



JOHN A. OLSZEWSKI, JR.
County Executive

MAUREEN E. MURPHY
Chief Administrative Law Judge
ANDREW M. BELT
Administrative Law Judge
DEREK J. BAUMGARDNER
Administrative Law Judge

March 20, 2024

James and Mary Sawyer – mschott@gmail.com
8834 Victor Avenue
Parkville, MD 21234

RE: Petition for Administrative Variance
Case No. 2024-0032-A
Property: 8834 Victor Avenue

Dear Mr. and Mrs. Sawyer:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

Pursuant to Baltimore County Code § 32-3-401(a), "a person aggrieved or feeling aggrieved" by this Decision and Order may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in blue ink, appearing to be "DJB", is written over a large, stylized blue circular stamp or seal.

DEREK J. BAUMGARDNER
Administrative Law Judge
for Baltimore County

DJB:dlw
Enclosure

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(8834 Victory Avenue)		
14 th Election District	*	OFFICE OF ADMINISTRATIVE
6 th Council District		
James & Mary Sawyer	*	HEARINGS FOR
Petitioners	*	BALTIMORE COUNTY
	*	CASE NO. 2024-0032-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Administrative Variance filed by the legal owners of the property, James and Mary Sawyer (“Petitioners”) for the property located at 8834 Victory Avenue, Parkville (the “Property”). The Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations (“BCZR”), Section 1B02.3.C.1 to permit a 3 ft. side yard setback in lieu of the minimum required 10 ft. side setback. The Property and requested relief are more fully depicted on the site plan that was marked and accepted into evidence (the “Site Plan”). (Pet. Ex. 1). Street view photographs were marked and accepted into evidence. (Pet. Ex. 2, photographs 1-3). There were no adverse Zoning Advisory Committee (“ZAC”) comments submitted by any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the Property having been posted on February 24, 2024, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented. The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code (“BCC”).

Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and

should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of BCZR, Section 307.1. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners. I also find that the requested relief is within the spirit and intent of the BCZR, particularly in light of the lack of opposition.

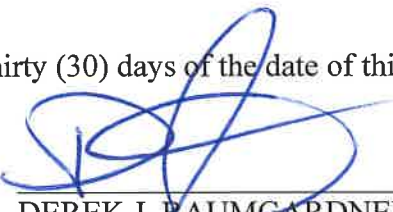
Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested Variance will be granted.

THEREFORE, IT IS ORDERED, this 20th day of **March, 2024**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance from the BCZR, Section 1B02.3.C.1 to permit a 3 ft. side yard setback in lieu of the minimum required 10 ft. side setback. be and it is hereby **GRANTED**.

The relief granted herein shall be subject to the following:

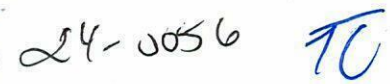
- Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.

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



DEREK J. BAUMGARDNER
Administrative Law Judge
for Baltimore County

DJB:dlw



**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:**

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

Closing 3/11/24

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: 8834 VICTORY AVE PARKVILLE M.D. 21234
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 REQUEST A VARIANCE SO THAT WE MAY HAVE AN ADDITION
ADDED TO OUR RESIDENCE OF TWO (2) BEDROOMS AND ONE (1) FULL BATHROOM
WITH BASEMENT FOR AN ELDERLY PARENT (DISABLED) AND A DEVELOPMENTALLY
DISABLED NEPHEW, WHOSE SITUATION IS DETERIORATING.

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

Mary Sawyer
Signature of Owner (Affiant)

MARY SAWYER
Name - Print or Type

James R. Sawyer
Signature of Owner (Affiant)

JAMES R. SAWYER
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 17 day of JANUARY, 2024, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

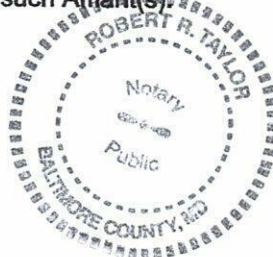
Print name(s) here: ROBERT R. TAYLOR MARY SAWYER AND JAMES SAWYER

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

9-30-2025
My Commission Expires



2024-0032-A

Property Descriptions

PART A (START DESCRIPTION WITH THE FOLLOWING):

ZONING PROPERTY DESCRIPTION FOR_8834 Victory Ave

*Beginning at a point on the (west) side of (Victory Ave)
which is (15') wide at the distance of (1024' +/-) (north) of the centerline of the nearest
improved intersecting street (Putty Hill Ave) which is (23') wide.

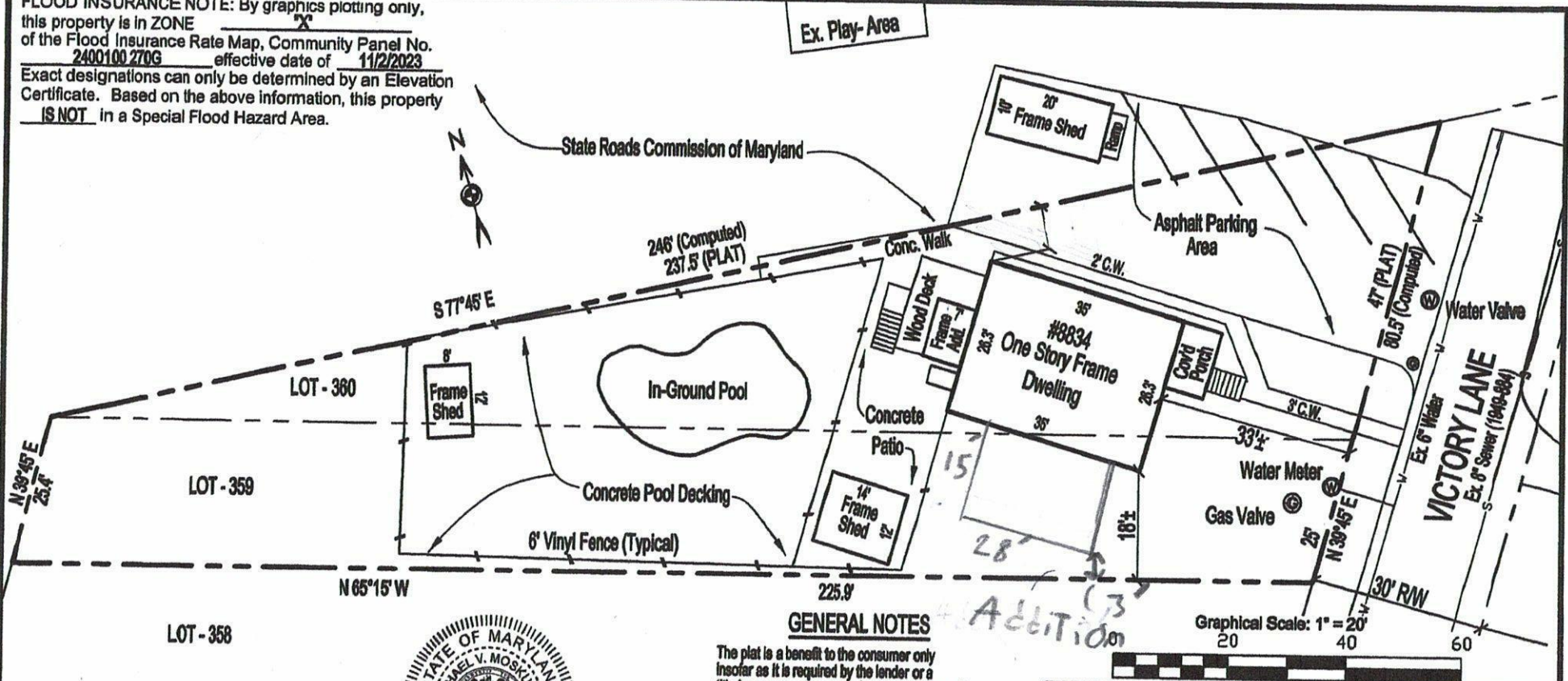
PART B (CONTINUE DESCRIPTION WITH ONE OF THE FOLLOWING 3 OPTIONS):

OPTION 2: (Subdivision Lot – lot is part of record plat):

Being Lot # (359-360), in the subdivision of as recorded in Baltimore County Plat Book # (3),
containing (11,237 Sq Ft). Located in the (14th) Election District and (14th).

2024-0032-A

FLOOD INSURANCE NOTE: By graphics plotting only, this property is in ZONE **X** of the Flood Insurance Rate Map, Community Panel No. **2400100 2709** effective date of **11/2/2023**. Exact designations can only be determined by an Elevation Certificate. Based on the above information, this property **IS NOT** in a Special Flood Hazard Area.



Ex. Play-Area

State Roads Commission of Maryland

GENERAL NOTES

The plat is a benefit to the consumer only insofar as it is required by the lender or a title insurance company or its agent in connection with contemplated transfer, financing or refinancing.

The plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.

The plat does not provide for the accurate identification of property lines, but such identification may not be required for the transfer of title or securing financing or refinancing.

(ACCURACY OF SETBACKS: 3' ±)

Note: Plat does NOT close.



Michael V. Moskunas

Michael V. Moskunas
Professional Land Surveyor #21175
License Expires: 8/25/2025



T: (410)339-5413
P: (410)339-5415

200 E. JOPPA RD
SUITE 105
TOWSON, MD 21286

LOCATION DRAWING

#8834 Victory Lane

Lots - 359 - 360 - Plat No. 3 - Plat W.P.C 7/39

Tax ID #1420030650 Deed Reference: S.M. 25916 / 130

"RIDGE GROVE"

14th Election District
Baltimore County, Maryland 21133

Scale: 1" = 20'

Date: 01/08/2024

#8834VICTORYLANE

Drawn: M.V.M.

Checked: B.L.M.

SURVEYD: J.K.

2024-0032-A

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/ 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 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: 2024-0032-A
Property Address: 8834 VICTORY AVE
Legal Owners (Petitioners): Mary/Jane Sawyer
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): _____
Address: _____

Telephone Number: _____

*Failure to advertise and/or post a sign on the property within the designated time will result in the Hearing request being delayed. The delayed Hearing Case will be cycled to the end of pending case files and rescheduled in the order that it is received. Also, a \$250.00 rescheduling fee may be required after two failed advertisings and/or postings.

BALTIMORE COUNTY DEPARTMENTS OF PERMITS APPROVALS & INSPECTIONS

APPROVED SIGN POSTERS

John Altmeyer
Cell: 410-382-6580
jaltmeyer@aol.com

J. Lawrence Pilson, R.S.
Cell: 443-834-8162
lpilson@hotmail.com

Richard Hoffman
Cell: 443-243-7360
dick_e@comcast.net

Linda O'Keefe
Work: 410-666-5366
Cell: 443-604-6431
lucky linda1954@yahoo.com

Eric Hadaway
Work: 410-296-3333
ehadaway@dmw.com

Bruce E. Doak
Work: 443-900-5535
Cell: 410-419-4906
bdoak@bruceedoakconsulting.com

David Billingsley
Work: 410-679-8719
dwb0209@yahoo.com

Martin Ogle
Cell: 443-629-3411
mert1114@aol.com

Sgt. Robert A. Black
Cell: 410-499-7940
1opie@comcast.net

The petitioner must use one of the sign posters on this approval list. Any reposting must also be done by one of these approved posters. If you wish to select a poster not listed on the list above, prior approval by the Department of Permits, Approvals and Inspections/Zoning is required.

This department is not associated with any of the above posters, nor do we recommend any specific one. We do suggest that you contact a number of them to compare prices, since their charges may vary.

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/ 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 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: 2024-0032-A
Property Address: 8834 VICTORY AVE
Legal Owners (Petitioners): Mary/James Sawyer
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): Mary/James Sawyer
Address: 8834 VICTORY AVE

Telephone Number: 443-506-0711

*Failure to advertise and/or post a sign on the property within the designated time will result in the Hearing request being delayed. The delayed Hearing Case will be cycled to the end of pending case files and rescheduled in the order that it is received. Also, a \$250.00 rescheduling fee may be required after two failed advertisings and/or postings.

BALTIMORE COUNTY DEPARTMENTS OF PERMITS APPROVALS & INSPECTIONS

APPROVED SIGN POSTERS

John Altmeyer
Cell: 410-382-6580
jaltmeyer@aol.com

J. Lawrence Pilson, R.S.
Cell: 443-834-8162
lpilson@hotmail.com

Richard Hoffman
Cell: 443-243-7360
dick_e@comcast.net

Linda O'Keefe
Work: 410-666-5366
Cell: 443-604-6431
lucky linda1954@yahoo.com

Eric Hadaway
Work: 410-296-3333
ehadaway@dmw.com

Bruce E. Doak
Work: 443-900-5535
Cell: 410-419-4906
bdoak@bruceedoakconsulting.com

David Billingsley
Work: 410-679-8719
dwb0209@yahoo.com

Martin Ogle
Cell: 443-629-3411
mert1114@aol.com

Sgt. Robert A. Black
Cell: 410-499-7940
1opie@comcast.net

The petitioner must use one of the sign posters on this approval list. Any reposting must also be done by one of these approved posters. If you wish to select a poster not listed on the list above, prior approval by the Department of Permits, Approvals and Inspections/Zoning is required.

This department is not associated with any of the above posters, nor do we recommend any specific one. We do suggest that you contact a number of them to compare prices, since their charges may vary.

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Maureen E. Murphy; Chief Administrative Law Judge
Office of Administrative Hearings

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

DATE: February 23, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0032-A
Address: 8834 VICTORY AVE
Legal Owner: James & Mary Sawyer

Zoning Advisory Committee Meeting of February 23, 2024.

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

Additional Comments:

Reviewer: Earl D. Wrenn

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: February 21, 2024

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0032-A

The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comments.

DPR: No comment

DPW-T: The plan submitted with the application shows an existing drive and shed are on property owned by another entity. The existing shed and the portion of the drive should be removed from this property.

Landscaping: No comment.

Recreations & Parks: No Greenways affected.

This is an aerial map of a residential development, likely a golf course community, showing numerous lots and streets. The map includes the following features:

- Streets:**
 - DR 1 NC:** A major road running diagonally across the top right.
 - WHITE MARSH BLVD:** Two parallel roads running diagonally from the top right towards the bottom right.
 - RAMP:** A road connecting the major roads, running diagonally.
 - VICTORY AVE:** A road running vertically through the center of the map.
 - PEARNE AVE:** A road running vertically along the bottom right edge.
- Lots:** Numerous lots are outlined and labeled with numbers. Some lots are highlighted in yellow, including Lot # 3, Lot # 2, Lot # 5, Lot # 4, Lot # 1, Lot # 345, Lot # 342, Lot # 340, Lot # 337, Lot # 329, Lot # 327, Lot # 325, Lot # 323, Lot # 321, Lot # 319, Lot # 317, Lot # 315, Lot # 313, Lot # 311, Lot # 309, Lot # 307, Lot # 305, Lot # 303, Lot # 301, Lot # 299, Lot # 297, Lot # 295, Lot # 293, Lot # 291, Lot # 289, Lot # 287, Lot # 285, Lot # 283, Lot # 281, Lot # 279, Lot # 277, Lot # 275, Lot # 273, Lot # 271, Lot # 269, Lot # 267, Lot # 265, Lot # 263, Lot # 261, Lot # 259, Lot # 257, Lot # 255, Lot # 253, Lot # 251, Lot # 249, Lot # 247, Lot # 245, Lot # 243, Lot # 241, Lot # 239, Lot # 237, Lot # 235, Lot # 233, Lot # 231, Lot # 229, Lot # 227, Lot # 225, Lot # 223, Lot # 221, Lot # 219, Lot # 217, Lot # 215, Lot # 213, Lot # 211, Lot # 209, Lot # 207, Lot # 205, Lot # 203, Lot # 201, Lot # 199, Lot # 197, Lot # 195, Lot # 193, Lot # 191, Lot # 189, Lot # 187, Lot # 185, Lot # 183, Lot # 181, Lot # 179, Lot # 177, Lot # 175, Lot # 173, Lot # 171, Lot # 169, Lot # 167, Lot # 165, Lot # 163, Lot # 161, Lot # 159, Lot # 157, Lot # 155, Lot # 153, Lot # 151, Lot # 149, Lot # 147, Lot # 145, Lot # 143, Lot # 141, Lot # 139, Lot # 137, Lot # 135, Lot # 133, Lot # 131, Lot # 129, Lot # 127, Lot # 125, Lot # 123, Lot # 121, Lot # 119, Lot # 117, Lot # 115, Lot # 113, Lot # 111, Lot # 109, Lot # 107, Lot # 105, Lot # 103, Lot # 101, Lot # 99, Lot # 97, Lot # 95, Lot # 93, Lot # 91, Lot # 89, Lot # 87, Lot # 85, Lot # 83, Lot # 81, Lot # 79, Lot # 77, Lot # 75, Lot # 73, Lot # 71, Lot # 69, Lot # 67, Lot # 65, Lot # 63, Lot # 61, Lot # 59, Lot # 57, Lot # 55, Lot # 53, Lot # 51, Lot # 49, Lot # 47, Lot # 45, Lot # 43, Lot # 41, Lot # 39, Lot # 37, Lot # 35, Lot # 33, Lot # 31, Lot # 29, Lot # 27, Lot # 25, Lot # 23, Lot # 21, Lot # 19, Lot # 17, Lot # 15, Lot # 13, Lot # 11, Lot # 9, Lot # 7, Lot # 5, Lot # 3, Lot # 1.

- Annotations:**
- 6 CD:** A green label in the center of the map.
- 14 ED:** A yellow label in the center of the map.
- NE 8-E 071B3:** A red label in the bottom left corner.
- DR 5.5:** A red label in the bottom left corner.
- 1987-0353-A:** A yellow label at the bottom center.
- 1419075003:** A red label at the top left.
- 1419074873:** A red label at the top left.
- 1419075926:** A red label at the top left.
- 1419075003:** A red label at the top right.
- 1419075882:** A red label at the top right.
- 1419075001:** A red label at the top right.
- 1419075866:** A red label at the top right.
- 1419073862:** A red label at the top right.
- 1419074847:** A red label at the bottom right.
- 1419076003:** A red label at the bottom right.
- 1419075003:** A red label at the bottom right.
- 1419075866:** A red label at the bottom right.
- 1419075001:** A red label at the bottom right.
- 1419073862:** A red label at the bottom right.
- 1419074847:** A red label at the bottom right.
- 1419076003:** A red label at the bottom right.
- 1419075003:** A red label at the bottom right.
- 1419075866:** A red label at the bottom right.
- 1419075001:** A red label at the bottom right.
- 1419073862:** A red label at the bottom right.
- 1419074847:** A red label at the bottom right.
- 1419076003:** A red label at the bottom right.
- 1419075003:** A red label at the bottom right.
- 1419075866:** A red label at the bottom right.
- 1419075001:** A red label at the bottom right.
- 1419073862:** A red label at the bottom right.
- 1419074847:** A red label at the bottom right.
- 1419076003:** A red label at the bottom right.
- 1419075003:** A red label at the bottom right.
- 1419075866:** A red label at the bottom right.
- 1419075001:** A red label at the bottom right.
- 1419073862:** A red label at the bottom right.
- 1419074847:** A red label at the bottom right.
- 1419076003:** A red label at the bottom right.
- 1419075003:** A red label at the bottom right.
- 1419075866:** A red label at the bottom right.
- 1419075001:** A red label at the bottom right.
- 1419073862:** A red label at the bottom right.
- 1419074847:** A red label at the bottom right.
- 1419076003:** A red label at the bottom right.
- 1419075003:** A red label at the bottom right.
- 1419075866:** A red label at the bottom right.
- 1419075001:** A red label at the bottom right.
- 1419073862:** A red label at the bottom right.
- 1419074847:** A red label at the bottom right.
- 1419076003:** A red label at the bottom right.
- 1419075003:** A red label at the bottom right.
- 1419075866:** A red label at the bottom right.
- 1419075001:** A red label at the bottom right.
- 1419073862:** A red label at the bottom right.
- 1419074847:** A red label at the bottom right.
- 1419076003:** A red label at the bottom right.
- 1419075003:** A red label at the bottom right.
- 1419075866:** A red label at the bottom right.
- 1419075001:** A red label at the bottom right.
- 1419073862:** A red label at the bottom right.
- 1419074847:** A red label at the bottom right.
- 1419076003:** A red label at the bottom right.
- 1419075003:** A red label at the bottom right.
- 1419075866:** A red label at the bottom right.
- 1419075001:** A red label at the bottom right.
- 1419073862:** A red label at the bottom right.
- 1419074847:** A red label at the bottom right.
- 1419076003:** A red label at the bottom right.
- 1419075003:** A red label at the bottom right.
- 1419075866:** A red label at the bottom right.
- 1419075001:** A red label at the bottom right.
- 1419073862:** A red label at the bottom right.
- 1419074847:** A red label at the bottom right.
- 1419076003:** A red label at the bottom right.
- 1419075003:** A red label at the bottom right.
- 1419075866:** A red label at the bottom right.
- 1419075001:** A red label at the bottom right.
- 1419073862:** A red label at the bottom right.
- 1419074847:** A red label at the bottom right.
- 1419076003:** A red label at the bottom right.
- 1419075003:** A red label at the bottom right.
- 1419075866:** A red label at the bottom right.
- 1419075001:** A red label at the bottom right.
- 1419073862:** A red label at the bottom right.
- 1419074847:** A red label at the bottom right.
- 1419076003:** A red label at the bottom right.
- 1419075003:** A red label at the bottom right.
- 1419075866:** A red label at the bottom right.
- 1419075001:** A red label at the bottom right.
- 1419073862:** A red label at the bottom right.
- 1419074847:** A red label at the bottom right.
- 1419076003:** A red label at the bottom right.
- 1419075003:** A red label at the bottom right.
- 1419075866:** A red label at the bottom right.
- 1419075001:** A red label at the bottom right.
- 1419073862:</**

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
--------------------------	--	--

Special Tax Recapture: None

Account Identifier: District - 14 Account Number - 1420030650

Owner Information

Owner Name:	SCHOTT MARY LOUISE	Use:	RESIDENTIAL
Mailing Address:	8834 VICTORY AVE BALTIMORE MD 21234-4212	Principal Residence:	YES
		Deed Reference:	/25916/ 00130

Location & Structure Information

Premises Address:	8834 VICTORY AVE BALTIMORE 21234-4212	Legal Description:	LTS 359,360 8834 VICTORY AVE RIDGE GROVE
--------------------------	--	---------------------------	--

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No: 3
 0071 0021 1141 14030034.04 0000 359 2024 **Plat Ref:** 0007/ 0039

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
1951 1,365 SF 650 SF 11,237 SF 04

StoriesBasementType	ExteriorQualityFull/Half BathGarageLast Notice of Major Improvements
1 1/2 YES STANDARD UNITBRICK/ 4	3 full

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2024	07/01/2023	07/01/2024
Land:	71,200	75,000		
Improvements	184,600	245,000		
Total:	255,800	320,000	255,800	277,200
Preferential Land:	0	0		

Transfer Information

Seller: ANMAD RIAZ	Date: 07/16/2007	Price: \$300,000
Type: ARMS LENGTH IMPROVED	Deed1: /25916/ 00130	Deed2:
Seller: THOMAS LEOCADIA	Date: 03/10/2006	Price: \$167,000
Type: ARMS LENGTH IMPROVED	Deed1: /23512/ 00001	Deed2:
Seller: THOMAS LEOCADIA	Date: 12/05/2005	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /23009/ 00749	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2023	07/01/2024
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: Approved 04/12/2010

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: Application Received Date: 08/28/2023

2024-0032-A



2024-0032-A



2024-0032-A



2024-0032-A

