMA RD	H	70	763
<u>ROSCHE MARY ELLEN</u>	09 0908011570	435 ALABAMA RD	H	70	763
<u>WELLING ROBERT E</u>	09 0904750150	437 ALABAMA RD	H	70	763
<u>VISHER CHRISTINE</u>	09 0919078450	500 ALABAMA RD	H	70	296
<u>SIM MICHAEL E</u>	09 0913165080	502 ALABAMA RD	H	70	296
<u>RIGGLEMAN TIMOTHY</u>	09 0902650580	504 ALABAMA RD	H	70	296
<u>SWEETING LINDA MA</u>	09 0919713800	506 ALABAMA RD	H	70	296
<u>SMITH KENNETH E</u>	13 1313203530	2802 ALABAMA AVE	H	109	359

<u>VOGEL THOMAS</u>	13 1313202360	2804 ALABAMA AVE	H	109	359
<u>ANTHONY JOSEPH V</u>	13 1308650170	2806 ALABAMA AVE	H	109	359
<u>PERNIA CAROL S</u>	13 1311000560	2807 ALABAMA AVE	H	109	359
<u>WEBER WILLIAM F</u>	13 1311770622	2808 ALABAMA AVE	H	109	359
<u>MADDOX KIMBERLEY</u>	13 1313201061	2810 ALABAMA AVE	H	109	359

Charles Parrish
443.253.3886





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MADDOX KIMBERLEY	13 1313201061	2810 ALABAMA AVE	H	109	359
MADDOX KIMBERLEY	13 2200022725	2810 ALABAMA AVE	N	109	359
HWB134NLUZERNEAVE	13 1301540180	2811 ALABAMA AVE	N	109	359
MADDOX BARBARA D	13 1313201060	2812 ALABAMA AVE	H	109	359
WINDESHEIM MAYNAR	13 1312000780	2813 ALABAMA AVE	H	109	359
MONTEIL LIONEL J	13 1315050040	2815 ALABAMA AVE	H	109	359
WALLACE DIANE M	13 1315050041	2817 ALABAMA AVE	H	109	359
SYCZUROWSKI STANL	13 1313750020	2820 ALABAMA AVE	H	109	359
LAYDEN JAMES P	13 1310450660	2821 ALABAMA AVE	H	109	359
BIADOMANG JOY B	13 1320300131	2822 ALABAMA AVE	H	109	359
SCHLEY JOELLEN D	13 1319321060	2823 ALABAMA AVE	H	109	359
SCHUMACHER WAYNE	13 1320300130	2824 ALABAMA AVE	H	109	359
BURG LAURA E	13 1301540150	2825 ALABAMA AVE	H	109	359
BURY WAYNE E	13 1320200150	2826 ALABAMA AVE	H	109	359
GREWE NANCY L	13 1319480090	2828 ALABAMA AVE	H	109	359
MORRIS STANLEY BE	13 1313751140	2828H ALABAMA AVE	H	109	359
WILLIAMS ROBERT L	13 1700001651	2829 ALABAMA AVE	H	109	359
BRIGGS JEROME E	13 1313400680	2830 ALABAMA AVE	N	109	359
GILLEN ROBERT W	13 1307290220	2831 ALABAMA AVE	H	109	359
AIOSA PATRICK W	13 1303230440	2832 ALABAMA AVE	H	109	359
SPAKOSKI TERESA L	13 1308651460	2833 ALABAMA AVE	H	109	359
RODRIGUEZ MOSES	13 1312400860	2834 ALABAMA AVE	H	109	359
SEYMER KENNETH B	13 1313007010	2835 ALABAMA AVE	H	109	359
CONWAY WILLIAM J	13 1318100670	2836 ALABAMA AVE	H	109	359
BROWN WILLIAM H	13 1302651680	2837 ALABAMA AVE	H	109	359
MITTEN ANNAMARIE	13 1311470140	2838 ALABAMA AVE	H	109	359
LEE DANIEL J	13 1700008855	2839 ALABAMA AVE	H	109	359
SMITH LUNA G	13 1700003649	2839 ALABAMA AVE	N	109	359
SCHREIBER CHRISTI	13 1323750400	2840 ALABAMA AVE	H	109	359
STENCIL CHARLES R	13 1311350360	2842 ALABAMA AVE	H	109	359
SMITH LUNA G	13 1319511370	2843 ALABAMA AVE	N	109	359
HEFFERNAN MICHAEL	13 1319320570	2854 ALABAMA AVE	H	109	359
HINES JIMMIEJR	13 1302650250	2901 ALABAMA AVE	H	109	359
ZACHMAN LOUIS JSR	13 1326000080	2902 ALABAMA AVE	H	109	359
SWIDOWICH SHIRLEY	13 1302650251	2903 ALABAMA AVE	H	109	359
SHORTT ARTHUR CJR	13 1302650150	2904 ALABAMA AVE	H	109	359
ORELLANA ALEX A	13 1700009594	2907 ALABAMA AVE	H	109	359

<u>MURILLO OSCAR A</u>	13 2100011552	2909 ALABAMA AVE	H	109	359
<u>MATHISON GERALD H</u>	13 1305610021	2915 ALABAMA AVE	H	109	359
<u>QUINTANILLA JOSE</u>	13 1310000411	2916 ALABAMA AVE	H	109	359
<u>RODRIGUEZ JOSE</u>	13 1700012879	2919 ALABAMA AVE	H	109	359
<u>DREXLER JOAN A</u>	13 1302190187	2921 ALABAMA AVE	H	109	359
<u>KIGHTLINGER GEORG</u>	13 1700012880	2923 ALABAMA AVE	H	109	359
<u>SPENCE CYNTHIA L</u>	13 1311770151	2928 ALABAMA AVE	H	109	359
<u>TENHOFF RUSSELL V</u>	13 2500003506	2930 ALABAMA AVE	H	109	359
<u>DASSING PHILIP JC</u>	13 1323001960	3000 ALABAMA AVE	H	109	359
<u>SJOBLOM EMMA A</u>	13 1319430001	3002 ALABAMA AVE	H	109	359
<u>LEUSCHNER MICHAEL</u>	13 1320800230	3004 ALABAMA AVE	H	109	359
<u>STEWART DAVID</u>	13 1307150134	3006 ALABAMA AVE	H	109	359
<u>FLINCHUM TINA</u>	13 1306350290	3007 ALABAMA AVE	H	109	359
<u>HALL DONALD A HA</u>	13 1308002600	3009 ALABAMA AVE	H	109	359
<u>GETZ ANNA MAY</u>	13 1307150680	3010 ALABAMA AVE	N	109	359
<u>WHITE JAMES A</u>	13 1311351090	3011 ALABAMA AVE	H	109	359
<u>DUNKERLY RICHARD</u>	13 1323001430	3012 ALABAMA AVE	H	109	359
<u>COLLINS LUCILLE V</u>	13 1303471100	3013 ALABAMA AVE	H	109	359
<u>NALLEY CLARENCE H</u>	13 1900005037	3014 ALABAMA AVE	H	109	359
<u>SPIKER STEVEN G</u>	13 1302651180	3015 ALABAMA AVE	H	109	359
<u>KOHLHAUS JEFFREY</u>	13 1316600090	3018 ALABAMA AVE	N	109	359
<u>KOHLHAUS JEFFREY</u>	13 1600007301	3018 ALABAMA AVE	H	109	359
<u>HARDING DONALD CS</u>	13 1304500490	3019 ALABAMA AVE	H	109	359
<u>WELDEN MICHAEL D</u>	13 1326200041	3021 ALABAMA AVE	H	109	359
<u>WARNER GEORGE NJR</u>	13 2200009755	3022 ALABAMA AVE	H	109	359
<u>WARNER GEORGE NJR</u>	13 2200009754	3024 ALABAMA AVE	N	109	359
<u>YARBOR STEVEN E</u>	13 1316150570	3025 ALABAMA AVE	H	109	359

IN THE ORPHANS' COURT FOR
(OR)
BEFORE THE REGISTER OF WILLS FOR

Baltimore County, MARYLAND

IN THE ESTATE OF:

LILLIAN M. ALLERS

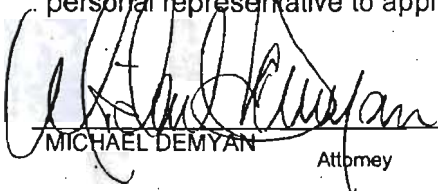
ESTATE NO: 142583


Date of Death 01/14/2007

INVENTORY
Summary

Schedule	Type of Property	Appraised Value
A	Real.....	\$ 46,000.00
B	Leasehold.....	\$
C	Tangible Personal.....	\$
D	Corporate Stocks.....	\$
E	Bonds, notes, mortgages, debts due to the decedent.....	\$
F	Bank accounts, savings and loan accounts, cash.....	\$
G	All other interests.....	\$
Total		\$ 46,000.00

I solemnly affirm under the penalties of perjury that the contents of the foregoing inventory are true to the best of my knowledge, information, and belief and that any property valued by me which I have authority as personal representative to appraise has been valued completely and correctly in accordance with law.


MICHAEL DEMYAN
Attorney

 4/6/07
JEANNE L. GEISENDAFFER
Personal Representative Date

7439 BALTIMORE-ANNAPOLIS BLVD.
Address

Personal Representative Date

GLEN BURNIE, MD 21061

Personal Representative Date

(410) 787-8700
Telephone Number

(410) 255-0541
Telephone Number(optional)

INVENTORY
Supporting Schedule

Inventory of Estate of LILLIAN M. ALLERS
Estate No. 142583

SCHEDULE A - REAL PROPERTY

<u>Item No.</u>	<u>Description</u>	<u>Market Value</u>
1)	Map 109, Grid 11, Parcel 358, Section Q, Lots 10 and 11 Pennsylvania Avenue, Baltimore County, MD 21227 Tax District 13, Account #: 1301350141 Value Per Attached Appraisal	\$46,000.00

Verification of appraiser other than personal representative, if not supplied separately:

I solemnly affirm under the penalties of perjury that I appraised the property listed on this schedule on the _____ day of _____, _____, and that the appraisal was done impartially and to the best of my skill and judgement.

Signature of appraiser

Printed Name

Address

Instructions:

Pursuant to Code, Estates and Trusts Article §7-201

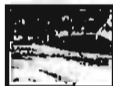
1. Describe each item in reasonable detail, and indicate its appraised gross market value as of the date of death of the decedent.
2. If an item is encumbered, show the type and amount of any encumbrance in the description.
3. For real and leasehold property, give a description sufficient to identify the property and the title reference by liber and folio.
4. In listing tangible personal property it is not necessary to list wearing apparel other than furs and jewelry

RESIDENTIAL APPRAISAL REPORT



ADVANCE APPRAISAL SERVICES INC.

Property Location:	Lots 10-11 Pennsylvania Avenue Map 109 Grid 11 Pcl 359 Section Q Lots 10-1 Baltimore, MD 21227
Borrower:	Estate of Lillian Allers
Client:	Law Offices of Michael Demyan 7439 Baltimore-Annapolis Blvd Glen Burnie, MD 21061
Effective Date:	01/14/07
Prepared By:	Advance Appraisal Services, INC. 708 Camp Meade Road Linthicum, MD 21090



Advance Appraisal Svcs.
Linthicum, MD 21090
Linthicum, MD 21090

Phone# 410-694-8081

ADVANCE APPRAISAL SERVICES INC.
708 S. Camp Meade Road
Linthicum, MD 21090

CLIENT: Law Offices of Michael Demyan

Re: The following subject lot as described as follows;

Estate of Lillian Allers
Lot 10-11 Pennsylvania Avenue
Map 109 Grid 11 Section Q Parcel 359
Baltimore, MD 21227

Tax Account #1301350141
(Internal File #A070061)

Pursuant to your request, we have prepared a fair market value appraisal report with an effective date of January 14, 2007 on the property recorded among the land records of Baltimore County. The subject property is inclusive of parcel #3589 in it's entirety as described in the site boundary survey, deed, and included in the "Summary of Salient Features" which follows.

The accompanying report is based on an analysis and review of (but not limited to) the following data sources; Readily Available Public Land Records, Unrecorded Plat Tax Account #1301350141, Baltimore County Tax Records, Zoning District And Regulations, Baltimore County ADC Map, FEMA Map Panel #240010-0510 B Dated 03/02/1981, Baltimore County Public Utilities, a Physical Site Analysis and Inspection, Investigation of the subject neighborhood and expanding market area of influence, and a review of sales, cost, and income data (if applicable) for similar properties.

This appraisal has been made with particular attention paid to applicable value-influencing economic conditions and has been processed in accordance with nationally recognized appraisal guidelines.

The final opinion of value and conclusions as stated herein render an appraised value of (\$46000... Forty Six Thousand Dollars And No Cents) in total and is inclusive of all parcels identified as Parcel #359 rendering 5000 sqft as held Baltimore, Maryland 21227. The opinion of value is indicative of current market value as derived from the most timely and similar comparable properties and as reported in the body of the appraisal, and as contingent upon the certification and limiting conditions attached.

Neither all nor any part of the contents of this report shall be conveyed to any person or entity, other than the appraiser's or firm's client, through advertising, solicitation materials, public relations, news, sales, or other media without the written consent and approval of the authors, particularly as to valuation conclusions, the identity of the appraiser or firm with which the appraiser is connected, or any reference to (affiliation with any professional appraisal, organization) or (designation). Further, the appraiser or firm assumes no obligation, liability, or accountability to any third party. If this report is placed in the hands of anyone but the client, the client shall make such party aware of all the assumptions and limiting conditions of the assignment.

Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Sincerely,



SUMMARY OF SALIENT FEATURES

SUBJECT INFORMATION	Subject Address	Lots 10-11 Pennsylvania Avenue
	Legal Description	Map 109 Grid 11 Pcl 359 Section Q Lots 10-11
	City	Baltimore
	County	Baltimore Cnty
	State	MD
	Zip Code	21227
	Census Tract	4301.02
	Map Reference	BC42-H09
SALES PRICE	Sale Price	\$ Valuation
	Date of Sale	N/A
CLIENT	Borrower / Client	Estate of Lillian Allers
	Lender	Law Offices of Michael Demyan
DESCRIPTION OF IMPROVEMENTS	Size (Square Feet)	
	Price per Square Foot	\$
	Location	Rosemont
	Age	
	Condition	
	Total Rooms	
	Bedrooms	
Baths		
APPRAISER	Appraiser	Marc I. Tilles
	Date of Appraised Value	01/14/07
VALUE	Final Estimate of Value	\$ 46,000

LAND APPRAISAL REPORT

IDENTIFICATION

Borrower Estate of Lillian Allen Census Tract 4301.02 Reference BC42-H09
 Property Address Lots 10-11 Pennsylvania Avenue
 City Baltimore County Baltimore Cnty State MD Zip Code 21227
 Legal Description Map 109 Grid 11 Pcl 359 Section Q Lots 10-11
 Sale Price \$ Valuation Date of Sale N/A Loan Term N/A yrs. Property Rights Appraised Fee Leasehold De Minimis PUD
 Actual Real Estate Taxes \$ 318.00 (yr) Loan charges to be paid by seller \$ N/A Other sales concessions N/A
 Lender/Client Law Offices of Michael Demyan Address 7439 Baltimore-Annapolis Blvd, Glen Burnie,
 Occupant Vacant Land Appraiser Marc I. Tilles Instructions to Appraiser Current Market Value

NEIGHBORHOOD

Location	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Good	Avg.	Fair	Poor
Built Up	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25% to 75%	<input type="checkbox"/> Under 25%	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Growth Rate	<input type="checkbox"/> Fully Dev.	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Steady	<input type="checkbox"/> Slow	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Property Values	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Demand/Supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Oversupply	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marketing Time	<input checked="" type="checkbox"/> Under 3 Mos.	<input type="checkbox"/> 4-6 Mos.	<input type="checkbox"/> Over 6 Mos.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Present Land Use	<u>85%</u> 1 Family	<u>5%</u> 2-4 Family	<u> </u> % Apts.	<u> </u> % Condo	<u>5%</u> Commercial	<u> </u>	<u> </u>
	<u> </u> % Industrial	<u>5%</u> Vacant	<u> </u> %	<u> </u> %	<u> </u> %	<u> </u>	<u> </u>
Change in Present Land Use	<input checked="" type="checkbox"/> Not Likely	<input type="checkbox"/> Likely (*)	<input type="checkbox"/> Taking Place (**)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	(*) From <u> </u> To <u> </u>						
Predominant Occupancy	<input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Tenant	<u>5</u> % Vacant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Single Family Price Range	\$ <u>145,000</u> to \$ <u>375,000</u>		Predominant Value \$ <u>265,000</u>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Single Family Age	<u>New</u> yrs. to <u>100</u> yrs.		Predominant Age <u>60</u> yrs.		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise): The subject is situated in Halethorpe which is comprised of mixed owner occupied single family style dwellings and commercial use sites. Typical units are well maintained and displays average appeal. Most amenities and utilities are available at the subject site and provide adequate coverage.

SITE

Dimensions 5000 Sq Ft +/- = .11 Sq. Ft. or Acres Corner Lot
 Zoning classification R-Residential Present Improvements do do not conform to zoning regulations
 Highest and best use Present use Other (specify)
 Elec. Public Other (Describe) OFF SITE IMPROVEMENTS
 Gas Street Access Public Private Topo Level to Sloping
 Water Surface Macadam Size Typical of the area.
 San. Sewer Maintenance Public Private Shape Rectangular
 Undergound Elect. & Tel. Storm Sewer Curb/Gutter View Average for Area
 Sidewalk Street Lights Drainage Appears Adequate
 Is the property located in a HUD Identified Special Flood Hazard Area? No Yes
 Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions): The subject is located in an area which has average market appeal. No notable adverse conditions or easement are apparent to appraiser at the time of inspection. The subject is not located in a recognized flood hazard area. FEMA map panel # 240010-0510 B 03/02/1981.

The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	Lots 10-11 Pennsylvania Avenue	2845 Pennsylvania Avenue	2815 Ohio Avenue	5542 Willys Avenue
Proximity to Subject		.10 Miles	.25 Miles	2.8 Miles
Sales Price	\$ Valuation	\$ 45,000	\$ 49,200	\$ 42,000
Price Ac	\$ N/A	\$ 23,684	\$ 22,363	\$ 12,352
Data Source	MRIS/TxRcrds	TaxRecords-DOM-UNK	BC4688331-DOM-8	TaxRecords-DOM-UNK
Date of Sale and Time Adjustment	DESCRIPTION	DESCRIPTION +(-)\$ Adjust	DESCRIPTION +(-)\$ Adjust	DESCRIPTION +(-)\$ Adjust
	N/A	05/17/04	02/23/04	02/10/06
Location	Rosemont	Rosemont	Rosemont	Halethorpe
Site/View	.11 Ac/Avg	.19 Ac/Avg	.22 Ac/Avg	.34 Ac/Avg
Topography	Level+/-	Level+/-	Level+/-	Level+/-
Use/Buildable	R/1 Bld Site	R/1 Bld Site	R/1 Bld Site	R/1 Bld Site
Utilities	At Site	At Site	At Site	At Site
Zoning	R-Residential	R-Residential	R-Residential	R-Residential
Sales or Financing Concessions	N/A	N/A	N/A	N/A
	Vacant Land	Vacant Land	Vacant Land	Vacant Land
Net Adj. (Total)	<input type="checkbox"/> + <input type="checkbox"/> - \$	<input type="checkbox"/> + <input type="checkbox"/> - \$	<input type="checkbox"/> + <input type="checkbox"/> - \$	<input type="checkbox"/> + <input type="checkbox"/> - \$
Indicated Value of Subject	Net % \$ 45,000	Net % \$ 49,200	Net % \$ 42,000	

Comments on Market Data: All sales are similar unimproved residential use sites with similar utilities and hookups. The most probable use of the subject and sales identified in this report has been determined to be residential.

Comments and Conditions of Appraisal: No adverse condition or easements are noted. No survey of sites has been made by the appraiser as this would exceed the scope and purpose of this appraisal. The property remains undeveloped land with no existing site improvements at time of appraisal. The potential for development is contingent on issuance of county permits and local approval.

Final Reconciliation: The Market Data Analysis has been performed during the course of this assignment. Most emphasis is placed on this approach to value as it is determined to be the most indicative of actual market trends and best reflects buyer/seller actions in the market place.

RECONCILIATION

I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF 01-14-07 to be \$ 46,000
 ** See attached addendum.
Marc I. Tilles Appraiser(s) Did Did Not Physically Inspect Property

Borrower/Client	Estate of Lillie Allers	File No.	A070061
Property Address	Lots 10-11 Pennsylvania Avenue		
City	Baltimore	County	Baltimore Cnty
		State	MD
Lender	Law Offices of Michael Demyan		
		Zip Code	21227

Intended User(s)

Neither all nor any part of the contents of this report shall be conveyed to any person or entity, other than the appraiser's or firm's client, through advertising, solicitation materials, public relations, news, sales, or other media without the written consent and approval of the authors, particularly as to valuation conclusions, the identity of the appraiser or firm with which the appraiser is connected, or any reference to (affiliation with any professional appraisal organization) or (designation). Further, the appraiser or firm assumes no obligation, liability, or accountability to any third party. If this report is placed in the hands of anyone but the client, the client shall make such party aware of all the assumptions and limiting conditions of the assignment.

Neighborhood And Surrounding Market Area

The subject is located in an area which is located in the BWI airport recognized noise zones and flight path flyover easements, commercial and industrial use sites, and major arteries and connecting highways. The locational influences which are incurred includes noxious odors, fumes, noise, and congestion. This is, however, common and typical of such urban/suburban and metropolitan areas in this market place. The overall impact on marketability and value has been considered in the market analysis and valuation of the subject. This is generally accepted among consumers of commercial use sites and is indicative of values and reflected in the transfer of such sites.

Flood Zone

Please note the subject site is not located in a FEMA flood zone according to the map panel #240010-0510 B- 03/02/1981. Sales marketability and appeal remains average for this market area.

Survey

Please note no site survey has been made by the appraiser as this would exceed the scope and expertise of this appraisal assignment. Reliance has been placed on county land records and Anne Arundel County subdivision map drawings. All information regarding site acreage, shape, topography, and supporting site data, as contained herein, has been derived from these data sources, drawings, and relied upon for valuation purposes. Any deviation from this data would render this opinion of value null and void and would require reconsideration of value.

Neighborhood

Please note the subject is situated in an area of mixed commercial development and residential housing stock. The makeup of the community is within the typical range and provides consistent comparison between surrounding markets. The maintenance and upkeep of properties is typically adequate. This is common and typical of this market area and incurs no measurable negative marketability and/or value.

Predominant Neighborhood Value Range

The predominant neighborhood value site range is varied from that of the subject due to the inherent mix of housing stock. The weighted average sales price is inclusive of all property types with the subject's value being indicative of lower priced unimproved and undeveloped site properties. This is common and typical of such parcels in this market are as displayed via the paired sales analysis and current market data.

Site Features

Ingress and egress is via road frontage, municipal taps are at site. The topography is mostly level

Borrower/Client	Estate of Lillian Allers		
Property Address	Lots 10-11 Pennsylvania Avenue		
City	Baltimore	County	Baltimore Cnty
		State	MD
Lender	Law Offices of Michael Demyan		
		Zip Code	21227

and provides cleared views. Surrounding sites are mostly developed with predominant development being single family residence. The shape is mostly rectangular. No notable improvements are situated on the site at the time of inspection.

The appraiser is appraising the home for estate purposes and the appraisal is not meant for bank usage. Also, it is assumed the land was unimproved as of the effective date of this appraisal assignment. This appraisal is no guarantee that the site is buildable and will meet zoning requirements for all necessary permits to have a improvement placed upon the property. Information on this would need to be acquired from the proper lands records and local zoning offices from the local county government.

MARKET COMMENTS

Subject's Effective Date Of Valuation

1.) The subject date of valuation is on the recorded date of death which occurred on or about 01/14/2007. All sales data is indicative of marketing condition and typical sale range within a typical market period not to exceed the stated date. All data, therefore, falls within this market range and time of exposure.

2.) Please note Comp # 3 exceeds 1 mile from the subject site location. All sales, however, are taken from the expanding market area which exhibit the same external influences and appeal. The sale offerings are similar in size and appeal as well, and displays similar marketability. The most proximate location of sales is preferred in comparing properties and is typical in this market for properties of this nature, however, expanded radius is often required due to the limited number of site transfers.

3.) Please note sales occurred over 6 months from the effective date of the appraisal, however, remain within a 36 month period. It is typical in appraising land to have go back a greater time span due to the lack of more current sales. This is attributed to the lack of more timely sales which occurred within the market area. Sale remains the most timely, proximate, and similar comparable properties available and renders strong support of market value.

4.) It is noted Comp# 2 exhibits superior site acreage as paired to the subject. The sale required downward adjustment for this items. The use of varied degrees and sized sites is typical and remain indicative of current marketing values from within the area. The use of such properties is attributed to the limited supply coupled with high consumer demand for unimproved building sites. This is common of such comparisons in this market. Sales remain the most comparable and timely sale exhibiting good support for marketability and values.

5.) The sales comparison adjustments are in accordance with their combined acreage, utility, and features and paired to the subject. No atypical value has been applied or considered for these features as they relate to this market, however, these elements typically enhance and increase marketability and value.

6.) Sales remain viable comparable properties and exhibit strong support of such sales in this market area. The required adjustments are common and typical of market comparisons due to the limitations imposed in pairing properties with unique and custom amenities. Properties of this type typically offer a variety of features and amenities requiring increased adjustments.

7) The pictures of the comps show improved homes due to the fact the comps occurred when they were vacant lots. It is typical to do this in appraising a lot .The appraiser has driven by the sites utilized, and some or all are now improved with buildings.

All sales offer the most recent suitable sales available in the market area at the time of appraisal and are considered to give good support of appraised value.

Final Reconciliation

The appraisal has been performed based on a Hypothetical Assumption, as defined in the 1999

Supplemental Addendum

FILE NO. A0700011 Page # of

File No. A070061

Borrower/Client	Estate of Lillian Allers						
Property Address	Lots 10-11 Pennsylvania Avenue						
City	Baltimore	County	Baltimore Cnty	State	MD	Zip Code	21227
Lender	Law Offices of Michael Demyan						

USPAP Standards. The subject site is unimproved land with potential for development as a single lot development buildable site. The sites legal status is currently stated to be (R-2 undeveloped vacant land). The development remains contingent on local planning and zoning approval and subsequent issuance of building permits. The existing subdivision and supporting site data as obtained shall be submitted for local approval construction proposals. An Extraordinary Assumption is made on the basis that all data provided to the appraiser, including but not limited to proposed commercial use, development, and full rights and proposed use of site is accurate and inclusive of all requirements and regulations. Any deviations from that as reported in this appraisal report would render this appraisal and opinion of value null and void.

****NOTE****

ROUNDING OF THE SITE SQUARE FOOTAGE IS APPLICABLE TO SALES, AS THEY ARE ESTIMATED FOR COMPARISON PURPOSES, BASED ON TAX RECORDS, MULTIPLE LIST DATA, PHYSICAL SITES INSPECTIONS, AND OR FILES. THE INDICATED SQUARE FOOTAGE(S) SHOULD NOT BE MISCONSTRUED AS THE ACTUAL EXACT SQUARE FEET. MINOR DEVIATIONS IN THE PARING OF SALES HAS NO MEASURABLE AFFECT ON VALUES.

THE ENVIRONMENTAL STATUS OF THE SUBJECT PROPERTY PERTAINS TO THE READILY VISIBLE AND ACCESSIBLE AREAS ONLY. THE APPRAISER IS NOT QUALIFIED TO INSPECT FOR RADON, MOLD, RADIUM, AND ALL OTHER UNFORSEEN ENVIRONMENTAL PROBLEMS. IT IS STRONGLY RECOMMENDED THAT AN EXPERT IN THESE FIELDS BE CONSULTED FOR A MORE ACCURATE ASSESSMENT OF THESE ELEMENTS.

THE PAST 36 MONTHS SALES HISTORY OF THE SUBJECT AND COMPARABLE SALE PROPERTIES HAVE BEEN LIMITED TO A REVIEW OF MRIS, SUBJECT'S CONTRACT OF SALE, BROKERS REPORT, AND LOCAL TAX RECORDS. NO TITLE ABSTRACT OR TITLE SEARCH HAS BEEN PERFORMED. A COMPLETE TITLE SEARCH AND SUBSEQUENT TITLE REPORT IS CONSIDERED TO BE A MORE ACCURATE AND RELIABLE SOURCE OF TRANSFER INFORMATION AND HISTORICAL SALES DATA.

Borrower	Estate of Lillian M. [REDACTED]	File No.	A070061
Property Address	Lots 10-11 Pennsylvania Avenue		
City	Baltimore	County	Baltimore Cnty
		State	MD
		Zip Code	21227
Lender/Client	Law Offices of Michael Demyan		

This Appraisal Report is one of the following types:

- Self Contained (A written report prepared under Standards Rule _____, pursuant to the Scope of Work, as disclosed elsewhere in this report.)
- Summary (A written report prepared under Standards Rule _____, pursuant to the Scope of Work, as disclosed elsewhere in this report.)
- Restricted Use (A written report prepared under Standards Rule _____, pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use by the specified client or intended user.)

Comments on Standards Rule 2-3

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no (or the specified) present or prospective interest in the property that is the subject of this report and no (or the specified) personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions and conclusions were developed and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- I have (or have not) made a personal inspection of the property that is the subject of this report.
- No one provided significant real property appraisal assistance to the person signing this certification. (If there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report.)

Comments on Appraisal and Report Identification

Note any USPAP related issues requiring disclosure and any State mandated requirements:

ALL MECHANICAL SYSTEMS, PLUMBING AND ELECTRICAL COMPONENTS APPEARED TO IN OPERATIONAL CONDITION. HOWEVER, NO TESTING OR HOME INSPECTION ANALYSIS FOR THESE ITEMS HAS BEEN PERFORMED AS THIS WOULD EXCEED THE EXPERTISE AND SCOPE OF THIS APPRAISER AND APPRAISAL REPORT. IT IS RECOMMENDED A QUALIFIED INSPECTOR SHOULD BE RETAINED IN THIS FIELD IN ORDER TO OBTAIN A MORE ACCURATE CONDITION ACCOUNTING OF THESE ITEMS.

THE APPRAISAL DOES NOT GUARANTEE THAT THE PROPERTY IS FREE OF DEFECTS OR ENVIRONMENTAL PROBLEMS. THE APPRAISER PERFORMS AN INSPECTION OF VISIBLE AND ACCESSIBLE AREAS ONLY. MOLD MAY BE PRESENT IN AREAS THE APPRAISER CANNOT SEE. IT IS ALSO POSSIBLE RADON MAY BE A PROBLEM, AND A ENVIRONMENTAL INSPECTION IS RECOMMENDED FOR THESE AND ALL OTHER POTENTIAL ENVIRONMENTAL ISSUES THAT ARE BEYOND THE SCOPE OF THE APPRAISERS' EXPERTISE AND KNOWLEDGE.

APPRAISER:

SUPERVISORY APPRAISER (only if required):

Signature: [Signature]
 Name: Marc I. Tilles
 Date Signed: 02-12-2007
 State Certification #: _____
 or State License #: 4508
 State: MD
 Expiration Date of Certification or License: 12/21/2007
 Effective Date of Appraisal: 01-14-2007

Signature: _____
 Name: _____
 Date Signed: _____
 State Certification #: _____
 or State License #: _____
 State: _____
 Expiration Date of Certification or License: _____
 Supervisory Appraiser inspection of Subject Property:
 Did Not Exterior-only from street Interior and Exterior

Subject Photo Page

Borrower/Client	Estate of Lillian [redacted] ers		
Property Address	Lots 10-11 Pennsylvania Avenue		
City	Baltimore	County	Baltimore Cnty
State	MD	Zip Code	21227
Lender	Law Offices of Michael Demyan		

Subject Front



Lots 10-11
 Sales Price Valuation
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location Rosemont
 View .11 Ac/Avg
 Site
 Quality
 Age

Subject Rear



Subject Street



Comparable Photo Page

Borrower/Client Estate of Lillian W ers			
Property Address Lots 10-11 Pennsylvania Avenue			
City Baltimore	County Baltimore Cnty	State MD	Zip Code 21227
Lender Law Offices of Michael Demyan			



Comparable 1

2845 Pennsylvania
 Prox. to Subject .10 Miles
 Sale Price 45,000
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location Rosemont
 View .19 Ac/Avg
 Site
 Quality
 Age



Comparable 2

2815 Ohio Avenue
 Prox. to Subject .25 Miles
 Sale Price 49,200
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location Rosemont
 View .22 Ac/Avg
 Site
 Quality
 Age



Comparable 3

5542 Willys Avenue
 Prox. to Subject 2.8 Miles
 Sale Price 42,000
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location Halethorpe
 View .34 Ac/Avg
 Site
 Quality
 Age

Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

Account Identifier: District - 10 Account Number - 100120019
 Owner Information

Owner Name: JAMES E. HARRIS Use: RESIDENTIAL
 Mailing Address: 10012 WINDSOR AVE DEPT 13 BALTIMORE, MD 21234
 Principal Residence: NA
 Deed Reference: 2

Location & Structure Information

Premises Address WINDSOR AVE								Legal Description LOT 10 ROSEBOLT	
Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No: Plat Ref:
					0		10		2 13
Special Tax Areas				Town Ad Valorem Tax Class		Property Land Area SQUARE FEET		County Use	
Primary Structure Built		Enclosed Area		Type		Exterior			
Stories	Basement								

Value Information

	Base Value	Value As Of	Phase-in Assessments	
		01/01/2007	As Of	As Of
Land:	20,000	0	07/01/2006	07/01/2007
Improvements:	10,000	0		
Total:	30,000	0,000	0,000	0,000
Preferential Land:	0	0		

Transfer Information

Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:


Exemption Information

Partial Exempt Assessments	Class	07/01/2006	07/01/2007
County	000		
State	000		
Municipal	000		

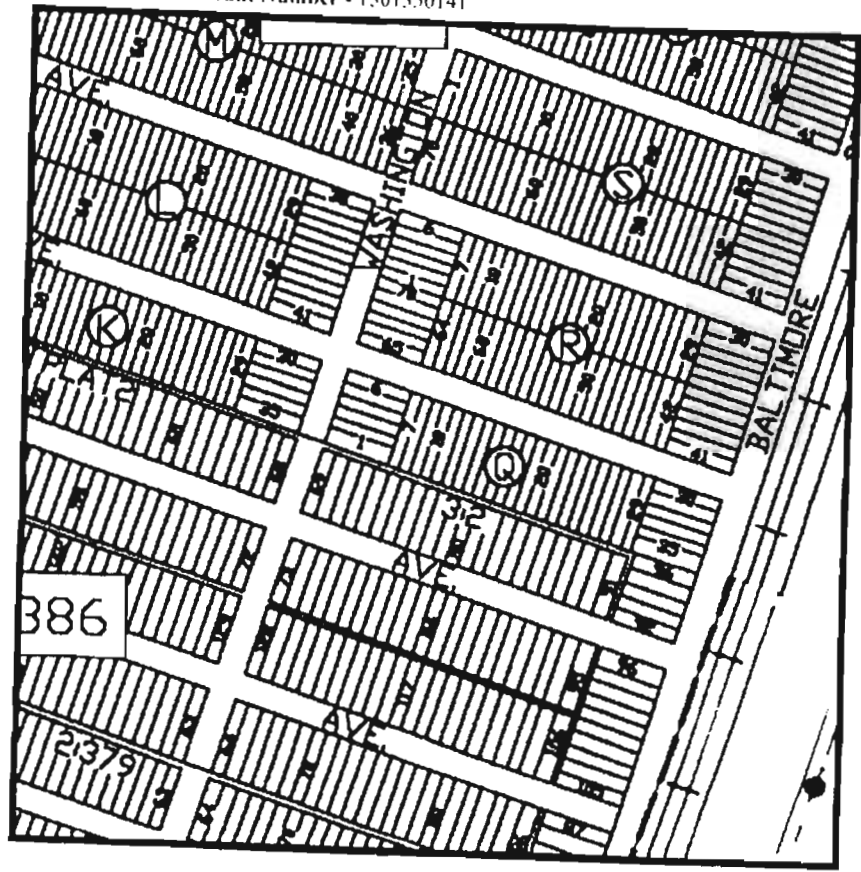
Tax Exempt Exempt Class: Special Tax Recapture: 0.0000

County Map

Borrower/Client	Estate of Lillian Myers		
Property Address	Lots 10-11 Pennsylvania Avenue		
City	Baltimore	County	Baltimore Cnty
		State	MD
		Zip Code	21227
Lender	Law Offices of Michael Demyan		

	Maryland Department of Assessments and Taxation	Go Back
	BALTIMORE COUNTY	View Map
	Real Property Data Search	New Search

District - 13 Account Number - 1301350141

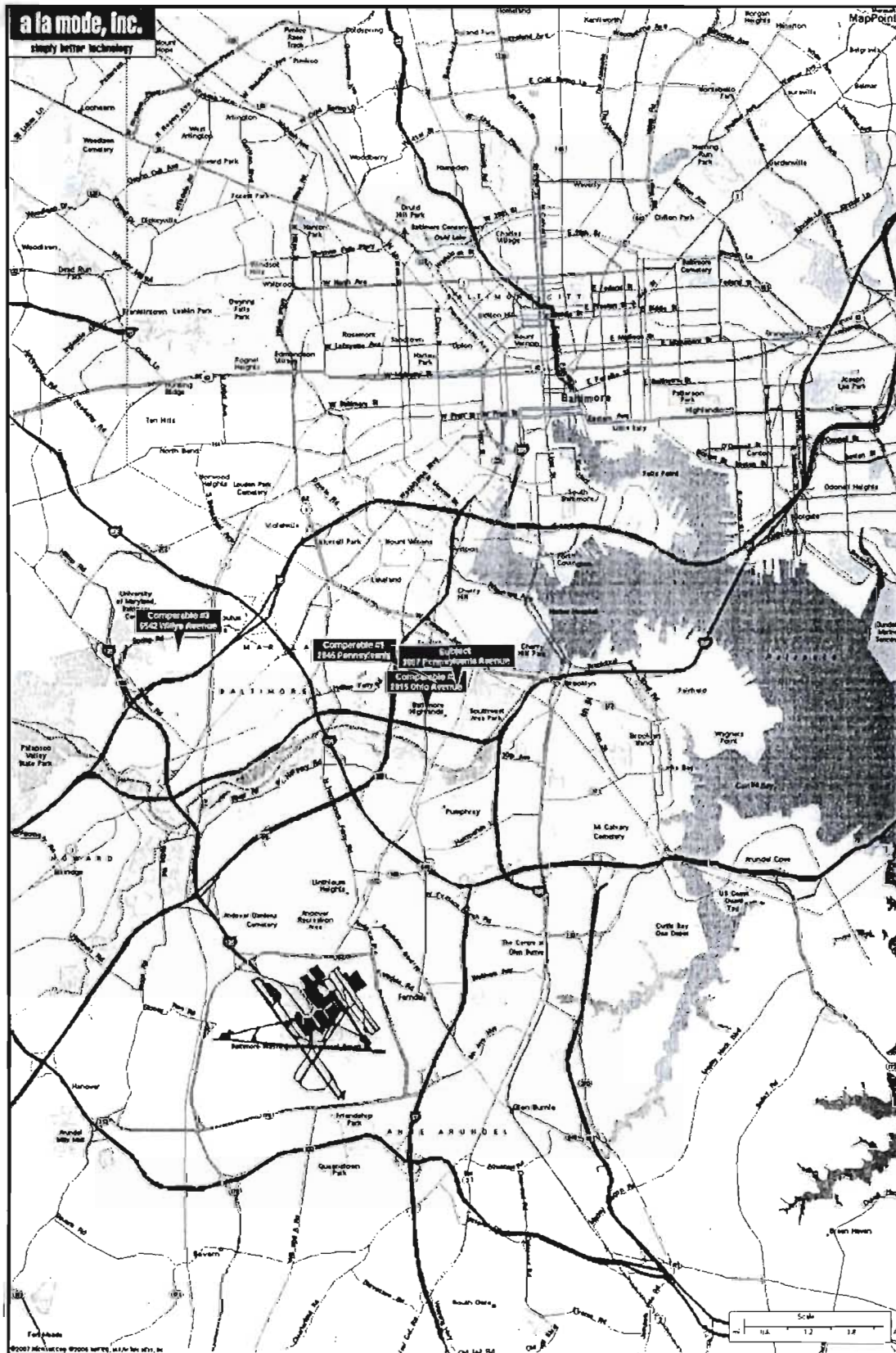


Property maps provided courtesy of the Maryland Department of Planning ©2004.
 For more information on electronic mapping applications, visit the Maryland Department of Planning
 web site at www.mdpl.state.td.us/county/index.htm.

http://sdatcert3.resiusa.org/rp_rewrite/maps/showmap.asp?countyid=04&accountid=13+1... 02/10/2007

Location Map

Borrower/Client Estate of Lillian [redacted] ers			
Property Address Lots 10-11 Pennsylvania Avenue			
City	Baltimore	County	Baltimore Cnty
		State	MD
		Zip Code	21227
Lender Law Offices of Michael Demyan			



DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgement.

STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
10. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.


APPRAISER'S CERTIFICATION: The appraiser certifies and agrees that:

1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.
2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
3. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form.
4. I have no present or prospective interest in the property that is the subject to this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property.
5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
6. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
7. I performed this appraisal in conformity with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.
8. I have personally inspected the exterior areas of the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.
9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

SUPERVISORY APPRAISER'S CERTIFICATION: If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

ADDRESS OF PROPERTY APPRAISED: Lots 10-11 Pennsylvania Avenue, Baltimore, MD 21227

APPRAISER:

Signature: 
 Name: Marc I. Tilles
 Date Signed: 02/12/07
 State Certification #: _____
 or State License #: 4508
 State: MD
 Expiration Date of Certification or License: 12/21/07

SUPERVISORY APPRAISER (only if required):

Signature: _____
 Name: _____
 Date Signed: _____
 State Certification #: _____
 or State License #: _____
 State: _____
 Expiration Date of Certification or License: _____

Did Did Not Inspect Property



Welcome Michael Demyan
Wednesday, January 17, 2007

Home | Search | My Matrix | Finance | Roster | Tax | Open House | Input | Help | Logout |
Tax | General | Quick | Address (Property) | Address (Mailing) | Create Your Own Search

Result 1 of 4. Checked 0. Check all 4.
Previous | Next | [1] 2 3 4 | Bottom | System Summary display

Metropolitan Regional Information Systems, Inc.

Tax ID #: 04131301350141
PENNSYLVANIA AVE, UNKNOWN, MD -

BALTIMORE - Select this listing
Public Record

Legal Subdivision: Rosemont Condo/Coop Name:
Incorporated City:
Owner Name: George E Allers Phone #: (410) 789-2957 Absentee: Yes
Additional: Lillian M Company:

Media Center
[No Photos](#)
[No Neighbors Available](#)
[Virtual Earth Maps](#)

RESOURCE CENTER
[Property History](#)

Resource Center
[Aerial Imagery](#)
[Community Information](#)
[Assessor Map](#)

Care of Name:
Legal Description: Lt 10 11 Rosemont
Mag/Dist #: 13 Lot: 10 Block/Square:/
Election District: 13 Legal Unit #: Grid:11
Section: Q Subdiv Ph: Addl Parcel Flag/#:
Map Suffix: Suffix: Parcel: 359
Historic ID: Agri Dist: Plat Folio: 100
Tax Map:
Map:109
Sub Parcel:
Plat Liber:7
TOTAL TAX BILL \$318 City Tax:
State/County Tax: \$318 Refuse:
Special Tax: Homestd/Exempt Status:
Front Foot Fee: Tax Class:
Tax Levy Year: 2006
Tax Rate: 1.21
Exempt Class: 000
Mult Class:

ASSESSMENT

Year Assessed	Total Tax Value	Land	Improvement	Land Use
2003	\$26,250	\$26,250	\$	
2002	\$25,332	\$23,500	\$	
2001	\$24,416	\$23,500	\$	

DEED Deed Liber:0 Deed Folio: 0
Transfer Date Price Grantor Grantee
20-Jul-1950 \$ Malcolm Albert L & Maude E Allers George E

PROPERTY DESCRIPTION

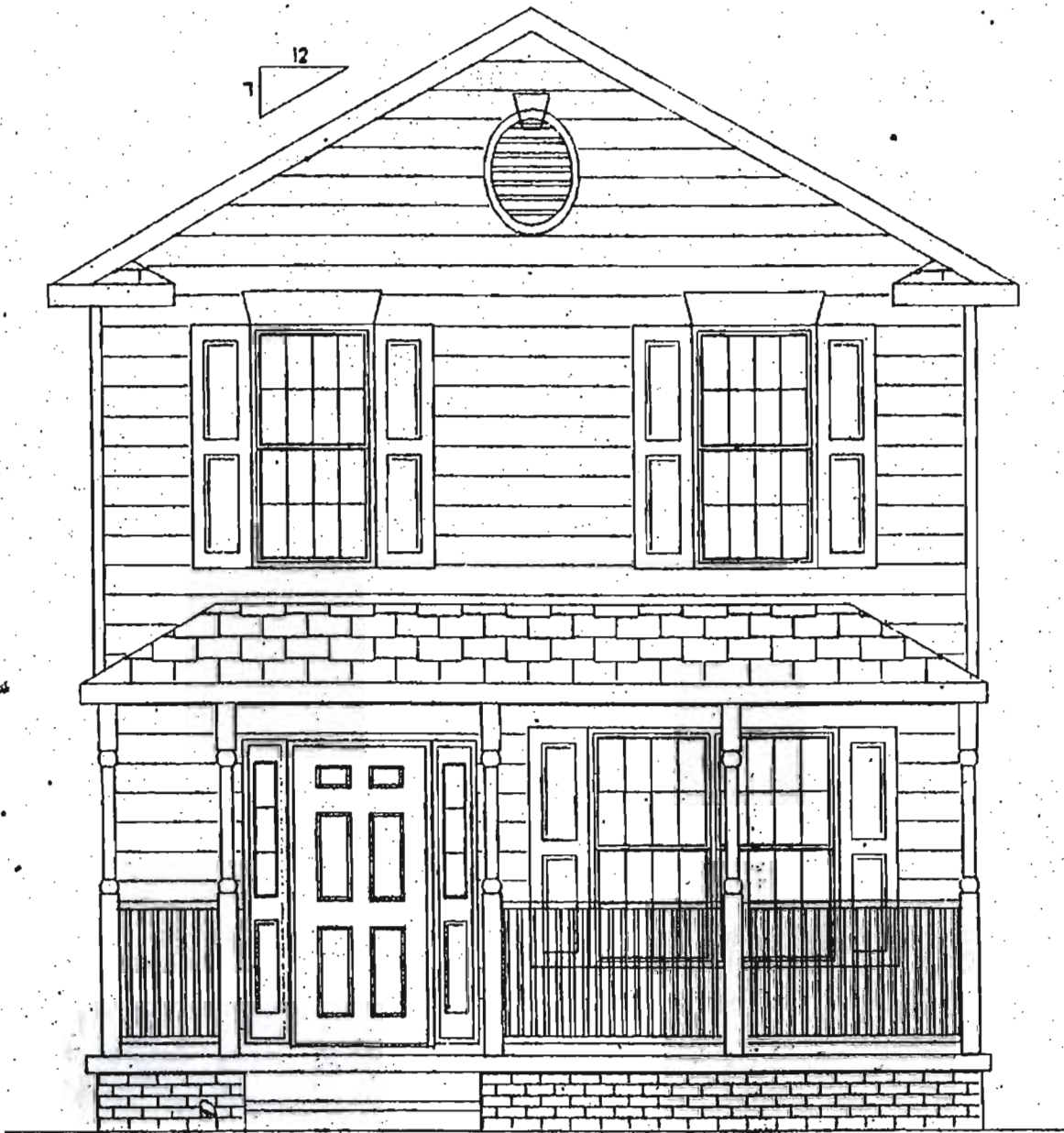
Year Built: 0 Zoning Code: Census Tract/Block: /
Irregular Lot: Square Feet: 5000 Acreage: .110 Property Card #:
Land Use: Residential
Property Class: R Plat Liber/Follo: 7/100
Zoning Desc: Quality Grade:
Prop Use: RESIDENTIAL
Building Use: Xfer Devel. Right:
Lot Description: Site Influence:
Sidewalk: Road Desc:
Pavement: Road Frontage:
Topography:

STRUCTURE DESCRIPTION

Section 1 Section 2 Section 3 Section 4 Section 5

Construction
Story Type:
Description

PETITIONER'S
EXHIBIT NO. 5



Alternate Front Elevation

PETITIONER'S
EXHIBIT NO. 6



ALABAMA AVE

WASHINGTON ST

MICHIGAN AVE

DR 5.5
SW 6-A
Flood Zone X

1CD
13 ED

109C2

SITE

109C1

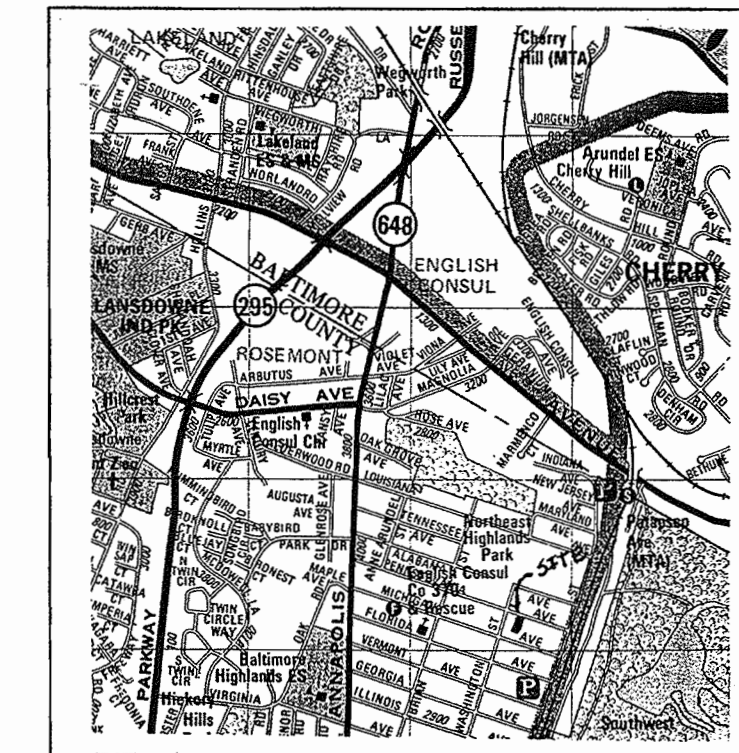
PDM # 130170

PDM # 130056

PL Bk 7 Folio 100
1307410100

Pt Bk 3 Folio 2
2100005873

08-376-A



VICINITY MAP
1" = 2000'



OWNER : JEANNE L. GEISENDAFFER
3638 HANDEL COURT
PASADENA, MD 21122

EXISTING USE OF LOT IS VACANT

PROPOSED USE: SINGLE FAMILY DWELLING

TOTAL HIEGHT OF DWELLING = 26'

13-8 ELECTION AND COUNCILMANIC DISTRICT 1

TOTAL LOT AREA = 5000 SF

ACREAGE = .11

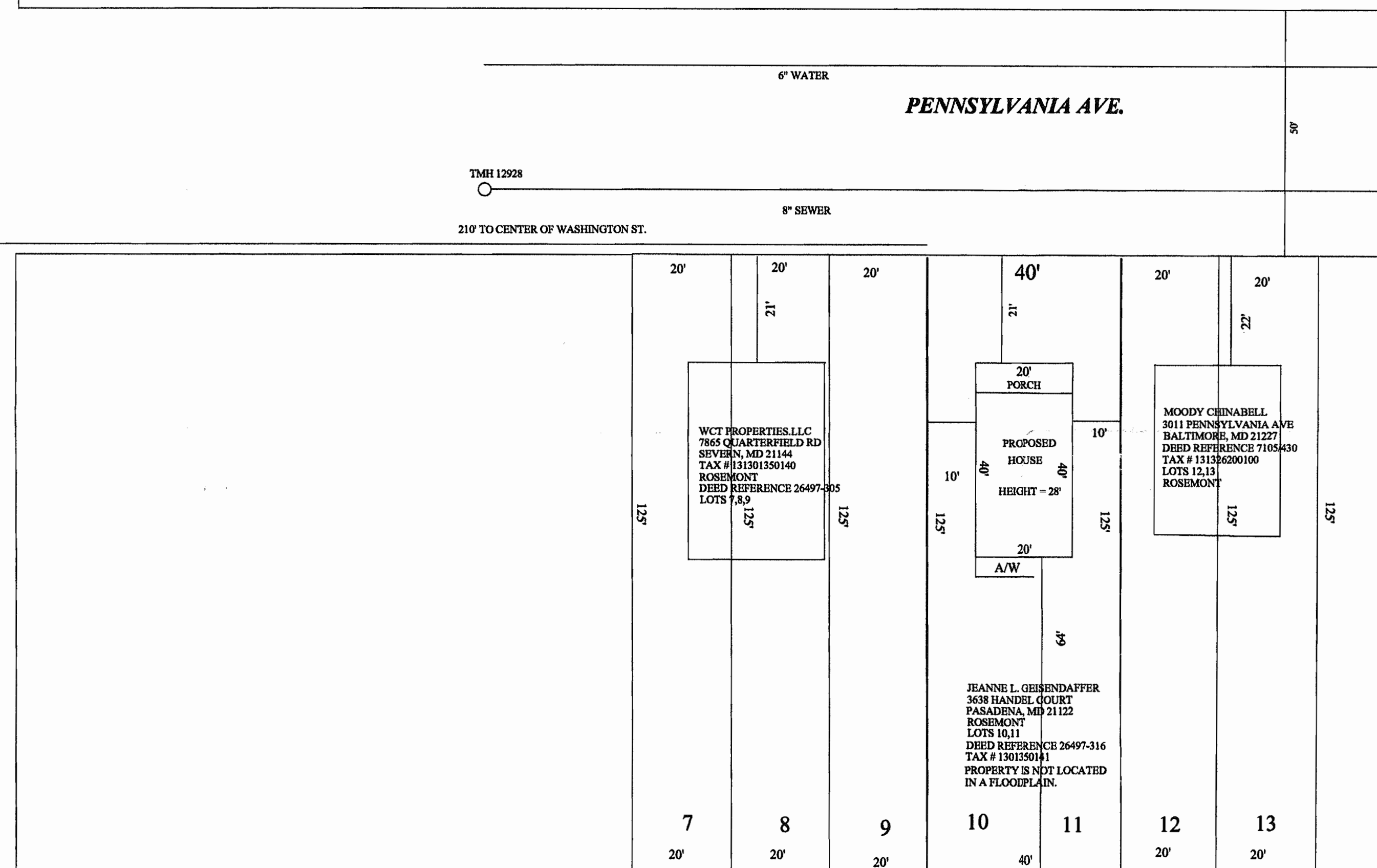
SETBACKS DR 5.5 : FRONT 25'

REAR 20'

SIDES 10'

*NO PIZICK ZONING ACTION FOR UNDERSIZED LOT
APPROVAL ON THIS SITE AND NO ADJACENT
OWNERSHIP OF ADJACENT LOTS FOR THE
LAST 6 YEARS*

WASHINGTON ST.



PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE		
PENNSYLVANIA AVE		
ROSEMONT		
TAX# 131301350141		
MAP# 109	PARCEL 359	LOTS 10 11 SC Q
SCALE 1"= 20'		ZONING DR 5.5

PETITIONER'S
EXHIBIT NO. 1

08-376-A