



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Hearings for Baltimore County for the property located at:

Address 9812 Sunforge Rd Perry Hall, MD 21128 Currently zoned D.R. 3.5
 Deed Reference 327189 344 10 Digit Tax Account # 1116061360
 Owner(s) Printed Name(s) John + Kelly Caine

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

- X **ADMINISTRATIVE VARIANCE** from Section(s) 1B02.3.C.1 of BCZR to enclose the existing carport on the side of the dwelling with a side yard setback of 6.5 feet and a sum side yard setback of 21.5 feet in lieu of the required 10 and 25 feet respectively.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

- ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations.

I/ we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Owner(s)/Petitioner(s):

John Caine Kelly Caine
 Name #1 – Type or Print Name #2 – Type or Print
John Caine Kelly Caine
 Signature #1 Signature #2
9812 Sunforge Perry Hall MD
 Mailing Address City State
21128 410-245-4368 KCaine916@gmail.com
 Zip Code Telephone # Email Address

Attorney for Owner(s)/Petitioner(s):

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

Kelly Caine
 Name – Type or Print
Kelly Caine
 Signature
9812 Sunforge Perry Hall MD
 Mailing Address City State
21128 410-245-4368 KCaine916@gmail.com
 Zip Code Telephone # Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this day of , that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2020-0165-A Filing Date 7/14/20 Estimated Posting Date 7/26/20 Reviewer AT
- 8/10/20

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 9812 Gunforge Rd Perry Hall MD 21128
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

We have lived at 9812 Gunforge Rd for almost 8 years and love the home. Our intention is to stay for another 15-20 years, continuing to raise our 2 boys here. We are requesting the enclosure of the carport to provide a secure, safe, private, and clean environment for our personal items (bikes, work tools, riding lawn mower, and vehicles), and our daily use, all free from the outside elements.

The carport, as it is today, has several drawbacks. Safety wise, the concrete slab generates condensation during nights/days of considerable temperature changes. The slab becomes very slippery and unsafe; we must hold our children's hands while walking to the car. The open environment does not provide any security for our personal items. Additional issues we mitigate regularly include: constant dirt, outside leaf & debris pile ups, bee and wasp mud nests on the brick wall, and seasonal birds building nests on the brick ledges.

We greatly appreciate your consideration of our request to improve our personal living environment by enclosing the carport to a formal garage.

(If additional space for the petition request or the above statement is needed, label and attach it to this Form)

[Signature]
Signature of Owner (Affiant)

John Caine
Name- Print or Type

[Signature]
Signature of Owner (Affiant)

Kelly Caine
Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

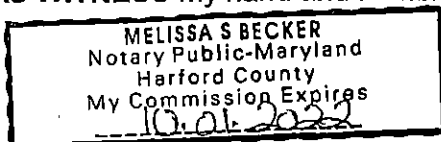
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 10th day of July, 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: John Caine Jr and Kelly Caine

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notaries Seal



[Signature]
Notary Public
10.01.2022
My Commission Expires

THE ZONING PETITION PROPERTY DESCRIPTION:

Part A

Zoning Property Description for: 9812 Gunforge Road Perry Hall, MD 21128

Being at a point on the Northwest side of Gunforge Road which is 50 feet wide at a distance of 328.9 feet west of the centerline of the nearest improved intersecting street Gunlyn Road which is 48.6 feet wide.

Part B, Option 2

Being Lot #5, Block C, Section #N/A in the subdivision of Gunpowder Estates as recorded in Baltimore County Plat Book #27, Folio #111, containing 16,884sqft. Located in the 11th Election District and 5th Council District.

2020-0165-A



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Property is to be posted and advertised as prescribed by the zoning regulations.

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 Name #1 – Type or Print Name #2 – Type or Print
John Caine Kelly Caine
 Signature #1 Signature #2
9812 Sunforge Perry Hall MD
 Mailing Address City State
21128 410-245-4368 Kcaine916@gmail.com
 Zip Code Telephone # Email Address

Attorney for Owner(s)/Petitioner(s):

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

Kelly Caine
 Name – Type or Print
Kelly Caine
 Signature
9812 Sunforge Perry Hall MD
 Mailing Address City State
21128 410-245-4368 Kcaine916@gmail.com
 Zip Code Telephone # Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this 7 day of July, that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2020-0165-A Filing Date 7/14/20 Estimated Posting Date 7/26/20 Reviewer AT

- 8/10/20

Rev 5/5/2016

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(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

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(If additional space for the petition request or the above statement is needed, label and attach it to this Form)

John Caine
Signature of Owner (Affiant)

John Caine
Name- Print or Type

Kelly Caine
Signature of Owner (Affiant)

Kelly Caine
Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

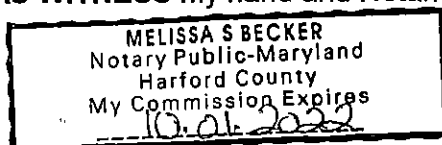
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 10th day of July, 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: John Caine Jr and Kelly Caine

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notaries Seal



Melissa S. Becker
Notary Public
10.01.2022
My Commission Expires

THE ZONING PETITION PROPERTY DESCRIPTION:

Part A

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Part B, Option 2

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2020-0165-A

AV 8-10

CASE NO. 2020- 0165-A

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
<u>7-31</u>	DEPS (if not received, date e-mail sent _____)	<u>NSC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
_____	STATE HIGHWAY ADMINISTRATION	_____
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING (1 st)	Date: _____ by _____	
SIGN POSTING (2 nd)	Date: _____ by _____	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 11 Account Number - 1116061360		
Owner Information		
Owner Name:	CAINE JOHN J JR CAINE KELLY E	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	9812 GUNFORGE RD PERRY HALL MD 21128-9535	Deed Reference: /32718/ 00344
Location & Structure Information		
Premises Address:	9812 GUNFORGE RD 0-0000	Legal Description: 9812 GUNFORGE RD GUNPOWDER ESTATES
Map:	Grid:	Parcel:
0063	0023	0387
Neighborhood:	Subdivision:	Section:
11050043.04	0000	C
Block:	Lot:	Assessment Year:
5	2018	Plat No: 1
Plat Ref: 0027/ 0111		
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1963	1,485 SF	Property Land Area
		16,884 SF
County Use		04
Stories	Basement	Type
1 1/2	YES	STANDARD UNIT
Exterior	Quality	Full/Half Bath
BRICK/	4	2 full
Garage	Last Notice of Major Improvements	
1 Carport		
Value Information		
	Base Value	Value
		As of 01/01/2018
Land:	79,500	79,500
Improvements	174,600	182,400
Total:	254,100	261,900
Preferential Land:	0	0
Phase-in Assessments		
	As of 07/01/2019	As of 07/01/2020
	259,300	261,900
Transfer Information		
Seller: WARREN MARK J	Date: 10/25/2012	Price: \$295,000
Type: ARMS LENGTH IMPROVED	Deed1: /32718/ 00344	Deed2:
Seller: POKORNY ALBERT E	Date: 06/22/1995	Price: \$168,900
Type: ARMS LENGTH IMPROVED	Deed1: /11097/ 00112	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2019
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Special Tax Recapture: None		
Homestead Application Information		
Homestead Application Status: No Application		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		
Date:		

ZAC AGENDA

Case Number: 2020-0164-A **Reviewer:** Jason Seidelman
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Henry P. & Elizbeth N. Smyth
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 7 **Council Dist:** 3

Property Address: 2312 GARRETT RD
Location: North West side of Garrett Road 1275' North East of Vernon Road.

Existing Zoning: RC 2 **Area:** 20.11 AC

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

From section 400.1 To allow an accessory structure (pool) in the front yard in lieu of the requirement that it be in the rear yard.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

Case Number: 2020-0165-A **Reviewer:** Aaron Tsui
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: John & Kelly Caine
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 11 **Council Dist:** 5

Property Address: 9812 GUNFORGE RD
Location: North West side of Gunforge Road 329 feet West of the center line of Gunlyn Road.

Existing Zoning: DR 3.5 **Area:** 16,884 SQ FT

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

From section 1B02.3.C.1 of BCZR To enclose the existing carport on the side of the dwelling with a side yard setback of 6.5 feet and a sum side yard setback of 21.5 feet in lieu of the required 10 and 25 feet respectively.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 08/10/2020

Miscellaneous Notes:

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

JUL 31 2020

OFFICE OF
ADMINISTRATIVE HEARINGS

TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: July 31, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0165-A
Address 9812 Gunforge Road
(Caine Property)

Zoning Advisory Committee Meeting of **July 27, 2020**.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford

Kristen L Lewis

From: Kelly Caine <kcaine916@gmail.com>
Sent: Monday, July 20, 2020 1:11 PM
To: Kristen L Lewis
Subject: Re: Administrative variance cancellation

CAUTION: This message from kcaine916@gmail.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

To whom it may concern,

We are canceling our administrative variance request. Please close the case file: 2020-0165-A.

Thank you,
Kelly & John Caine

On Mon, Jul 20, 2020 at 1:08 PM Kelly Caine <kcaine916@gmail.com> wrote:

To whom it may concern,

We are canceling our administrative variance request. Please close the case file: 2020-0165-A.

Thank you,
Kelly & John Caine

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2020- 0165 - A Address 9812 Gunforge Road

Contact Person: Aaron Tsui Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 07/14/2020 Posting Date: 07/26/2020 Closing Date: 08/10/2020

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification, usually within 10 days of the closing date if all County agencies' comments are received, as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2020- 0165 - A Address: 9812 Gunforge Road

Petitioner's Name: Kelly Caine Telephone : 410245-4368

Posting Date: 07/26/2020 Closing Date: 08/10/2020

Wording for Sign: To enclose the existing carport on the side of the dwelling with a side yard setback of 6.5 feet and a sum side yard setback of 21.5 feet in lieu of the required 10 and 25 feet respectively.

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighbor 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 legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/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:

Case Number: _____

Property Address: 9812 Gunforge Rd Perry Hall MD 21128

Property Description: 2 story brick Dwell. 2 Car carport

Legal Owners (Petitioners): John & Kelly Caine

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: John & Kelly Caine

Company/Firm (if applicable): _____

Address: 9812 Gunforge Rd

Perry Hall, MD 21128

Telephone Number: 410 245-4378

Revised 7/9/2015

2020-0165-A





2020-0165-A



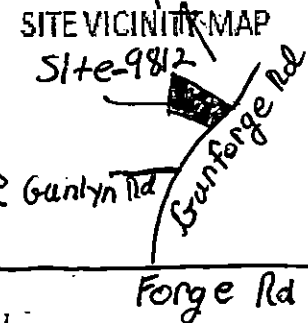
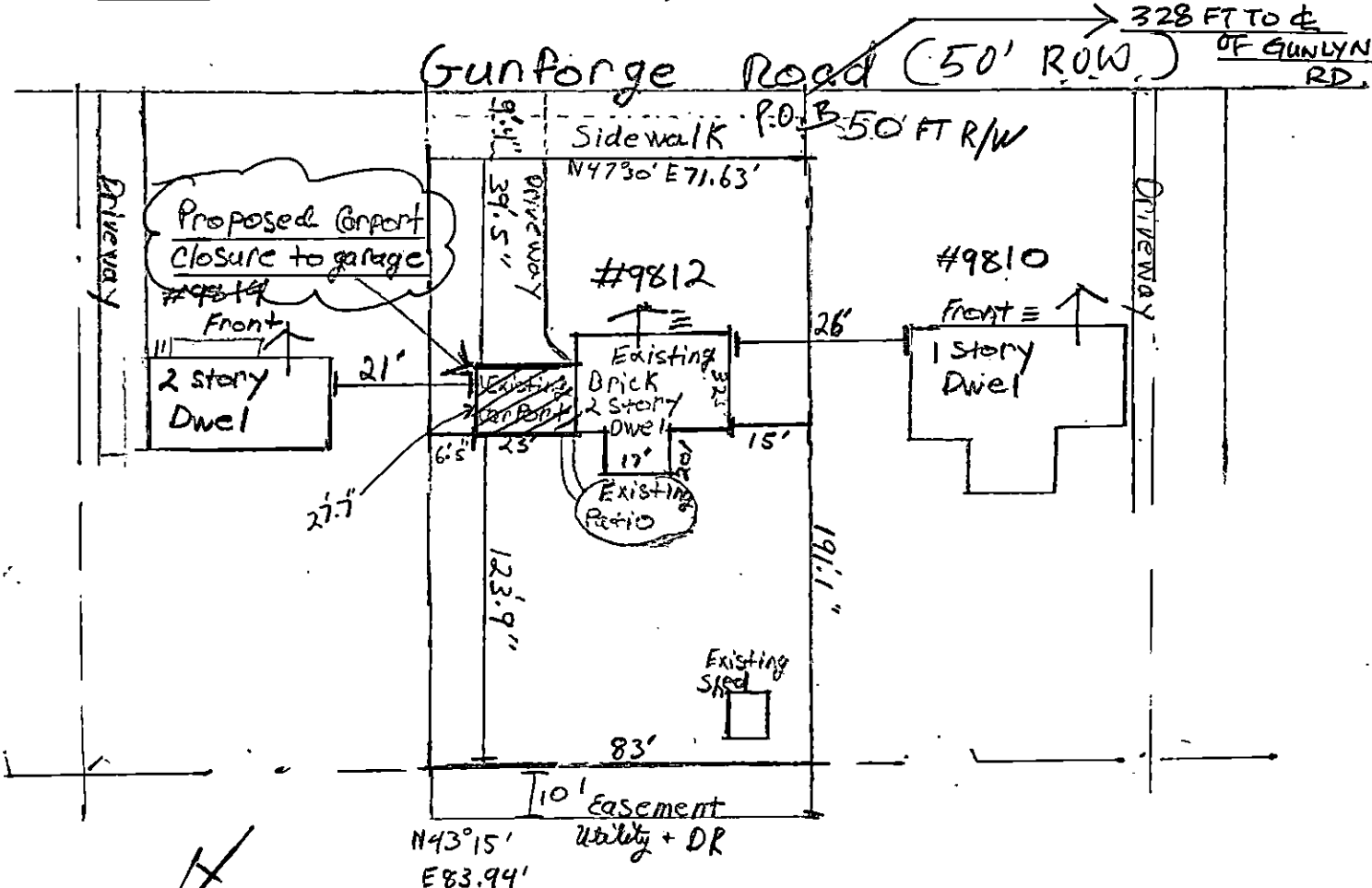
2020-065-A

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)

ADDRESS 9812 Gunforge Rd OWNER(S) NAME(S) John + Kelly Caine

SUBDIVISION NAME Gunpowder Estates LOT # 5 BLOCK # C SECTION # N/A

PLAT BOOK # 27 FOLIO # 111 10 DIGIT TAX # 1116061360 DEED REF. # 327181344



MAP IS NOT TO SCALE

ZONING MAP # 063B3

SITE ZONED DR 3.5

ELECTION DISTRICT 11th

COUNCIL DISTRICT 5th

LOT AREA ACREAGE

OR SQUARE FEET 16,884

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? No

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE

SEWER IS:

PUBLIC X PRIVATE

PRIOR HEARING? No

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

N/A

2020-0165-A

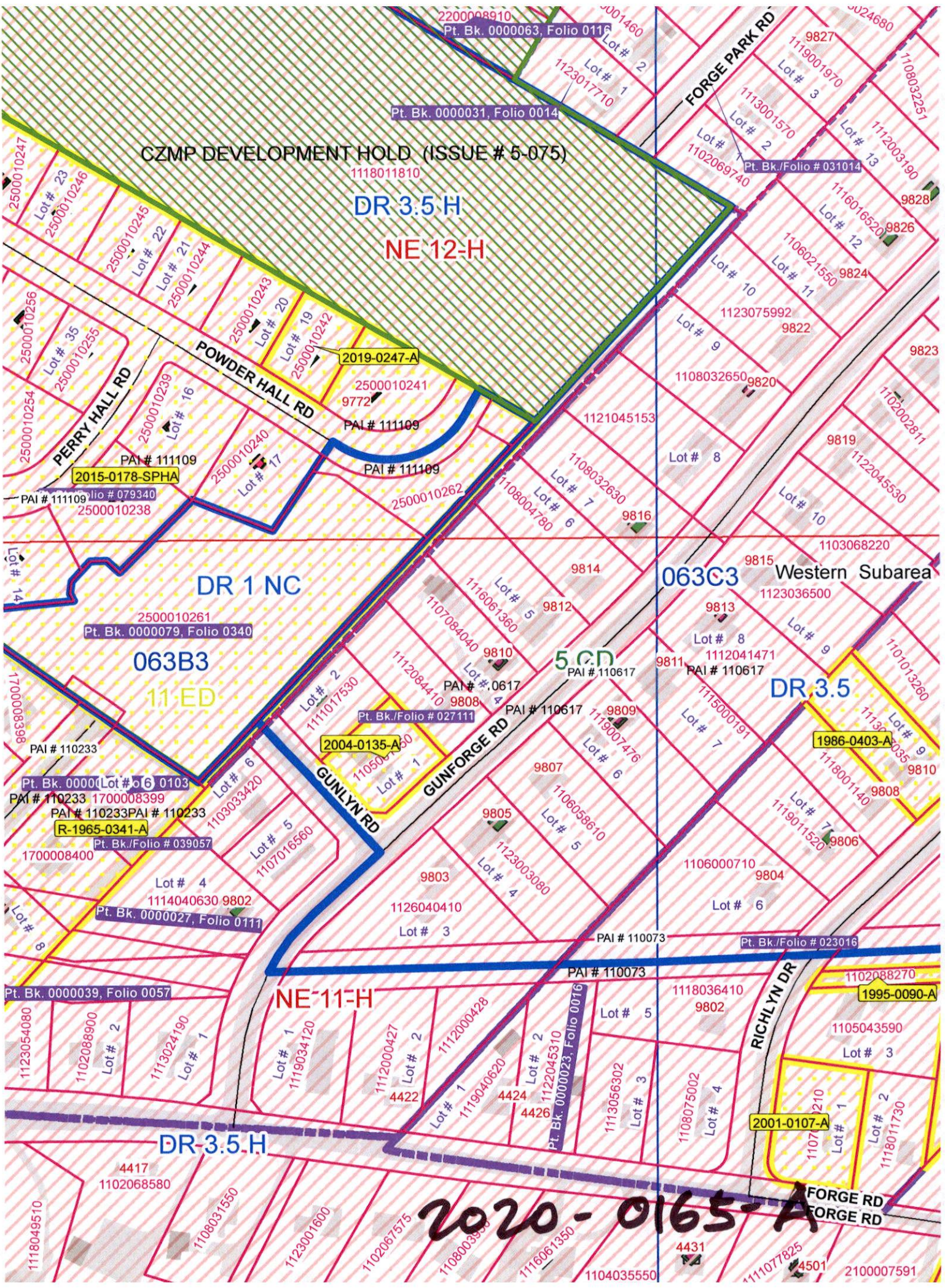
PLAN DRAWN BY Kelly Caine

DATE 7/9/2020 SCALE: 1 INCH = 40 FEET

VIOLATION CASE INFO:

N/A

N/A



4-210-8505

Real Property Data Search (w2)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier:		District - 11 Account Number - 1116061360
Owner Information		
Owner Name:	CAINE JOHN J JR CAINE KELLY E	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	9812 GUNFORGE RD PERRY HALL MD 21128-9535	Deed Reference: /32718/ 00344
Location & Structure Information		
Premises Address:	9812 GUNFORGE RD 0-0000	Legal Description: 9812 GUNFORGE RD GUNPOWDER ESTATES
Map:	Grid:	Parcel:
0063	0023	0387
Neighborhood:	Subdivision:	Section:
11050043.04	0000	
Block:	Lot:	Assessment Year:
C	5	2018
Plat No:	Plat Ref:	
1	0027/ 0111	
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1963	1,485 SF	
Property Land Area	County Use	
16,884 SF	04	
Stories	Basement	Type
1 1/2	YES	STANDARD UNIT
Exterior	Quality	Full/Half Bath
BRICK/	4	2 full
Garage	Last Notice of Major Improvements	
1 Carport		
Value Information		
Base Value	Value	Phase-in Assessments
	As of 01/01/2018	As of 07/01/2019
		As of 07/01/2020
Land:	79,500	79,500
Improvements	174,600	182,400
Total:	254,100	261,900
Preferential Land:	0	0
Transfer Information		
Seller: WARREN MARK J	Date: 10/25/2012	Price: \$295,000
Type: ARMS LENGTH IMPROVED	Deed1: /32718/ 00344	Deed2:
Seller: POKORNY ALBERT E	Date: 06/22/1995	Price: \$168,900
Type: ARMS LENGTH IMPROVED	Deed1: /11097/ 00112	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2019
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Special Tax Recapture: None		
Homestead Application Information		
Homestead Application Status: No Application		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		
Date:		

2020-0165-A