JOHN A. OLSZEWSKI, JR.
County Executive

PAUL M. MAYHEW
Managing Administrative Law Judge
MAUREEN E. MURPHY
Administrative Law Judge

January 4, 2022

RECEIVED
JAN 04 2022
BALTIMORE COUNTY
BOARD OF APPEALS

George S. Nyguist, Jr. – nikipro7@aol.com
Patrick Richardson, Jr. – rick@richardsonengineering.com

RE: **APPEAL** - Petition for Variance
Case No. 2021-0264-A
Property: 873 Ivy Hill Road

Dear Sirs:

Please be advised that an appeal of the above-referenced case was filed in this Office on January 4, 2022. All materials relative to the case have been forwarded to the Baltimore County Board of Appeals ("Board").

If you are the person or party taking the appeal, you should notify other similarly interested parties or persons known to you of the appeal. If you are an attorney of record, it is your responsibility to notify your client.

If you have any questions concerning this matter, please do not hesitate to contact the Board at 410-887-3180.

Sincerely,

PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlm
Enclosure

c: Baltimore County Board of Appeals
People's Counsel

APPEAL

Petition for Variance
George Nyquist
Case No.: 2021-0264-A
873 Ivy Hill Road
8th Election District, 2nd Council District

Petition for Variance – September 19, 2021

Zoning Description of Property – 1 sheet

Notice of Zoning Hearing (Webex) – November 12, 2021

Certification of Publication – (Daily Record) – November 19, 2021

Certification of Posting by Sgt. Black on November 16, 2021 and December 4, 2021

Entry of Appearance by People's Counsel – September 21, 2021

Attendance Report -4 pgs.

Zoning Advisory Committee Comments: 3 pgs.

Petitioner's Exhibits:

Exhibit 1	Site Plan
Exhibit 2	Garage Permit Site Plan
Exhibit 3	Building Permit Comments
Exhibit 4	Aerial Map
Exhibit 5	Pictures of Site 2
Exhibit 6	Letter of Support from Neighbor
Exhibit 7	Building Elevations

Miscellaneous:

Cover Letter and Administrative Law Judge Mayhew's Opinion and Order – December 9 2021 – GRANTED – 6 pgs.

Notice of Appeal – Received on 1/14/22 – from People's Counsel

Donna Mignon

From: Peoples Counsel
Sent: Tuesday, January 4, 2022 8:45 AM
To: Administrative Hearings
Cc: nikipro7@aol.com; Rick@richardsonengineering.net; Jeffrey N Perlow; Kevin Wagner; Jason Seidelman; Terry Curtis
Subject: George Nyquist - 873 Ivy Hill Road - Case No. 2021-264-A
Attachments: Ltr of Appeal to CBA - Nyquist George - Case No 2021-264-A.pdf

Good Morning,

Attached for filing, please find our office's letter of appeal in the above-mentioned case.

Thank you for your consideration.

Rebecca M. Wheatley, Legal Secretary
People's Counsel for Baltimore County
105 West Chesapeake Avenue, Suite 204
Towson, Maryland 21204
(410) 887-2189 Direct Dial
(410) 887-2188 Office
(410) 823-4236 Fax

Debra Wiley

From: Debra Wiley
Sent: Thursday, December 9, 2021 12:23 PM
To: 'George S. Nyquist, Jr. -'
Cc: 'Patrick Rick Richardson –'; Donna Mignon; County Council; Henry Ayakwah; Jeffery Livingston; Jenifer G. Nugent; Peoples Counsel; Vishnubhai K Desai
Subject: Decision - Case No. 2021-0264-A - 873 Ivy Hill Road
Attachments: 20211209122511240.pdf

Good Afternoon,

Please find attached ALJ Mayhew's Opinion and Order in reference to the above matter.

Thank you.

-----Original Message-----
From: adminhearingscpr@baltimorecountymd.gov <adminhearingscpr@baltimorecountymd.gov>
Sent: Thursday, December 9, 2021 12:25 PM
To: Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: Message from "RNP002673F6C9D3"

This E-mail was sent from "RNP002673F6C9D3" (MP 3055).

Scan Date: 12.09.2021 12:25:11 (-0500)
Queries to: adminhearingscpr@baltimorecountymd.gov

CERTIFICATE OF POSTING

RE: Case No.: 2021-0264-A

Petitioner/Developer: Ivy Hill, LLC

Date of Hearing/Closing: December 9, 2021

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

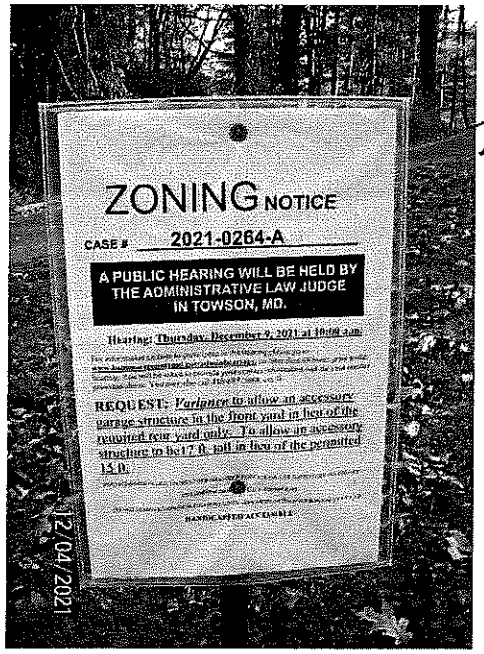
Attn: Kristen Lewis:

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:

873 Ivy Hill Road ***SIGN 1 Recertification***

The sign(s) were posted on November 16, 2021
(Month, Day, Year)



Sincerely,

December 4, 2021

(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)

CERTIFICATE OF POSTING

RE: Case No.: 2021-0264-A

Petitioner/Developer: Ivy Hill, LLC

Date of Hearing/Closing: December 9, 2021

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

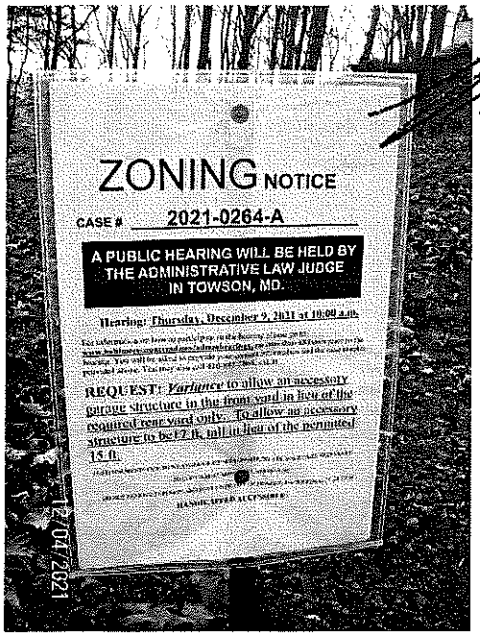
Attn: Kristen Lewis:

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:

873 Ivy Hill Road ***SIGN 2 Recertification***

The sign(s) were posted on November 16, 2021
(Month, Day, Year)



Sincerely,

December 4, 2021

(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)

CERTIFICATE OF POSTING

RE: Case No.: 2021-0264-A

Petitioner/Developer: Ivy Hill, LLC

Date of Hearing/Closing: December 9, 2021

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

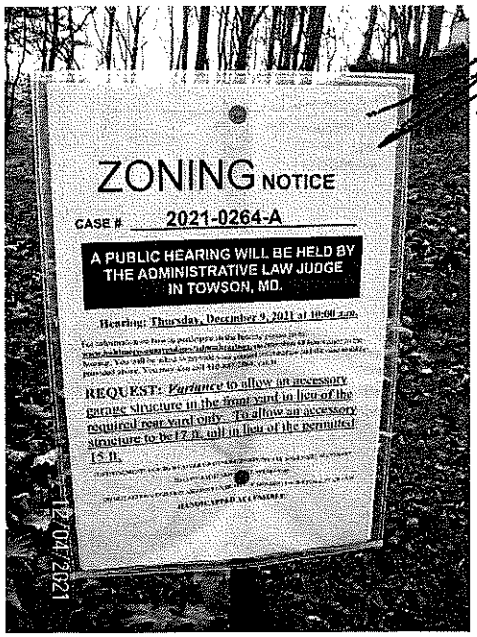
Attn: Kristen Lewis:

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:

873 Ivy Hill Road ***SIGN 2 Recertification***

The sign(s) were posted on November 16, 2021
(Month, Day, Year)



Sincerely,

December 4, 2021

(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)

Donna Mignon

From: Donna Mignon
Sent: Monday, November 29, 2021 11:02 AM
To: 'Richardson, Patrick'
Cc: 'nikipro7@aol.com'; Debra Wiley
Subject: Case No: 2021-0264-A 873 Ivy Hill Road

Good Morning:

As you are aware, a virtual Webex hearing has been scheduled for December 9, 2021 at 10:00 a.m. You should have received an invitation in an email which invited you to this hearing when the event was created on or about November 12, 2021.

Please email any and all hearing exhibits, documents, site plans, photographs or evidence of any kind that you wish to present at the hearing to our office . The documents must be submitted in PDF format at **least two full business days** in advance of the hearing to : Office of Administrative Hearings at administrativehearings@baltimorecountymd.gov

Exhibits must be separately numbered and submitted, an exhibit list with the Case Number, an exhibit number and a brief description for each exhibit.

Please bring a hard copy of all exhibits and drop off in our lobby (address below) at least two full business days before the hearing date.

Thank you.

Donna Mignon, Legal Assistant
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

The Daily Record
200 St. Paul Place Suite 2480
Baltimore, Maryland 21202
1 (443) 524-8100
www.thedailyrecord.com

Order #: 12054816
Case #: 2021-0264-A
Description:

NOTICE OF ZONING HEARING - CASE NUMBER: 2021-0264-A

PUBLISHER'S AFFIDAVIT

We hereby certify that the annexed advertisement was published in **The Daily Record**, a daily newspaper published in the State of Maryland 1 times on the following dates:

11/19/2021

Darlene Miller

Darlene Miller, Public Notice Coordinator
(Representative Signature)

Baltimore County

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a virtual hearing on the property identified herein as

CASE NUMBER: 2021-0264-A
873 Ivy Hill Road
Southeast side of Ivy Hill Road, 1,000 ft. south of Jerome Day Drive
8th Election District - 2nd Councilmanic District
Legal Owners: Ivy Hill, LLC
Contract Purchaser/Lessee: George Nyquist, Jr.

Variance to allow an accessory garage structure in the front yard in lieu of the required rear yard only. To allow an accessory structure to be 17 ft. tall in lieu of the permitted 15 ft.

Hearing: Thursday, December 9, 2021 at 10:00 a.m.

For information on how to participate in the hearings please go to www.baltimorecountymd/gov/adminhearings no later than 48 hours prior to the hearing. You will be asked to provide your contact information and the case number provided above. You may also call 410-887-3868, ext. 0.

Pete Gutwald
Director of Permits, Approvals and Inspections for Baltimore County

n19

CERTIFICATE OF POSTING

RE: Case No.: 2021-0264-A

Petitioner/Developer: Ivy Hill, LLC

Date of Hearing/Closing: December 9, 2021

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

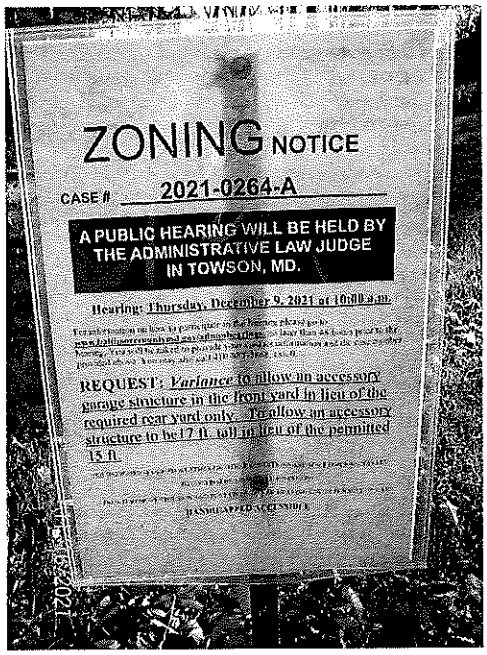
Attn: Kristen Lewis:

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:

873 Ivy Hill Road ***SIGN 1***

The sign(s) were posted on November 16, 2021
(Month, Day, Year)



Sincerely,

November 16, 2021
(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)

CERTIFICATE OF POSTING

RE: Case No.: 2021-0264-A

Petitioner/Developer: Ivy Hill, LLC

Date of Hearing/Closing: December 9, 2021

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

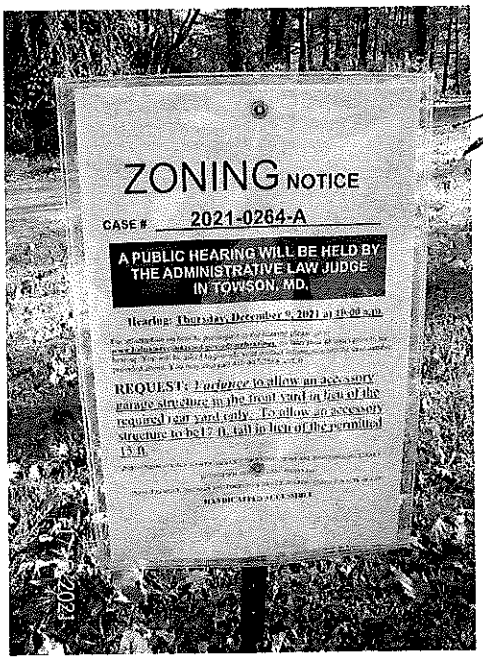
Attn: Kristen Lewis:

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:

873 Ivy Hill Road *SIGN 2*

The sign(s) were posted on November 16, 2021
(Month, Day, Year)



Sincerely,

November 16, 2021

(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)

RE: PETITION FOR VARIANCE 873 Ivy Hill Road; Southeast side of Ivy Hill Rd. 1,000 FT. South of Jerome Jay Drive 8th Election & 2nd Councilmanic Districts Legal Owner(s): Ivy Hill LLC Contract Purchaser(s): George Nyquist Petitioner(s)	* * * * *	BEFORE THE OFFICE OF ADMINSTRATIVE HEARINGS FOR BALTIMORE COUNTY 2021-264-A

* * * * * * * * * * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party 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.

Peter Max Zimmerman/rmw
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio/rmw
CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Suite 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 21th day of September, 2021, a copy of the foregoing Entry of Appearance was emailed to Richardson Engineering, LLC, 7 Deneison Street, Timonium, Maryland 21093, Rick@richardsonengineering.net , Representative for Petitioner(s).

Peter Max Zimmerman/rmw
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

ZAC AGENDA

Case Number: 2021-0264-A **Reviewer:** Jason Seidelman
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: VARIANCE
Legal Owner: Ivy Hill, LLC
Contract Purchaser: George Nyquist, Jr.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 8 **Council Dist:** 2

Property Address: 873 IVY HILL RD
Location: Property located at the Southeast side of Ivy Hill Rd. 1,000 FT. South of Jerome Jay Drive.

Existing Zoning: RC 4 **Area:** 25.53 ACRES
Proposed Zoning:
VARIANCE:
BCZR 400.1 and 400.3: To allow an accessory garage structure in the front yard in lieu of the required rear yard only. To allow an accessory structure to be 17 FT. tall in lieu of the permitted 15 FT.
Attorney: Not Available
Prior Zoning Cases: 2019-0031-SPHA; 2019-0434-SPH
Concurrent Cases: None
Violation Cases: None
Closing Date:

Miscellaneous Notes:

Case Number: 2021-0265-A **Reviewer:** Shaun Crawford
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Moshe Loecher and Lauren R. Sontag
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 4 **Council Dist:** 2

Property Address: 3313 CARROLL AVE
Location: Property located at the South side of Carroll Ave. at a distance of 970 FT. from Garrison Forest Rd.

Existing Zoning: RC 2 **Area:** 18,730 SQ FT.
Proposed Zoning:
ADMINISTRATIVE VARIANCE:
BCZR 301.1.A.: To permit an open projection (carport) with a 0 (zero) side yard setback in lieu of the required 26.25 FT. side yard requirement.
Attorney: Not Available
Prior Zoning Cases: None
Concurrent Cases: None
Violation Cases: None
Closing Date: 10/11/2021

Miscellaneous Notes:

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: 2021-0264-A

Petitioner: GEORGE NYQUIST

Address or Location: 873 IVY HILL RD

PLEASE FORWARD ADVERTISING BILL TO:

Name: GEORGE NYQUIST

Address: 873 IVY HILL RD
COCKEYSVILLE, MD 21030

Telephone Number: 410-218-9955

Revised 2/20/98 - SCJ

PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections
to the Office of Administrative Law of Baltimore County for the property located at:

Address 873 Ivy Hill Road **which is presently zoned** RC-4
Deed References: 43646/25 10 Digit Tax Account # 2200022149
Property Owner(s) Printed Name(s) George S. Nyquist, Jr.

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1.___ **a Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve construction of a garage adjacent to the existing house in the riverine floodplain located on this property.

2.___ **a Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

3.__X_ **a Variance** from Section(s) 400.1 to allow an accessory garage structure in the front yard and Section 400.3 to allow an accessory structure to be 17' tall in lieu of the permitted 15'

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: **(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)**

TO BE PRESENTED AT THE HEARING

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above petition(s), 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.
Legal Owner(s) Affirmation: I / we do so 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 / these Petition(s).

Contract Purchaser/Lessee:

George S. Nyquist, Jr. /
Name- Type or Print

Signature

873 Ivy Hill Road Cockeysville MD
Mailing Address City State

21030 / 410-218-9955 / nikipro7@aol.com
Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Ivy Hill, LLC /
Name #1 - Type or Print Name #2 - Type or Print

Signature #1 Signature # 2

200 W Pennsylvania Avenue, Suite 400 Towson MD
Mailing Address City State

21204 / 410-218-9955 / nikipro7@aol.com
Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

/ /
Zip Code Telephone # Email Address

Representative to be contacted:

Richardson Engineering, LLC
Name - Type or Print

Signature

7 Deneison Street Timonium MD
Mailing Address City State

21093 / 410-560-1502 / Rick@RichardsonEngineering.net
Zip Code Telephone # Email Address

CASE NUMBER 2021-0264-A **Filing Date** 4/13/21 **Do Not Schedule Dates:** _____ **Reviewer** JS

REV. 10/4/11

Richardson ENGINEERING

CIVIL | COMMERCIAL
RESIDENTIAL
INDUSTRIAL

RICHARDSON ENGINEERING, LLC.
7 DENEISON ST. | TIMONIUM, MD 21093
410-560-1502 | RICHARDSONENGINEERING.NET

ZONING DESCRIPTION FOR
873 IVY HILL ROAD
8TH ELECTION DISTRICT
2ND COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME at a point on the South of Ivy Hill Road approximately 1000 feet south of the intersection with Jerome Jay Drive and south on a private panhandle drive approximately 569' to a point of beginning, thence (1) South 10 degrees 37 minutes 42 seconds East 380.29 feet, (2) South 44 degrees 46 minutes 01 seconds East 382.51 feet, (3) South 10 degrees 37 minutes 42 seconds East 380.29 feet, (4) South 53 degrees 57 minutes 08 seconds West 1750.48 feet, (5) North 72 degrees 31 minutes 31 seconds West 221.27 feet, (6) North 31 degrees 26 minutes 03 seconds East 1813.36 feet, (7) North 79 degrees 52 minutes 48 seconds East 485.71 feet; to the point of beginning;

Containing a net area of 1,112,056 square feet, or 25.53 Acres of land, more or less.

2021-0264-A

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration

Special Tax Recapture: None

Account Identifier: **District -** 08 **Account Number -** 2200022149

Owner Information

Owner Name:	IVY HILL LLC	**Use:**	RESIDENTIAL
		Principal Residence:	NO
Mailing Address:	STE 400 210 W PENNSYVANIA AVE TOWSON MD 21204-	**Deed Reference:**	/43646/ 00025

Location & Structure Information

Premises Address:	873 IVY HILL RD COCKEYSVILLE 21030-	**Legal Description:**	25.5293 AC ESR IVY HILL RD 3900FT S BEAVER DAM RD

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0051	0001	0689	8080150.04	0000				2020	Plat Ref:

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1950	2,886 SF		25.5293 AC	04

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
1	NO	STANDARD UNIT	FRAME/	4	2 full	1 Attached	

Value Information

	Base Value	Value As of 01/01/2020	Phase-in Assessments As of 07/01/2021	As of 07/01/2022
Land:	190,700	190,700		
Improvements	243,600	203,300		
Total:	434,300	394,000	394,000	394,000
Preferential Land:	0	0		

Transfer Information

Seller: NYQUIST GEORGE S JR	**Date:** 11/17/2020	**Price:** $0
Type: NON-ARMS LENGTH OTHER	**Deed1:** /43646/ 00025	**Deed2:**
Seller: CARR JARED S	**Date:** 12/05/2017	**Price:** $615,000
Type: ARMS LENGTH IMPROVED	**Deed1:** /39708/ 00369	**Deed2:**
Seller: ZERHUSEN JEFFREY SCOTT	**Date:** 06/27/2016	**Price:** $426,000
Type: NON-ARMS LENGTH OTHER	**Deed1:** /37676/ 00365	**Deed2:**

Exemption Information

Partial Exempt Assessments:	Class	07/01/2021	07/01/2022
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00|0.00	0.00|0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

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

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration

Special Tax Recapture: None

Account Identifier: **District -** 08 **Account Number -** 2200022149

Owner Information

Owner Name:	IVY HILL LLC	**Use:**	RESIDENTIAL
		Principal Residence:	NO
Mailing Address:	STE 400 210 W PENNSYVANIA AVE TOWSON MD 21204-	**Deed Reference:**	/43646/ 00025

Location & Structure Information

Premises Address:	873 IVY HILL RD COCKEYSVILLE 21030-	**Legal Description:**	25.5293 AC ESR IVY HILL RD 3900FT S BEAVER DAM RD

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0051	0001	0689	8080150.04	0000				2020	Plat Ref:

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1950	2,886 SF		25.5293 AC	04

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
1	NO	STANDARD UNIT	FRAME/	4	2 full	1 Attached	

Value Information

	Base Value	Value As of 01/01/2020	Phase-in Assessments As of 07/01/2021	As of 07/01/2022
Land:	190,700	190,700		
Improvements	243,600	203,300		
Total:	434,300	394,000	394,000	394,000
Preferential Land:	0	0		

Transfer Information

Seller: NYQUIST GEORGE S JR	**Date:** 11/17/2020	**Price:** $0
Type: NON-ARMS LENGTH OTHER	**Deed1:** /43646/ 00025	**Deed2:**
Seller: CARR JARED S	**Date:** 12/05/2017	**Price:** $615,000
Type: ARMS LENGTH IMPROVED	**Deed1:** /39708/ 00369	**Deed2:**
Seller: ZERHUSEN JEFFREY SCOTT	**Date:** 06/27/2016	**Price:** $426,000
Type: NON-ARMS LENGTH OTHER	**Deed1:** /37676/ 00365	**Deed2:**

Exemption Information

Partial Exempt Assessments:	**Class**	07/01/2021	07/01/2022
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00|0.00	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:**