



FOR PLANNING COMMISSION USE ONLY

Rezoning No. 87-19-003

Date Filed: 6-25-19

WASHINGTON COUNTY PLANNING COMMISSION
ZONING ORDINANCE MAP AMENDMENT APPLICATION

Downsville Pike Land, LLC

Applicant

10306 Remington Drive

Address

Christopher R. Smith

Primary Contact

Hagerstown, Maryland 21740

Address

☒ Property Owner

☐ Attorney

☐ Other: _____

☐ Contract Purchaser

☐ Consultant

RECEIVED

JUN 25 2019

301-733-4365 Ext 203

Phone Number

WASHINGTON COUNTY
PLANNING DEPARTMENT

crsmith@myactv.net

E-mail Address

Property Location: 10662 & 10656 Downsville Pike, Hagerstown, Maryland

Tax Map: 0057

Grid: 0002

Parcel No.: 0210 & 0408

Acreage: 1.6

Current Zoning: RS-Residential Suburban

Requested Zoning: HI-Highway Interchange

Reason for the Request: ☒ Change in the character of the neighborhood

☒ Mistake in original zoning

PLEASE NOTE: A Justification Statement is required for either reason.

Chris Smith

Applicant's Signature **KIMBERLY ANNE SMITH**

Notary Public

Subscribed and sworn before me this 21 day of June, 20 19 **Washington County, Maryland**

My Commission Expires 10-25-22

My commission expires on 10-25-22

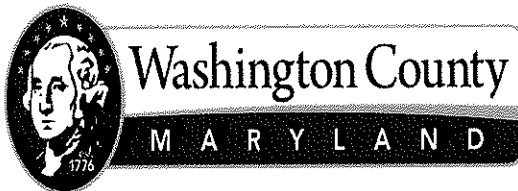
Kimberly Anne Smith

Notary Public

FOR PLANNING COMMISSION USE ONLY

- ☒ Application Form
- ☒ Fee Worksheet
- ☒ Application Fee
- ☒ Ownership Verification
- ☒ Boundary Plat (Including Metes & Bounds)

- ☒ Names and Addresses of all Adjoining & Confronting Property Owners
- ☒ Vicinity Map
- ☒ Justification Statement
- ☒ 30 copies of complete Application Package



WASHINGTON COUNTY DEPARTMENT OF
PLANNING & ZONING FEE WORKSHEET

FOR PLANNING COMMISSION USE ONLY
Rezoning No. _____
Date Filed: _____

PLEASE COMPLETE ONLY THE
SECTION THAT APPLIES.

Applicant's Name: Downsville Pike Land, LLC Date: June 24, 2019

Zoning Ordinance Map Amendment \$ 2,000.00

Number of Acres * 1.6 x \$20.00 per acre \$ 32.00

Engineering Review Fee \$ 150.00

Technology Fee \$ 15.00

TOTAL FEES DUE – MAP AMENDMENT \$ 2,197.00

Text Amendment \$ 2,000.00

- Choose One: ☐ Adequate Public Facilities Ordinance
☐ Forest Conservation Ordinance
☐ Solid Waste Plan
☐ Subdivision Ordinance
☐ Water and Sewer Plan
☐ Zoning Ordinance
☐ Other: _____

Technology Fee \$ 15.00

TOTAL FEES DUE – TEXT AMENDMENT \$ 2,015.00

Forest Conservation Exemption \$ 25.00

Technology Fee \$ 15.00

TOTAL FEES DUE – FOREST EXEMPTION. \$ 40.00

Please make checks payable to "Washington County Treasurer".



Washington County

MARYLAND

WASHINGTON COUNTY PLANNING COMMISSION
ZONING ORDINANCE MAP AMENDMENT APPLICATION

FOR PLANNING COMMISSION USE ONLY

Rezoning No. _____

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Applicant

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Address

Christopher R. Smith

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Hagerstown, Maryland 21740

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301-733-4365 Ext 203

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JUSTIFICATION STATEMENT
DOWNSVILLE PIKE LAND, LLC, APPLICANT

The Map Amendment sought is based upon the following:

1. DESCRIPTION OF THE SITE.

Downsville Pike Land, LLC (the “Applicant”) is the owner of two parcels of land, located at 10656 and 10662 Downsville Pike, totaling 1.60 acres and situated along the northwest side of Maryland Route 632 (Downsville Pike), immediately south of its intersection with Halfway Boulevard (the “Site”). A copy of the rezoning vicinity map is included with this application as Exhibit A. The Site is located adjacent to the Maryland Rte. 632/I70 Interchange, and contains 1 aged single family residence (unoccupied) and 1 vacant lot that previously contained a dilapidated dwelling which has recently been demolished. Land uses within the Site’s 1-mile zoning neighborhood (the “Rezoning Neighborhood”) contain a mix of commercial and residential developments. Immediately to the south of the Site is one residential parcel and the Marty L. Snook Regional Park as well as a State Highway Administration Park and Ride. To the north are primarily residential neighborhoods. To the south are I70 and the interchange (south of I70 is the Callas Contractors property), and to the east are the site is a new Sheetz store, several other commercial uses including the Health at Work site, and a mix of other commercial and residential uses. An aerial photograph of the Site showing the Rezoning Neighborhood and the various residential and commercial developments in the vicinity of the Site is attached as Exhibit B.

The official zoning classification of the Site, pursuant to the Washington County Zoning Ordinance (the “Zoning Ordinance”), is Residential, Suburban District (RS)¹. (Exhibit A). As

¹ The purpose of the RS zoning district is “to provide appropriate locations in the Urban and Town Growth Areas for single and two-family residential dwellings on moderately sized lots and limited community service type uses.”

shown on Exhibit A, the Site adjoins the Downsville Pike/I70 interchange, a public park, and the new Sheetz convenience store. The Site and the single residential parcel immediately to the south of the Site, which contains a dilapidated, vacant residential structure, is an isolated, tiny enclave of residential property that has, over time, become geographically separated and isolated from the existing, established residential neighborhoods located north of Halfway Boulevard and west of the parks from the Site. In contrast to these other residential neighborhoods within the Rezoning Neighborhood, which are set back from the entrances onto I70 and have retained residentially-oriented vehicular access points along Halfway Boulevard, the construction of the I70 entrance ramps, the establishment of the a Park and Ride (which attracts numerous commuters) adjacent to the Site, the installation of a signalized intersection on its northern boundary, and the construction of a Sheetz store and second signalized intersection opposite the Site on Downsville Pike, have all served to fundamentally change the character of this small enclave. The Site is not appropriate for continued residential use, as demonstrated by the fact that there are no residents on the Site or the adjacent residential parcel. Moreover, two (2) of the existing structures (house and garage) on the Site, including the Anita Rice House, were recently demolished following County condemnation proceedings. The Applicant is requesting a map amendment to change the zoning classification of the Site from RS to Highway Interchange (HI) so that the Site can be developed as part of the commercial corridor that has begun to develop along Downsville Pike as a logical outgrowth of the construction of the I70/Downsville Pike interchanges.

Prior to 2012, the Site was zoned RS, but the interchange land located across Downsville Pike (hereinafter, the "Interchange Parcel") was zoned RM. As explained in greater detail below, the Washington County Board of County Commissioners (the "Board") in 2012 rezoned the Interchange Parcel from its prior RM zoning to the HI classification during the comprehensive rezoning of the Urban Growth Area that became effective on July 1, 2012 (*See* Ordinance No. ORD-2012-08) (the "Comprehensive Rezoning"), but the Site retained its RS zoning. Similarly, parcels 262 and 464 on Tax Map 56 and parcel 258 on Tax Map 57, south of I70 and within the

rezoning neighborhood, were rezoned to HI in 2012. (see Exhibits C and D to show change in zoning during the Comprehensive Rezoning)

For the reasons set forth below, the Applicant submits that the decision of the Board during the Comprehensive Rezoning to place all of the land to the north west of the Downsville Pike/Halfway Boulevard intersection in the RS district was a result of legal mistake. The Board assumed that the Site would retain its residential character throughout the transitions that would occur in connection with the construction of the I70/Downsville Pike interchanges. However, with the passage of time, this assumption has proven incorrect. This Site fronts onto Halfway Boulevard, an arterial roadway with two left turning lanes on both sides and Downsville Pike, a median-separated arterial roadway. The traffic signal for this major intersection lies at the southeastern tip of the Site, and a second traffic signal abuts the Site, opposite of Downsville Pike at the location of the new Sheetz convenience store. While the Site does adjoin the Marty Snook Park to the west, it is adjacent to the Park and Ride, which is simply another commuter amenity, and does not bolster the residential character of the Site in any way. The fact of the matter is that the Site has become an isolated, tiny enclave set apart from the established residential neighborhoods to the north and west, and that enclave is simply no longer appropriate for residential uses. Its development trajectory is in line with the Interchange Parcel, and the Board did not take into account that the HI zoning district was significantly more appropriate for the Site as well given the changing character of the neighborhood and the significant effect an interchange with I70, with all its accompanying traffic, would have on it..

The Applicant further submits that there has been a substantial change in the character of the Rezoning Neighborhood sufficient to justify the rezoning request. Based on both mistake in zoning and change in the character of the neighborhood, the Applicant requests that the Site be reclassified to the HI zoning district.

THE PURPOSE OF THE HI DISTRICT IS TO "PROVIDE SUITABLE LOCATIONS FOR COMMERCIAL ACTIVITIES OR LIGHT INDUSTRIAL LAND USES THAT SERVE HIGHWAY TRAVELERS, PROVIDE GOODS AND SERVICES TO A

REGIONAL POPULATION, OR USES THAT HAVE A NEED TO BE LOCATED NEAR THE INTERSTATE HIGHWAY SYSTEM TO FACILITATE ACCESS BY A LARGE NUMBER OF EMPLOYEES, OR THE RECEIPT OR SHIPMENT OF GOODS BY HIGHWAY VEHICLES. IN ADDITION TO PROVIDING ACCESSIBLE LOCATIONS, THE HIGHWAY INTERCHANGE DISTRICT IS INTENDED TO PROTECT THE SAFE AND EFFICIENT OPERATION OF THE INTERCHANGE AND TO PROMOTE ITS VISUAL ATTRACTIVENESS.”

2. ZONING HISTORY OF THE SITE

The Site, being located within the Urban Growth Area boundary around the City of Hagerstown, was among those “17,000 parcels and 38,000 acres of land” rezoned as part of the Comprehensive Rezoning of the Urban Growth Area in 2012. *See* Ordinance No. ORD-2012-08, p. 1. In adopting the Comprehensive Rezoning, the Board’s goal was to “promote compatibility amongst varied uses while providing the range of land uses needed to accommodate the needs of a growing community.” *See* Ordinance No. ORD-2012-08, p. 6. During the Comprehensive Rezoning process, the Board eliminated the agriculture zone in the Urban Growth Area which “resulted in the assignment of different zoning classification to 8,861 acres of land ... [and] all of the reclassifications result in ... *decreases in land area devoted to residential and commercial* uses.” *See* Ordinance No. ORD-2012-08, p. 5 (emphasis added). To that end, the Comprehensive Rezoning of the Urban Growth Area was aimed to “positively reflect the general planning principles of providing for increased diversity, density, and intensity of uses as proximity increases towards the urban core of the County.” *See* Ordinance No. ORD-2012-08, pp. 5-6. Given the Site’s location adjacent to the I70 interchange, near extensive commercial development existing and occurring to the east and with the less intense single-family residential development separated from the Site to the west and north, divided by roads (Halfway Boulevard), the HI district should have been deemed as appropriate for the Site as it was for the

Interchange Parcel, which was comprehensively rezoned to HI zone from its prior residential RM zoning under the goals of the 2012 comprehensive rezoning.

The Comprehensive Rezoning was guided by the principles and recommendations contained in the 2002 comprehensive plan for the County (the “Comprehensive Plan”) which identifies, as major goals, the objective of promoting “the retention and expansion of existing businesses and industry while encouraging the development of new manufacturing and hi-tech industries to broaden the employment base” and providing “locations for new industry that encourage the use of existing infrastructure facilities and that take advantage of the interstate transportation system” *See Comprehensive Plan, p. 13.*

The Site, being located within the urban core of the County and adjacent to a highway interchange, is clearly appropriate for the HI zoning district, and designation of the HI zoning classification is compatible with the adjoining and nearby properties. At the time of the comprehensive rezoning of the Urban Growth Area was adopted, the Planning Department advised the Board that “at least 75% of those specific [zoning modification] requests received from property owners were approved,” and that the Board would have opportunities in the future to address certain areas of the Urban Growth Area if it elected to do so. *See Board of County Commissioners Meeting Minutes from April 17, 2012, p. 3.* Therefore, the Applicant submits that if the Board were today to apply the very same policy criteria that it did during the 2012 Comprehensive Rezoning, it would not designate the Site in the RS district but rather would re-classify the Site to the HI district.

3. CHANGES TO THE NEIGHBORHOOD.

At the time of the enactment of the Ordinance, the Site had a history of residential use. However, County statistics document that residential growth within the Halfway Election District has significantly lagged behind that of the County at large, having increased in population only 13.54% over the last 30 years, in contrast to the County’s overall population increase of 30.36%

over that timeframe. Use of the Site and of the only other adjoining residential parcel reflects this trend, in that there have been no residents living on the Site for the past four years, and two (2) residential structures (house and garage) on the Site have now been demolished. During the Comprehensive Rezoning, several of the parcels within the Rezoning Neighborhood were zoned to more intensive uses. As stated above, the Interchange Parcel was rezoned HI from RM-Residential Multi-Family, and the above referenced Parcels 262, 464 and 258, located south of I70 were rezoned from ORT-Office Research and Technology to HI. Similarly, the Marty Snook Park parcel was also rezoned from A-Agricultural to RS. Finally, the approval of the new Sheetz convenience store immediately across Downsville Pike from the Site is greatly influencing changes to the Rezoning Neighborhood.

In addition, the roadway infrastructure in and around the Site has become significantly more advanced. There are now two signals at the intersections of Downsville Pike and Halfway Boulevard. A median divides Downsville Pike on both sides of this intersection, and Halfway Boulevard has been upgraded to include two left turns in both directions. The Park and Ride adjacent to the Site attracts daily commuter traffic, and some traffic data indicates that traffic travelling through the Rezoning Neighborhood has significantly increased since the Comprehensive Rezoning. As shown on the Maryland Department of Transportation, State Highway Administration Annual Average Daily Traffic 2009-2015 chart, (Exhibit E), traffic on that portion of Downsville Pike from Halfway Boulevard to Downsville Pike increased from 10,960 daily trips in 2012 to 12,361 daily trips in 2015. Notably, average daily trips have increased each year since 2012.

4. LEGAL ARGUMENT.

A. The Law.

A local legislative body (in Washington County, the Board of County Commissioners) may approve a piecemeal zoning map amendment, which changes the zoning classification of a property outside of the comprehensive planning process, upon finding that either there was a

mistake in the existing zoning classification or that there has been a substantial change in the character of the neighborhood where the property is located. Md. Ann. Code Lane Use, §4-204(b)(2).

B. Mistake In Zoning.

Mistake in zoning, as defined by the Maryland Court of Appeals in numerous opinions related over the years, is proved by introducing evidence that shows either that the approving body failed to take into account factors at the time of comprehensive zoning which would (or should) have justified a different zoning classification, or that events have occurred subsequent to the comprehensive rezoning which show that the approving body's assumptions and premises have since proved to be invalid. Howard County v. Dorsey, 292 Md. 351, 438 A.2d 1339 (1982). Specifically, “when the assumption upon which a particular use is predicated proves, with the passage of time, to be erroneous, this is sufficient to authorize a rezoning.” Mayor of Rockville v. Stone, 271 Md. 655, 319 A.2d 536 (1974); see also Anne Arundel County v. A-Pac Ltd., 67 Md. App. 122, 506 S. 2d 671 (1986) (stating, “when subsequent events demonstrate that any significant assumption made by the Council at the time of the comprehensive rezoning was invalid, the presumption of validity accorded to the comprehensive rezoning is overcome.”). In addition, the “evidentiary burden [of proving error in existing zoning] can be accomplished ... by producing evidence that the Council failed to make any provision to accommodate a project, trend or need which it, itself, recognized as existing at the time of the comprehensive rezoning.” Boyce v. Sembly, 25 Md. App. 43, 334 A.2d 137 (1975), citing also Jobar Corp. v. Rodgers Forge Community Ass'n., 236 Md. 106, 202 A.2d 612 (1964) and Rohde v. County Board of Appeals 234 Md. 259, 199 A.2d 216 (1964).

In the case at hand, the character of the Rezoning Neighborhood has changed in ways unanticipated by the Board at the time of the Comprehensive Rezoning. The Board drew a zoning demarcation line at the intersection of Downsville Pike and Halfway Boulevard and concluded that the entirety of the land west of this intersection would retain its existing residential character, and should therefore remain zoned for residential use. While this conclusion has proven correct for the

established residential neighborhoods north and west of the Site, the roadway infrastructure changes along Downsview Pike and Halfway Boulevard, have caused the Site to lose its ability to maintain residential uses. Simply put, no one wants to reside on a property that fronts onto a signalized intersection between the two most heavily trafficked roadways in the Rezoning Neighborhood, and across from a Sheetz convenience store and the I70 interchange. The Board rezoned the other three quadrants of this intersection to highway oriented or industrial uses, in recognition of the inherent conflicts between the roadway infrastructure in and around those sites and residential uses. While at the time of the Comprehensive Rezoning the Site was improved with residential dwellings, the Board's assumption that the Site could remain in residential use despite the changes concomitant with the roadway infrastructure enhancements has proven incorrect. One of the residential dwellings no longer exists, and there is simply no market demand for new residences at the location of the Site. The evidence exists and is presented herein which specifically and unequivocally shows that:

(1) In adopting the Comprehensive Rezoning of the Urban Growth Area, the Board intended to "positively reflect the general planning principles of providing for increased diversity, density, and intensity of uses as proximity increases towards the urban core of the County." *See* Ordinance No. ORD-2012-08, pp. 5-6. The Board mistakenly retained the RS zoning on the Site while rezoning the neighboring Interchange Parcel to the HI district, and failed to account for the Site's unsuitability as an ongoing residential area due to the I70 interchange substantially similar to the situation facing the Interchange Parcel;

(2) At the time the Board maintained the RS zoning district on the Site, it also reclassified the adjoining Interchange Parcel from the RM district to the HI district despite the fact that the Interchange Parcel is undevelopable. The HI district is intended to support uses in connection with the highway use. The fact that the Interchange Parcel is undevelopable renders the Site a pivotal future location for

these HI uses. Indeed, the same facts and circumstances which justified the change in zoning for the Interchange Parcel apply to the Site. The Board did not account for the fact that designating this Site as HI would be compatible and consistent with its reclassification for the Interchange Parcel. The Board made a legal mistake by failing to recognize that the adjoining Interchange Parcel, like the Site, fronts on Downsville Pike and is significantly impacted by the traffic leaving I70, such that future development of both properties should be oriented toward highway uses and not residential uses.

This evidence is sufficient to allow the Board to grant the requested rezoning on the basis of a mistake in the existing zoning.

C. Change in the Character of the Neighborhood.

In determining if there has been a substantial change in character of the neighborhood, one must first determine what constitutes the neighborhood. Montgomery v. Board of County Commissioners for Prince George's County, Maryland, et al. 263 Md. 1, 280 A.2d 901 (1971). The concept of a neighborhood is a flexible one, and will vary according to the geographical location involved. Montgomery, at 5. In the case at hand, the Rezoning Neighborhood contains a mix of residential properties along Halfway Boulevard to the west (which are zoned RS), as well as properties commercially zoned and/or utilized properties adjoining the Site along the east side of Downsville Pike, including the Sheetz convenience store immediately across from the Site, zoned HI and further including the land zoned HI and ORI south of I70. The portion of the neighborhood that faces the same situation as the Site, in reality, is not the nearby residential neighborhoods along Halfway Boulevard but more appropriately is the commercial corridor along Downsville Pike and near or adjacent to its interchange with I70. The Downsville Pike commercial corridor is highlighted in yellow on Exhibit B.

While the Site has been used for residential purposes for many years, it is currently uninhabited and is unsuitable for residential use due to the above-referenced changes to the neighborhood which have occurred since the both original comprehensive zoning and the 2012 Comprehensive Rezoning. During the Comprehensive Rezoning, several parcels within Applicant's defined neighborhood were zoned to more intensive uses. As stated above, the Interchange Parcel was rezoned HI from RM, and the above referenced Parcels 262, 464 and 258, located south of I70 were rezoned HI from ORT. The adjacent Marty Snook Park land was also rezoned from A to RS.

In addition, as stated above, traffic within the neighborhood has also increased significantly. As shown on Exhibit C, traffic on that portion of Downsville Pike from Halfway Boulevard to Downsville Pike increased from 10,960 daily trips in 2012 to 12,361 daily trips in 2015. Notably, average daily trips have increased each year since 2012.

When considering the issue of "substantial change in a neighborhood, the County should consider 'all changes and pertinent facts' together in totality." The Bowman Group v. Dawson Moser, 112 Md.App. 694, 686 A.2d 643 (1996). In Bowman case, the Court upheld the rezoning of appellant's property by taking into consideration the following factors: 1) previous rezonings; 2) upgrades made to roads; and 3) new water and sewer lines. Id. Considering that multiple parcels in the neighborhood have been rezoned to HI, there has been a significant increase in traffic along Halfway Boulevard and Downsville Pike, improvements made to Halfway Boulevard, and the recently approved Sheetz convenience store, these facts in totality clearly establish that there has been a substantial change in the neighborhood sufficient to justify the proposed map amendment, and that the requested HI zoning for the Site is more appropriate than the existing RS zoning.

In addition, the County anticipated and provided for the future development of the Site when including the Property in the Urban Grown Area. The commercial corridor along Downsville Pike and rezoning of parcels in the neighborhood have transformed the neighborhood significantly and will continue to do so in the future. As stated, the Site would be better suited for a commercial use

permitted by the HI District, given its location along Halfway Boulevard, Downsville Pike and the I70 interchange and the impact of the interchange and the adjacent Park and Ride property on the continuing ability to use the Site for residential purposes, as well as its proximity and access to I70.

In conclusion, the Applicant avers that it is conclusive that a substantial change in the character of the neighborhood has occurred which legally justifies a decision to approve the requested rezoning.

5. AVAILABILITY OF PUBLIC FACILITIES.

- a. Public Water and Sewer. Public water and sewer are currently available to serve the Site.
- b. Protective Services. The Site will be served by the Halfway Fire Company. Police protection will be provided by the Washington County Sheriff's Department.

6. PRESENT AND FUTURE TRANSPORTATION PATTERNS.

The Site is bounded by Halfway Boulevard and Downsville Pike and could potentially be serviced by entrances on either or both roads. Highway access to the Site is via the Downsville Pike/I70 Interchange, making access for both regional and local travelers convenient and safe. These roads and this interchange are ideal for the requested HI zoning. Both Downsville Pike and Halfway Boulevard are classified as Arterial Roads.

7. COMPATIBILITY WITH EXISTING AND PROPOSED DEVELOPMENT FOR THE AREA.

As stated above, the Site is surrounded by a mix of residential and commercial uses, and the adjacent properties to the east along Downsville Pike are all is classified in the HI district, and compatible with the requested zoning classification for the Site. A new Sheetz convenience

store is located immediately across Downsville Pike from the Site. The Site's proximity to the I70 interchange and the adjacent Park and Ride make continued residential use clearly unsuitable. The Site is well suited to serving the travelling public, however, due to this proximity, and thus the requested HI zoning makes much more sense from a land use perspective than the existing residential zoning.

8. POPULATION CHANGE.

The Site is currently unoccupied and this is unlikely to change in any circumstance. Rezoning the Site to HI will have no effect on the population of the Rezoning Neighborhood. The population of the Rezoning Neighborhood is, however, growing.

9. COMPREHENSIVE PLAN.

The Comprehensive Plan identifies, as major goals, the objective of promoting "the retention and expansion of existing businesses and industry while encouraging the development of new manufacturing and hi-tech industries to broaden the employment base" and providing "locations for new industry that encourage the use of existing infrastructure facilities and that take advantage of the interstate transportation system" *See Comprehensive Plan, p. 13*. In addition, the Comprehensive Plan discusses the need to sustain and expand existing businesses. *See Comprehensive Plan, p. 60*. The proposed rezoning of the Site to HI will allow for the redevelopment of the Site from a decrepit and aging single family residence to a much more appropriate retail operation serving the neighborhood and the travelling public along Downsville Pike and I70. Given the Site's location at the intersection of Halfway Boulevard and Downsville Pike (both Arterial Roads) and being at the end of the off-ramp from I70, such a commercial use is much more suitable for the Site and in keeping with the Comprehensive Plan. The Comprehensive Plan also identifies that appropriate commercial site locations should reflect the need to be located where the market can best be served. *See Comprehensive Plan, p. 61*. The

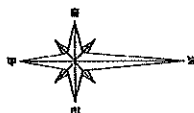
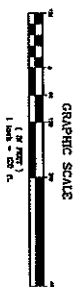
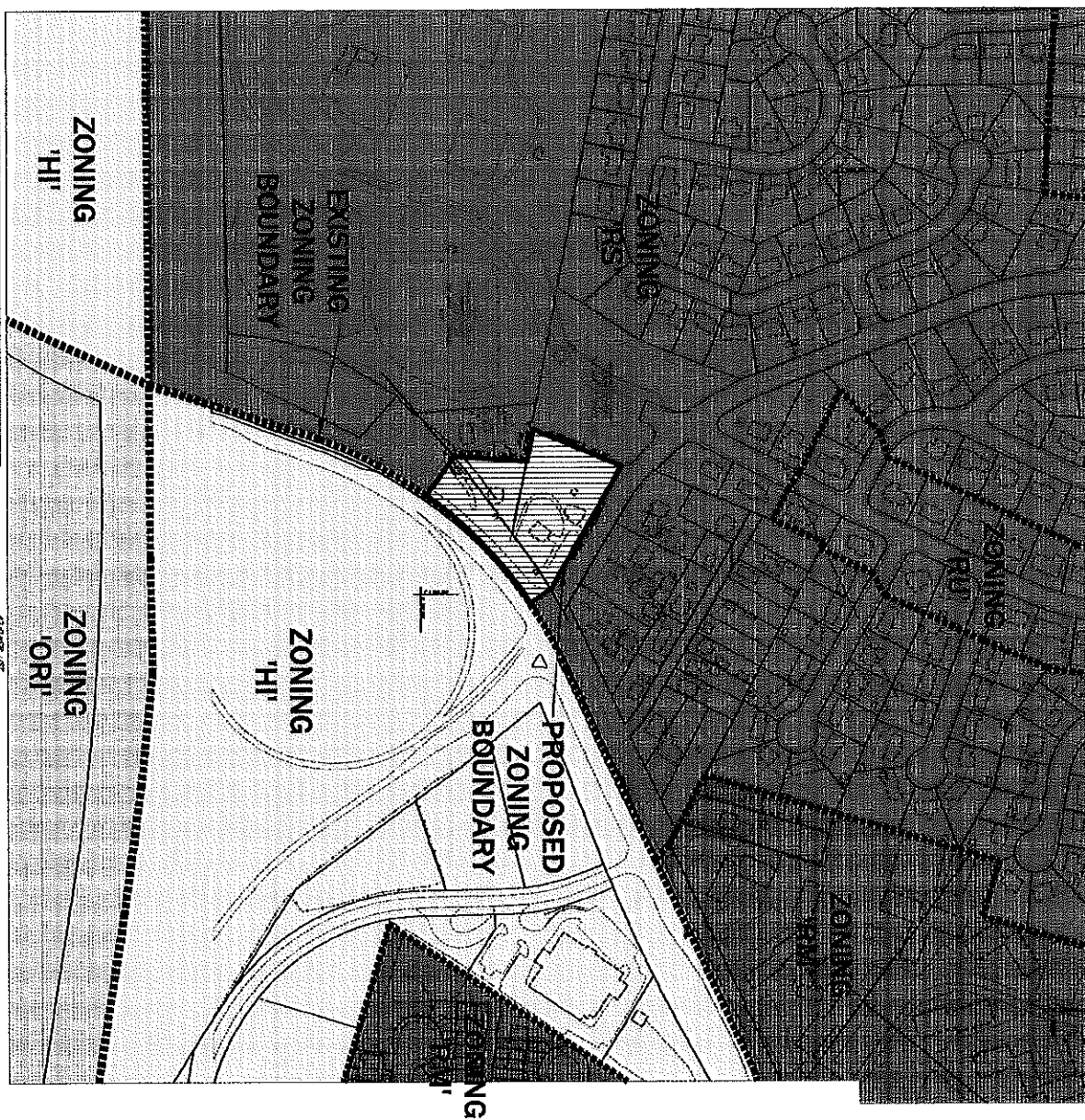
Applicant avers that a commercial site located at the intersection of Halfway Boulevard and Downsville Pike and directly across from the I70 off-ramp and adjacent to the Park and Ride is an ideal location for a commercial use to serve the Halfway and South Hagerstown markets as well as interstate travelers.

8. CONCLUSION.

The Applicant requests that the Board approve this rezoning application as the request meets all of the legal requirements for map amendments under the Washington County Zoning Ordinance and under Maryland law to be approved. The Applicant's requested zoning map amendment will remedy the Board's failure to designate the Site for HI use. Moreover, the requested zoning map amendment will correct the Board's failure to take into account various factors related to the Site at the time of comprehensive rezoning which would have justified the HI zoning classification, and will properly reflect the substantial changes to the Rezoning Neighborhood outlined in this statement.


**L&B 7555913v3/13291.0001

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C2	91.05	1143.19	250° 56' 11"	S 26° 20' 01"	N 91° 03'	44.96



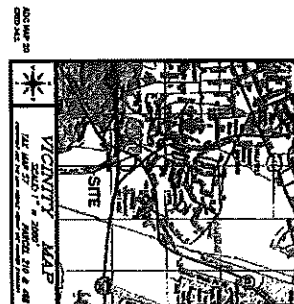
LEGEND

AREA TO BE
REZONED
FROM RS TO HI
(1.60 AC.)



EXISTING ZONING
BOUNDARY

■■■■■■■■■■



SHEET 1 OF 1

1. INDICATE COUNTRY THAT THESE
DOCUMENTS WERE OBTAINED AND
THEIR SOURCE, AND THE DATE AND
CITY OF OBTAINING AND THE NAME
OF THE SOURCE OF THE INFORMATION.
COUNTRY OF ORIGIN OF THE
INFORMATION.

PROFESSIONAL CERTIFICATION

SCALE: 1"=120'

REZONING EXHIBIT
DOWNSVILLE PIKE LAND LLC
SITUATE NORTH OF DOWNSVILLE PIKE & EAST OF HALFWAY BLVD.
ELECTION DISTRICT 28
WASHINGTON COUNTY, MARYLAND

0.42

IT-32

DATE	10/10/10
TIME	10:00
LOCATION	1000
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ADDRESS	1000
CITY	1000
STATE	1000
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FOX & ASSOCIATES, INC.
ENGINEERS • SURVEYORS • PLANNERS

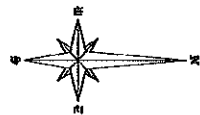
841 W. ALTA ROAD
HICKORY, N.C. 27140
PHONE: (301)733-1853
or (301)418-7250
FAX: (301)733-1853

82 NORMANS MILL CIRCLE
SLATE, MD
FREDERICK, MD. 21701
PHONE: (301)683-0680
FAX: (301)7283-6090

www.foxandco.com fox@foxandco.com



EXHIBIT B



SHEET 1 OF 1

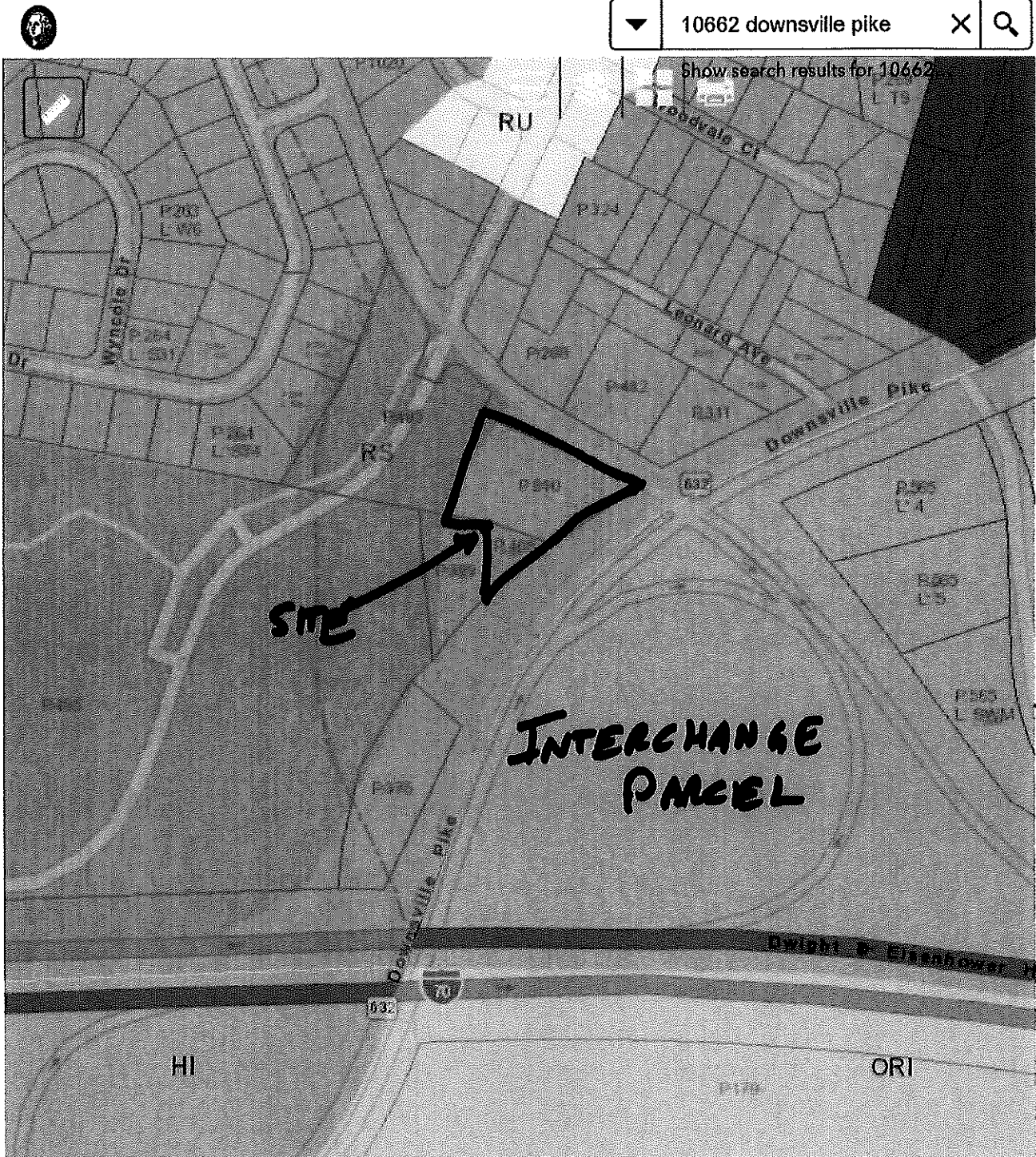
1. LANDSCAPE ARCHITECT
2. ARCHITECT
3. CIVIL ENGINEER
4. ELECTRICAL ENGINEER
5. MECHANICAL ENGINEER
6. PLUMBING ENGINEER
7. ROOFING ENGINEER
8. STRUCTURAL ENGINEER
9. SURVEYOR
10. TRANSPORTATION ENGINEER
11. WATER RESOURCES ENGINEER
12. WIND ENGINEER
13. ENVIRONMENTAL ENGINEER
14. AEROSPACE ENGINEER
15. CHEMICAL ENGINEER
16. METALLURGICAL ENGINEER
17. NUCLEAR ENGINEER
18. PETROLEUM ENGINEER
19. SAFETY ENGINEER
20. SOFTWARE ENGINEER
21. SYSTEMS ENGINEER
22. THERMAL ENGINEER
23. VEHICLE ENGINEER
24. WIND ENGINEER
25. WIND TURBINE ENGINEER
26. WIND TURBINE DESIGNER
27. WIND TURBINE MAINTENANCE
28. WIND TURBINE OPERATOR
29. WIND TURBINE REPAIR
30. WIND TURBINE SERVICE
31. WIND TURBINE TECHNICIAN
32. WIND TURBINE TRAINING
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REZONING EXHIBIT B
DOWNSVILLE PIKE LAND LLC
SITUATE NORTH OF DOWNSVILLE PIKE & EAST OF HALFWAY BLVD.
ELECTION DISTRICT 28
WASHINGTON COUNTY, MARYLAND

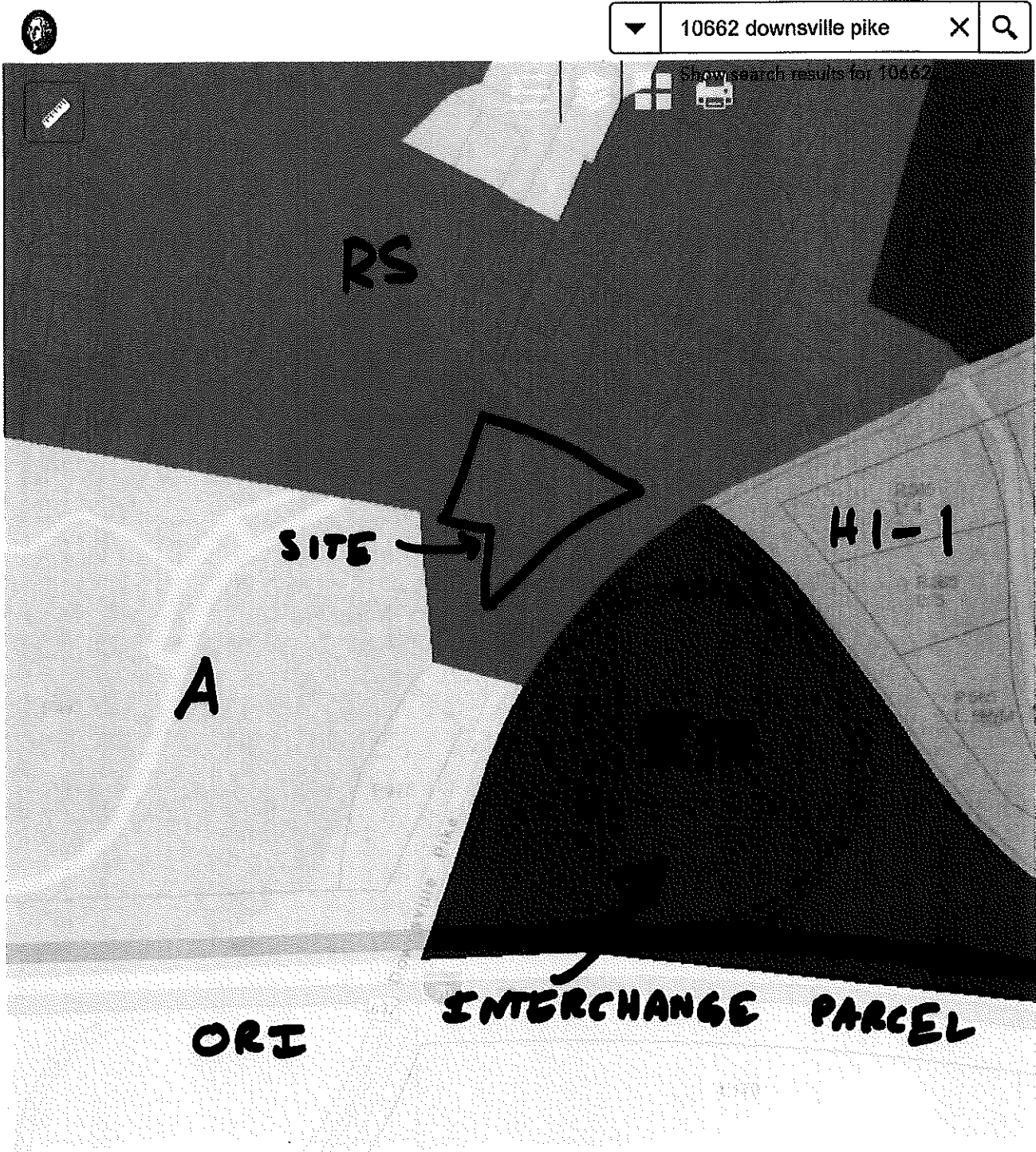
DATE: _____
PROJECT: _____
DRAWN BY: _____

FOX & ASSOCIATES, INC.
ENGINEERS • SURVEYORS • PLANNERS
841 W. KATH AVE.
HAGERSTOWN, MD 21740
PHONE: (301) 313-8560
FAX: (301) 313-1655
www.foxandassociates.com
fox@foxandassociates.com

FOX & ASSOCIATES, INC.
82 WINDING MILL CIRCLE
SUITE 102
FREDERICK, MD 21701
PHONE: (301) 313-8560
FAX: (301) 313-1655



2012 ZONING



+ | -

300ft

-77.750 39.611 Degrees

**MARYLAND DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY ADMINISTRATION
OFFICE OF PLANNING AND PRELIMINARY ENGINEERING
DATA SERVICES ENGINEERING DIVISION**

AADT'S OF STATIONS FOR THE YEARS 2009 - 2015

This report reflects the Annual Average Daily Traffic (AADT) in Maryland for the last seven years (2009 through 2015). It contains the county, route, mile point, location ID, location description (description of the road segment for which the AADT applies) and the historic AADT for each station. The report is sorted by county, route, and mile point in ascending order.

Stations denoted by a "P" followed by a four-digit number, contain data collected from Automatic Traffic Recorders (ATR's). These ATR's collect length, volume and/or classification data, which is then downloaded, loaded into a database and validated on a daily basis. Stations denoted by a "T" followed by a four-digit number, contain data provided by Maryland Toll Authority.

Stations denoted by a "B" or "S" followed by a multiple-digit number, contain data from Maryland's portable count program. The portable count program only collects volume and/or classification data, which is manually validated and loaded. The data for these stations is collected on a three or six year cycle depending on the roadway. Growth Factors are applied to counts which were not taken during the current year.

The AADT data contained in this report is estimated. The AADT estimates are derived by taking 48-hour machine count data and applying factors from permanent count stations.

A special numeric code was added to the AADT numbers, starting in 2006, to identify the years when the count was actually taken. The last digit represents the number of years prior to the actual count. Where "0" represents the current year when data was collected (in 2015), "1" represents the count taken in 2014, "2" represents the count taken in 2013, "3" represents the count taken in 2012 and so forth.

Washington

MARYLAND DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY ADMINISTRATION
DATA SERVICES ENGINEERING DIVISION
ANNUAL AVERAGE DAILY TRAFFIC (AADT) 2009-2015

As of 06/21/2016



ROUTE	ROADNAME	LOCATION	BEGIN MP	END MP	LOCATION DESCRIPTION	AADT 2009	AADT 2010	AADT 2011	AADT 2012	AADT 2013	AADT 2014	AADT 2015
MD 67	ROHRSVILLE RD	B3862	2.60	5.10	YARROWSBURG RD TO GAPLAND RD	4,402	4,270	4,191	4,202	4,320	4,321	4,432
MD 67	ROHRSVILLE RD	B3863	5.10	12.20	GAPLAND RD TO US 40AL	5,422	5,420	5,321	5,332	5,130	5,131	5,252
MD 68	CLEARSPRING RD	B4022	0.00	2.74	US 40 TO MD 66	2,482	2,580	2,531	2,542	2,533	2,534	2,605
MD 68	CLEARSPRING RD	B3864	2.74	3.92	MD 66 TO CEDAR RIDGE RD	1,922	2,050	2,011	2,022	2,120	2,121	2,172
MD 68	CLEARSPRING RD	B3865	3.92	7.31	CEDAR RIDGE RD TO US 11	4,532	4,510	4,421	4,432	4,040	4,041	4,142
MD 68	CONOCOCHIEGUE ST	B3866	7.31	8.29	US 11 TO IS 61	3,162	3,310	3,321	3,292	3,050	3,041	3,122
MD 68	LAPPANS RD	B3867	8.29	10.48	IS 61 TO MD 632	9,502	10,170	9,981	10,002	10,960	10,951	11,212
MD 68	LAPPANS RD	B3868	10.48	13.35	MD 632 TO MD 65	4,662	4,740	4,651	4,662	4,643	4,644	4,765
MD 68	LAPPANS RD	B3870	13.35	16.58	MD 65 TO BARNES RD	2,592	2,570	2,581	2,562	2,573	2,574	2,645
MD 68	LAPPANS RD	B3871	16.58	18.50	BARNES RD TO US 40AL	2,202	2,140	2,101	2,112	2,130	2,131	2,182
MD 77	FOXVILLE RD	B3980	0.00	0.17	MD 64 TO WOLFVILLE RD	4,511	4,552	4,220	4,231	4,212	4,213	4,314
MD 77	FOXVILLE RD	B3981	0.17	2.51	WOLFVILLE RD TO PLEASANT VALLEY RD	3,821	3,852	3,500	3,511	3,492	3,493	3,584
MD 77	FOXVILLE RD	B3983	2.51	3.02	PLEASANT VALLEY RD TO FREDERICK COIL	3,381	3,412	3,130	3,141	3,132	3,133	3,214
MD 144	WASHINGTON ST	B3994	0.00	1.47	US 40 TO WESTERN MARYLAND PKWY	4,502	4,640	4,661	4,622	4,990	4,961	5,112
MD 144	WB WESTERN PIKE	B3991	0.00	2.77	RAMP NORTH OF IS 68 TO LOCHER RD	972	983	964	975	960	961	982
MD 144	WB WESTERN PIKE	B3992	2.77	3.67	LOCHER RD TO MD 894	4,051	4,082	4,003	4,014	3,995	2,650	2,711
MD 144	WB MAIN ST	B3993	3.67	5.91	MD 894 TO IS 70	8,201	8,272	8,123	8,144	8,105	6,770	6,931
MD 418	RINGGOLD PIKE	B3995	0.00	2.77	MD 80 TO MD 64	4,060	4,091	4,012	4,023	4,004	4,005	4,190
MD 418	RINGGOLD PIKE	B3997	2.77	4.62	MD 64 TO PENNSYLVANIA STL	5,880	5,931	5,822	5,833	5,804	5,805	6,320
MD 481	RAVEN ROCK RD	B3999	0.00	4.65	MD 64 TO FREDERICK COIL	2,130	2,151	2,112	2,123	2,114	2,115	2,200
MD 481	RAVEN ROCK RD	B3999	4.65	6.78	FREDERICK COIL TO MD 550	2,130	2,151	2,112	2,123	2,114	2,115	2,200
MD 484	FAIRVIEW RD	B4000	0.00	0.84	PENNSYLVANIA STL TO MD 57	2,701	2,722	2,680	2,691	2,682	2,683	2,754
MD 484	FAIRVIEW RD	B4006	0.84	6.00	MD 57 TO BLACKBERRY LA	1,841	1,652	1,580	1,581	1,572	1,573	1,614
MD 484	FAIRVIEW RD	B4001	6.00	6.83	BLACKBERRY LA TO MD 63	3,451	3,482	3,170	3,181	3,172	3,173	3,254
MD 550	FORT RITCHIE RD	B4003	0.00	1.81	FREDERICK COIL TO PENNERSVILLE RD	1,871	1,882	1,893	1,884	1,885	1,885	1,945
MD 550	PEN MAR RD	S2011210333	1.81	2.01	PENNERSVILLE RD TO PEN MAR RD	1,210	1,210	1,201	1,201	1,202	1,203	1,234
MD 615	HEAVENLY ACRES RIDGE	B4004	0.00	4.35	IS 70 RAMP TO PENNSYLVANIA STL	581	592	583	584	585	580	500
MD 632	DOWNSVILLE PIKE	B4005	0.00	2.24	MD 68 TO MD 68	2,521	2,542	2,493	2,504	2,485	2,420	2,481
MD 632	DOWNSVILLE PIKE	B4006	2.24	5.12	MD 68 TO HALFWAY BLVD	5,601	5,652	5,553	5,564	5,545	5,640	5,781
MD 632	DOWNSVILLE PIKE	B4026	5.12	6.71	HALFWAY BLVD TO DOWNSVILLE PIKE	12,081	12,152	10,960	10,871	10,882	12,050	12,361
MD 845 A	S MAIN ST	B210043	0.00	1.23	MD 34 TO MD 34	490	491	482	483	484	485	480
MD 903	MOUNTAIN RD	B210074	0.25	1.16	MOUNTAIN RD (BACK) TO NATIONAL PIKE (AHEAD)	80	81	82	83	84	85	100
CO 6	MOUNTAIN RD	B210074	0.00	0.25	PENNSYLVANIA STL TO MD 903 (AHEAD)	80	81	82	83	84	85	100
CO 23	WOODMONT RD	B210053	0.00	6.33	PEARRE RD TO MD 144	174	185	185	195	185	70	71
CO 3	PENNSYLVANIA AVE	S2011210321	0.81	1.79	1.68 TO PENNSYLVANIA AVE	4,240	4,251	4,232	4,233	4,344		

Note: AADTs that are bold and italicized are counted that year

Real Property Data Search w1

Search Result for WASHINGTON COUNTY

View Map			View GroundRent Redemption			View GroundRent Registration				
Tax Exempt:			Special Tax Recapture:							
Exempt Class:			NONE							
Account Identifier:			District - 26 Account Number - 023173							
Owner Information										
Owner Name:			DOWNSVILLE PIKE LAND LLC				Use:		RESIDENTIAL	
							Principal Residence:		NO	
Mailing Address:			10306 REMINGTON DR 2ND FLR HAGERSTOWN MD 21740-0000				Deed Reference:		/05488/ 00165	
Location & Structure Information										
Premises Address:			10662 DOWNSVILLE PIKE HAGERSTOWN 21740-0000				Legal Description:		1.10 ACRES 10662 DOWNSVILLE PIKE	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	
0057	0002	0210		0000				2017	Plat Ref:	
Special Tax Areas:					Town:			NONE		
					Ad Valorem:					
					Tax Class:					
Primary Structure Built			Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1950			1,196 SF				1.1000 AC			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation				
1 1/2	YES	STANDARD UNIT	BRICK	1 full						
Value Information										
			Base Value		Value		Phase-in Assessments			
					As of		As of		As of	
					01/01/2017		07/01/2018		07/01/2019	
Land:			61,000		61,000					
Improvements			65,600		65,600					
Total:			126,600		126,600		126,600		126,600	
Preferential Land:			0						0	
Transfer Information										
Seller: RICE ANITA VIRGINIA				Date: 04/26/2017				Price: \$175,000		
Type: NON-ARMS LENGTH OTHER				Deed1: /05488/ 00165				Deed2:		
Seller:				Date:				Price: \$0		
Type:				Deed1: /01770/ 00701				Deed2:		
Seller:				Date:				Price:		
Type:				Deed1:				Deed2:		
Exemption Information										
Partial Exempt Assessments:		Class					07/01/2018		07/01/2019	
County:		000					0.00			
State:		000					0.00			
Municipal:		000					0.00 0.00		0.00 0.00	
Tax Exempt:			Special Tax Recapture:							
Exempt Class:			NONE							
Homestead Application Information										
Homestead Application Status: No Application										
Homeowners' Tax Credit Application Information										
Homeowners' Tax Credit Application Status: No Application						Date:				

Tri-State Signature Settlements, LLC
 File No. TE-10106M
 Tax ID# 26023173

This Deed, made this 21st day of April, 2017, by and between The Estate of Anita Virginia Rice, Estate No. 69124, Grantor; and Downsville Pike Land, LLC, a Maryland Limited Liability Company, party of the second part, GRANTEE.

Whereas, on February 12, 2014, the Orphans' Court of Washington County, State of Maryland (the "Court") granted administration of the Estate of the Decedent to Connie J. Proctor as Personal Representative of the Estate of the Decedent in Estate No. 69124.

Whereas, Grantor in the capacity as Personal Representative in the Estate of the Decedent has complete and full power and authority by law, to grant and convey the entire fee simple interest in the hereinafter described property; and

Whereas, as part of the administration of the Estate of the Decedent, Grantor desires to convey the entire fee simple estate in the hereinafter described property to the Grantee.

- Witnesseth -

That in consideration of the sum of One Hundred Seventy-Five Thousand And 00/100 Dollars (\$175,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said GRANTOR as Personal Representative as the Estate of the Decedent, does hereby grant and convey to Downsville Pike Land, LLC, in fee simple, all that lot of ground situate in the County of Washington, State of Maryland and described as follows, that is to say:

All that lot or parcel of land situate along the Northwest side of the Hagerstown Downsville Road approximately one and six tenths (1.6) miles from the Corporate Limits of the City of Hagerstown, in District No. 26, Washington County, Maryland and being more particularly described as follows:

Beginning at a stone planted at the end of the South 78 degrees 30 minutes west 89 and 5/10 perch line of the deed from Mary E. Stockslager, widow, to Albert L. Stockslager and wife, dated August 6, 1927, and recorded in Liber No. 178, folio 94, one of the land records of Washington County, Maryland, said stone being in or near the Northwest margin of the aforesaid Hagerstown-Downsville Road and at the North east corner of the parcel of land conveyed by the Downsville and Hagerstown Turnpike Company of Washington County to Arthur T. Samuels and Edna M. Samuels, his wife, by deed dated May, 3, 1919 and recorded in Liber No. 155, folio 185, another of the Land Records of Washington County and running thence with the closing line of the first mentioned deed North 62 degrees 45 minutes East 133 feet to a point in said Road, thence crossing a portion of the Road North 27 degrees 15 minutes West 24 feet to an iron pipe in the Northwest margin thereof, thence leaving the Road and running North 59 degrees 50 minutes West 337 feet to an iron pipe, thence South 22 degrees 36 minutes West 212 feet to an iron pipe in the boundary of the entire tract conveyed to Stockslager as aforesaid, thence with said boundary line South 78 degrees 15 minutes East 88 feet, more or less, to the Northwest corner of the aforesaid parcel of land conveyed to Arthur T. Samuels and wife, thence binding on said parcel South 78 degrees 15 minutes East 181 feet, more or less, to the place of beginning, containing one and one tenth acres of land, more or less.

SAVING AND EXCEPTING all that property located along the northwest side of the Downsville Pike in the Twenty Sixth Election District of Washington County, Maryland, as shown on State Highway Administration Plat No. 54605 (Rev. 7/15/97); together with any and all right of vehicular ingress and egress across those portions of the right of

way lines which are marked "Throughout This Portion of the Right of Way Line All Vehicular Access is Denied", as set forth in the Inquisition filed as Case No. 21-C-98-3906 LA in the Circuit Court for Washington County, Maryland, State Roads Commission of the State Highway Administration vs. Anita V. Rice, et. al., dated February 12, 2002, and recorded among the Land Records of Washington County, Maryland in Liber 1756 at folio 1094.

Subject to and together with all covenants, restrictions, rights of way and easements of record applicable thereto.

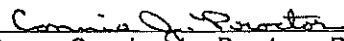
BEING A PART OF the property described and conveyed in the Deed from Albert L. Stockslager and Nellie A. Stockslager unto William D. Rice and Anita V. Rice, dated November 20, 1945 and recorded November 23, 1945, in Liber 232 at folio 183 among the Land Records of Washington County, Maryland. The said William D. Rice departed this life on or about March 11, 1986 thereby vesting title in Anita V. Rice, as Surviving Tenant by the Entirety. The said Anita V. Rice having departed this life on or about December 14, 2013.

Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Downsville Pike Land, LLC, in fee simple.

And Grantor does hereby covenant to execute such further assurances of the same as may be requisite.

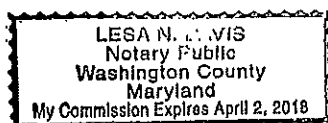
Witness the hand and seal of Grantor the day and year first above written.

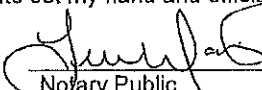

By: Connie J. Proctor, Personal
Representative of The Estate of Anita
Virginia Rice, Estate No. 69124

STATE OF MARYLAND
COUNTY OF WASHINGTON, to wit:

I hereby certify that on this 21st day of April, 2017 before me, the undersigned officer, a Notary Public in and for the State aforesaid, personally appeared Connie J. Proctor, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument, and acknowledged herself or himself to be the Personal Representative of the Estate of The Estate of Anita Virginia Rice, Estate No. 69124 and who, in my presence, signed and sealed the foregoing Deed and acknowledged it to be his/her act and deed as Personal Representative of the foregoing Estate, giving oath under penalties of perjury that the consideration recited herein is correct.

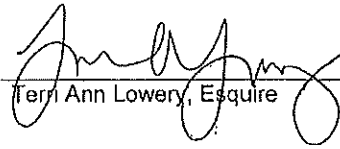
IN WITNESS WHEREOF, I hereunto set my hand and official seal.




Notary Public
My commission expires: 4/2/18

TODD L. HERSHEY, TREASURER
TAXES PAID 4-24-17

THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.


Terri Ann Lowery, Esquire

AFTER RECORDING, PLEASE RETURN TO:
Tri-State Signature Settlements, LLC
1185 Mount Aetna Road
Hagerstown, MD 21740

MARYLAND
FORM
WH-AR

**Certification of Exemption from Withholding Upon
Disposition of Maryland Real Estate Affidavit of
Residence or Principal Residence**

2017

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change

in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transferor Information

Name of Transferor The Estate of Anita Virginia Rice, Estate No. 69124

2. Reasons for Exemption

Resident Status

☐

I, Transferor, am a resident of the State of Maryland.

☒

Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR)03.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.

Principal Residence

☐

Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC 121 (principal residence for 2 (two) of the last 5 (five) years) and is currently recorded as such with the State Department of Assessments and Taxation.

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors

Witness

Name

Signature

3b. Entity Transferors

Witness/Attest

**THE ESTATE OF ANITA VIRGINIA RICE, ESTATE NO.
69124**

Name of Entity

By

Connie J. Proctor

Name

Personal Representative

Title

```

LR - Deed (w Taxes)
Recording Fee - ALL
20.00
Name: downsville pike
Ref:
LR - County Transfer
Tax - linked 625.00
LR - Surcharge -
linked 40.00
LR - Recordation Tax -
linked 1,330.00
LR - State Transfer
Tax - linked 875.00
LR - NR Tax - 1kd 0.00
=====
SubTotal: 2,890.00
=====
Total: 3,423.00
04/26/2017 10:52
CC21-TR
#0254008 CC0403 -
Washington
County/CC04.03.04 -
Register 04

```

This page not to be counted in calculating Recording Fee

**Clerk of Circuit Court
Washington County, Maryland**

Dennis J. Weaver, Clerk
24 Summit Avenue
Hagerstown, MD 21740
301-790-7991

For Clerks Use Only

Improvement Fee	40.00
Recording Fee	20.00
County Transfer Tax	1625.00
Recordation Tax	1330.00
State Transfer Tax	875.00
Non-Resident Tax	
TOTAL	2890.00

WASHINGTON COUNTY CIRCUIT COURT (Land Records) DJW 5488, p. 0170, MSA, CE18, 5440. Date available 04/28/2017. Printed 06/17/2019.

State of Maryland		BOOK: 5488 PAGE: 170	
<input type="checkbox"/> Baltimore City <input checked="" type="checkbox"/> County: Washington			
Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only. (Type or Print in Block Ink Only—All Copies Must Be Legible)			
1 Type(s) of Instruments		<input type="checkbox"/> Check Box if Addendum Intake Form is Attached.	
2 Conveyance Type Check Box		<input checked="" type="checkbox"/> Improved Sale Arms-Length (1) <input type="checkbox"/> Mortgage Lease <input type="checkbox"/> Other <input type="checkbox"/> Other <input type="checkbox"/> Unimproved Sale Arms-Length (2) <input type="checkbox"/> Multiple Accounts Arms-Length (3) <input type="checkbox"/> Not an Arms-Length Sale (9)	
3 Tax Exemptions (If applicable) Cite or Explain Authority		Recording State Transfer County Transfer	
4 Consideration and Tax Calculations		Finance Office Use Only Transfer and Recordation Tax Consideration	
5 Fees		Agent:	
6 Description of Property		Tax Bill:	
7 Transferred From		C.B. Credit:	
8 Transferred To		Ag. Tax/Other:	
9 Other Names to Be Indexed			
10 Contact/Mail Information			
11 Assessment Information			

Consideration Amount		Finance Office Use Only	
Transfer and Recordation Tax Consideration		Transfer Tax Consideration	
Purchase Price/Consideration	\$ 175,000.00	Transfer Tax Consideration	\$
Any New Mortgage	\$ 230,000.00	X () %	\$
Balance of Existing Mortgage	\$	Less Exemption Amount	\$
Other:	\$	Total Transfer Tax	\$
Other:	\$	Recordation Tax Consideration	\$
Full Cash Value:	\$	X () per \$500	\$
TOTAL DUE		\$	

Amount of Fees		Doc. 1		Doc. 2		Agent:	
Recording Charge	\$	20.00	\$	75.00			
Surcharge	\$	40.00	\$	40.00			
State Recordation Tax	\$	1,748.00	\$				
State Transfer Tax	\$	875.00	\$				
County Transfer Tax	\$	625.00	\$				
Other	\$		\$				
Other	\$		\$				

District	Property Tax ID No. (1)	Grantor/Libor/Folio	Map	Parcel No.	Var. LOG
	26023173	P/O 232/183			<input type="checkbox"/> (9)
Subdivision Name		Lot (In)	Block (3b)	Sec/A/R (3c)	Plat Ref.
Location/Address of Property Being Conveyed (2)		Sq Ft/Acreage (4)			
10662 Downsville Pike, Hagerstown, MD 21740					
Other Property Identifiers (If applicable)					
Winter Meter Account No.					
Residential <input checked="" type="checkbox"/> or Non-Residential <input type="checkbox"/> Fee Simple <input checked="" type="checkbox"/> or Ground Rent <input type="checkbox"/> Amount: N/A					
Partial Conveyance? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Description/Am't. of Sq Ft/Acreage Transferred: N/A					
If Partial Conveyance, List Improvements Conveyed: N/A					
Doc. 1 - Grantor(s) Name(s)			Doc. 2 - Grantor(s) Name(s)		
The Estate of Anita Virginia Rice, Estate No. 69124			Downsville Pike Land, LLC		
Doc. 1 - Owner(s) of Record, if Different from Grantor(s)			Doc. 2 - Owner(s) of Record, if Different from Grantor(s)		
Doc. 1 - Grantee(s) Name(s)			Doc. 2 - Grantee(s) Name(s)		
Downsville Pike Land, LLC			Equity Trust Company Custodian, FBO David A. Trader IRA		
New Owner's (Grantee) Mailing Address					
10306 Remington Drive, 2nd Fl, Hagerstown, MD 21740					
Doc. 1 - Additional Names to be Indexed (Optional)			Doc. 2 - Additional Names to be Indexed (Optional)		

Instrument Submitted By or Contact Person		<input checked="" type="checkbox"/> Return to Contact Person	
Name:	David Hess	<input type="checkbox"/> Hold for Pickup	
Firm:	Tri-State Signature Settlements, LLC	<input type="checkbox"/> Return Address Provided	
Address:	1185 Mount Aetna Road		
	Hagerstown, MD 21740		
	Phone: (301) 797-0600		

IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER	
Assessment Information	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Will the property being conveyed be the grantee's principal residence?
	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Does transfer include personal property? If yes, identify:
	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).

Terminal Verification		Agricultural Verification		Whole		Part		Trans. Process Verification		
Transfer Number	Date Received:	Deed Reference:	Assigned Property No.:	Year	20	20	Geo. Zoning	Map Grid	Sub	Block
Land										
Buildings										
Total										

REMARKS:	

Distribution:

☐ Clerk's Office
☐ Office of Finance

☐ SDAT
☐ Registrar

AOC-CG-300 (8/2007)

TE-10106M

Real Property Data Search w1

Search Result for WASHINGTON COUNTY

View Map			View GroundRent Redemption			View GroundRent Registration				
Tax Exempt:			Special Tax Recapture:							
Exempt Class:			NONE							
Account Identifier:			District - 26 Account Number - 023114							
Owner Information										
Owner Name:			DOWNSVILLE PIKE LAND LLC			Use:		RESIDENTIAL		
						Principal Residence:		NO		
Mailing Address:			10306 REMINGTON DR 2ND FLR HAGERSTOWN MD 21740-0000			Deed Reference:		/05486/ 00190		
Location & Structure Information										
Premises Address:			10656 DOWNSVILLE PIKE HAGERSTOWN 21740-0000			Legal Description:		0.50 ACRES 10656 DOWNSVILLE PIKE		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	
0057	0002	0408		0000				2017	Plat Ref:	
Special Tax Areas:					Town:		NONE			
					Ad Valorem:					
					Tax Class:					
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use		
1928		900 SF				21,780 SF				
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation				
2	YES	STANDARD UNIT	FRAME	1 full						
Value Information										
			Base Value	Value	Phase-in Assessments					
				As of	As of	As of				
				01/01/2017	07/01/2018	07/01/2019				
Land:			8,700	8,700						
Improvements			10,200	10,200						
Total:			18,900	18,900	18,900	18,900				
Preferential Land:			0			0				
Transfer Information										
Seller: CARBAUGH BONNIE L ET AL				Date: 04/24/2017		Price: \$50,000				
Type: ARMS LENGTH IMPROVED				Deed1: /05486/ 00190		Deed2:				
Seller: RICE ANITA V				Date: 12/07/2015		Price: \$0				
Type: NON-ARMS LENGTH OTHER				Deed1: /05119/ 00426		Deed2:				
Seller:				Date:		Price:				
Type:				Deed1:		Deed2:				
Exemption Information										
Partial Exempt Assessments:		Class	07/01/2018		07/01/2019					
County:		000	0.00							
State:		000	0.00							
Municipal:		000	0.00 0.00		0.00 0.00					
Tax Exempt:			Special Tax Recapture:							
Exempt Class:			NONE							
Homestead Application Information										
Homestead Application Status: No Application										
Homeowners' Tax Credit Application Information										
Homeowners' Tax Credit Application Status: No Application					Date:					

2 of 2

Tri-State Signature Settlements, LLC
 File No. TE-10107M
 Tax ID # 26-023114

This Deed, made this 21st day of April, 2017, by and between Connie Proctor, Bonnie L. Carbaugh, Ronald G. Rice and Donald W. Rice, GRANTORS, and Downsville Pike Land, LLC, a Maryland Limited Liability Company, GRANTEE.

- Witnesseth -

That for and in consideration of the sum of Fifty Thousand And 00/100 Dollars (\$50,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantors do grant and convey to the said Downsville Pike Land, LLC, in fee simple, all that lot of ground situate in the County of Washington, State of Maryland and described as follows, that is to say:

All the following described lot of land, together with any improvements thereon situate in Washington County, Maryland, on the Northwest side of the Downsville Hagerstown Turnpike, about two miles South of Hagerstown, and being more particularly described as follows:

Beginning at a stone standing near the west or northwest side of the Hagerstown and Downsville Turnpike and at the end of the 17th or South 79 ¼ degrees East 89 ½ perch line of a deed from Edward A. Shaffer, Executor, to John H. Eldridge, dated July 13, 1892, and running thence reversing said 17th line North 79 ½ degrees West 181 feet, then leaving the outlines of the aforesaid deed 2 degrees East 185 feet, passing a stone on the North side of the aforesaid turnpike to the middle of said turnpike, then with the turnpike North 63 degrees East 252 feet to the place of beginning; containing approximately 0.50 acres of land, more or less.

Subject to and together with the covenants, restrictions, rights of way and easements of record applicable thereto.

Being the same property described and conveyed in the deed from Bonnie L. Carbaugh, Personal Representative of the Estate of Arthur T. Samuels unto Bonnie L. Carbaugh, Ronald G. Rice, Connie Proctor and Donald W. Rice dated July 17, 2015, and recorded December 7, 2015 in Liber 5119 at folio 0426 among the Land records of Washington County, Maryland.

Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Downsville Pike Land, LLC, in fee simple.

And the Grantors hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

As Witness the hands and seals of said Grantors, the day and year first above written.

WITNESS:

Connie J. Proctor (Seal)
Connie Proctor

Bonnie L. Carbaugh (Seal)
Bonnie L. Carbaugh

Ronald G. Rice (Seal)
Ronald G. Rice

Donald W. Rice (Seal)
Donald W. Rice
Connie J. Proctor, His Attorney in Fact

STATE OF MARYLAND }
COUNTY OF WASHINGTON } ss

I hereby certify that on this 21st day of April, 2017, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Connie Proctor, Bonnie L. Carbaugh, Ronald G. Rice and Donald W. Rice, the Grantors herein, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

* By *Connie J. Proctor, His Attorney in Fact*
IN WITNESS WHEREOF, I hereunto set my hand and official seal.



[Signature]
Notary Public
My commission expires 4/2/18

THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.

[Signature]
Terri Ann Lowery, Esquire

AFTER RECORDING, PLEASE RETURN TO:
Tri-State Signature Settlements, LLC
1185 Mount Aetna Road
Hagerstown, MD 21740

TODD L. HERSHEY, TREASURER
TAXES PAID 7-24-17

WASHINGTON COUNTY CIRCUIT COURT (Land Records) DJW 5486, p. 0191, MSA_CE18_5438. Date available 04/27/2017. Printed 06/17/2019.

MARYLAND
FORM
WH-ARCertification of Exemption from Withholding Upon
Disposition of Maryland Real Estate Affidavit of
Residence or Principal Residence

2017

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change

in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transferor Information

Name of Transferor Bonnie L. Carbaugh

2. Reasons for Exemption

Resident Status



I, Transferor, am a resident of the State of Maryland.



Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR)03.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.

Principal Residence



Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC 121 (principal residence for 2 (two) of the last 5 (five) years) and is currently recorded as such with the State Department of Assessments and Taxation.

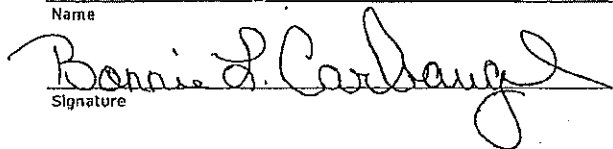
Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors

Witness

Bonnie L. Carbaugh

Name



Signature

3b. Entity Transferors

Witness/Attest

Name of Entity

By

Name

Title

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1. Transferor Information

Name of Transferor Ronald G. Rice

2. Reasons for Exemption

Resident Status



I, Transferor, am a resident of the State of Maryland.



Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR)03.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.

Principal Residence



Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC 121 (principal residence for 2 (two) of the last 5 (five) years) and is currently recorded as such with the State Department of Assessments and Taxation.

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors

Witness

Ronald G. Rice

Name

Ronald G. Rice

Signature

3b. Entity Transferors

Witness/Attest

Name of Entity

By

Name

Title

MARYLAND
FORM
WH-AR**Certification of Exemption from Withholding Upon
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1. Transferor InformationName of Transferor Connie Proctor**2. Reasons for Exemption**

Resident Status



I, Transferor, am a resident of the State of Maryland.



Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR)03.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.

Principal Residence



Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC 121 (principal residence for 2 (two) of the last 5 (five) years) and is currently recorded as such with the State Department of Assessments and Taxation.

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors

Witness

Connie Proctor

Name

Connie Proctor

Signature

3b. Entity Transferors

Witness/Attest

Name of Entity

By

Name

Title

MARYLAND
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WH-AR**Certification of Exemption from Withholding Upon
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Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change

In ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transferor InformationName of Transferor Donald W. Rice**2. Reasons for Exemption**

Resident Status



I, Transferor, am a resident of the State of Maryland.



Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR)03.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.

Principal Residence



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Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors

Witness

Donald W. Rice

Name

Donald W. Rice
Signature
Connie J. Proctor
Attorney in fact. POA

3b. Entity Transferors

Witness/Attest

Name of Entity

By

Name

Title

BOOK: 5486 PAGE: 196

LR - Deed (w Taxes)
 Recording Fee - ALL 20.00
 Name: Rice
 Ref:
 LR - County Transfer
 Tax - linked 0.00
 LR - Surcharge - linked 40.00
 LR - Recordation Tax - linked 380.00
 LR - State Transfer Tax - linked 250.00
 LR - NR Tax - 1kd 0.00
 =====
 SubTotal: 690.00
 =====
 Total: 710.00
 04/24/2017 04:00
 CC21-RZ
 #B241700 CC0403 -
 Washington
 County/CC04.03.03 -
 Register 03

This page not to be counted in calculating Recording Fee

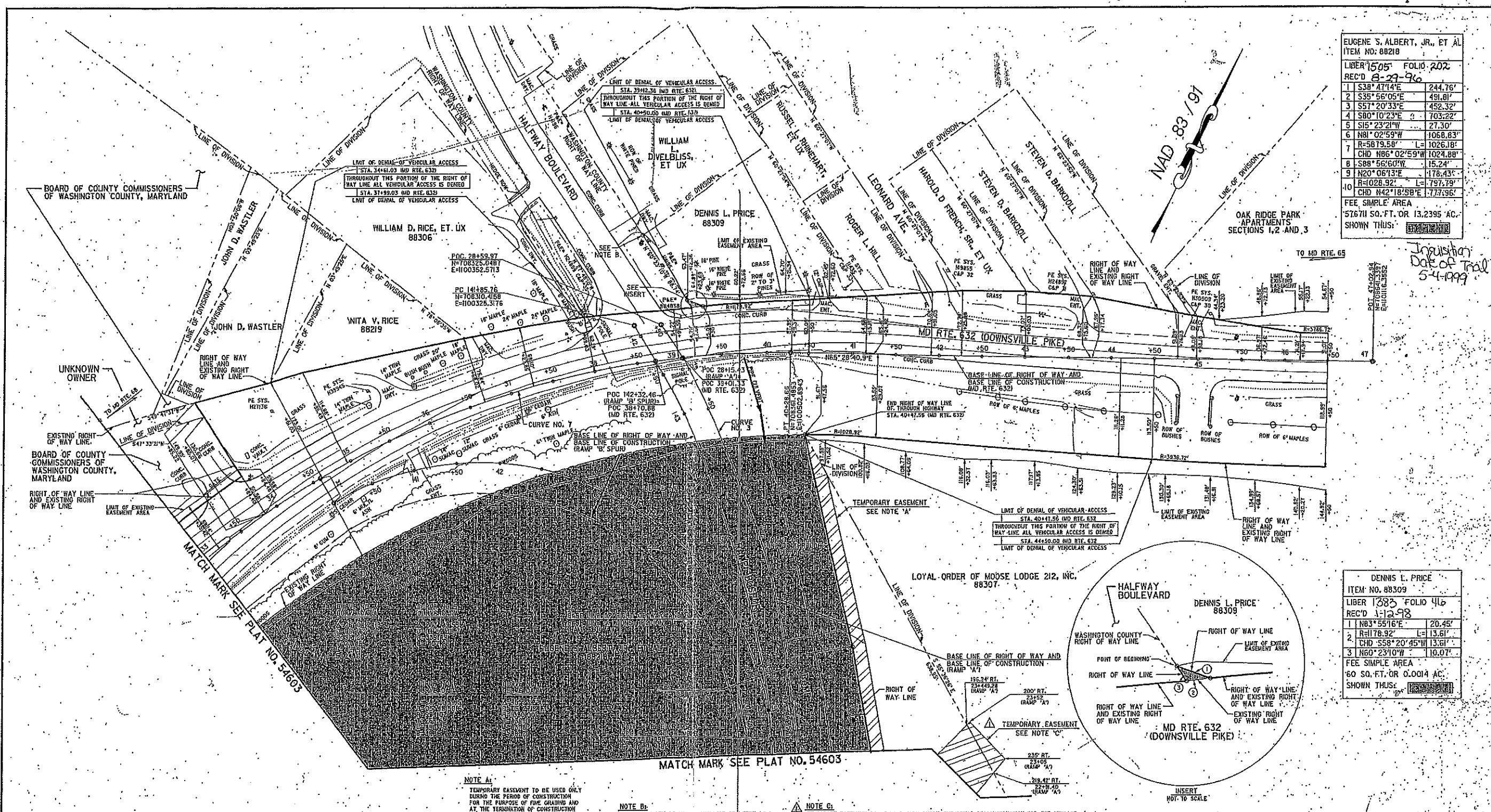
**Clerk of Circuit Court
 Washington County, Maryland**

Dennis J. Weaver, Clerk
 24 Summit Avenue
 Hagerstown, MD 21740
 301-790-7991

For Clerks Use Only

Improvement Fee 40.00
 Recording Fee 20.00
 County Transfer Tax
 Recordation Tax 380.00
 State Transfer Tax 250.00
 Non-Resident Tax
 TOTAL 690.00

State of Maryland		BOOK: 5486 PAGE: 197																																																																			
<input type="checkbox"/> Baltimore City <input checked="" type="checkbox"/> County: <u>Washington</u> <i>Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.</i> (Type or Print in Black Ink Only--All Copies Must Be Legible)																																																																					
1	Type(s) of Instruments	<input type="checkbox"/> Check Box if addendum Intake Form is Attached.																																																																			
		<input checked="" type="checkbox"/> Deed <input type="checkbox"/> Deed of Trust <input type="checkbox"/> Mortgage Lense <input type="checkbox"/> Other _____ <input type="checkbox"/> Other _____																																																																			
2	Conveyance Type Check Box	<input checked="" type="checkbox"/> Improved Sale Arms-Length (1) <input type="checkbox"/> Unimproved Sale Arms-Length (2) <input type="checkbox"/> Multiple Accounts Arms-Length (3) <input type="checkbox"/> Not an Arms-Length Sale (9)																																																																			
3	Tax Exemptions (If applicable)	Reclamation State Transfer County Transfer																																																																			
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EUGENE S. ALBERT, JR., ET AL
ITEM NO. 88218

LIBER 1505 FOLIO 202
REC'D 8-29-96

1	S38°47'14"E	244.76'
2	S35°56'05"E	491.81'
3	S57°20'33"E	452.32'
4	S80°10'23"E	703.22'
5	S15°23'21"W	27.30'
6	N81°02'59"W	1068.63'
7	R=5879.58'	L=1026.18'
8	CHD N86°02'59"W	1024.88'
9	S88°56'00"W	15.24'
10	N20°06'13"E	178.43'
11	R=1026.92'	L=179.79'
12	CHD N42°18'58"E	177.96'

FEE SIMPLE AREA
57671 SQ. FT. OR 13.2395 AC.
SHOWN THUS: [Symbol]

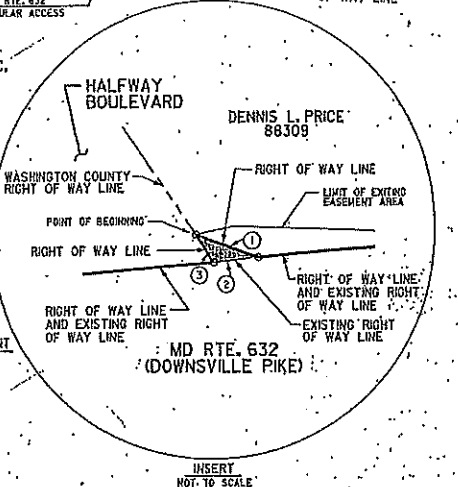
Impulsion
Date of Trial
5-4-1999

DENNIS L. PRICE
ITEM NO. 88309

LIBER 1383 FOLIO 46
REC'D 1-12-98

1	N83°55'16"E	20.45'
2	R=178.92'	L=13.61'
3	CHD S58°20'45"W	13.61'
4	N60°23'10"W	10.07'

FEE SIMPLE AREA
60 SQ. FT. OR 0.0014 AC.
SHOWN THUS: [Symbol]



NOTE A:
TEMPORARY EASEMENT TO BE USED ONLY DURING THE PERIOD OF CONSTRUCTION FOR THE PURPOSE OF FINE GRADING AND AT THE TERMINATION OF CONSTRUCTION ALL RIGHTS HEREBY ACQUIRED BY THE STATE HIGHWAY ADMINISTRATION - STATE ROADS COMMISSION SHALL THEN TERMINATE AND REVERT TO THE PROPERTY OWNERS.

NOTE B:
END OF THE 8TH OR NORTH 61'1" WEST 81' FEET LINE OF A BESS FROM VECIE & PRICE TO DENNIS L. PRICE RECORDED AUGUST 27, 1986 IN LIBER 120, FOLIO 816.

NOTE C:
TEMPORARY EASEMENT TO BE USED ONLY DURING THE PERIOD OF CONSTRUCTION FOR THE PURPOSE OF SHORLE REPAIR AND AT THE TERMINATION OF CONSTRUCTION ALL RIGHTS HEREBY ACQUIRED BY THE STATE HIGHWAY ADMINISTRATION - STATE ROADS COMMISSION SHALL THEN TERMINATE AND REVERT TO THE PROPERTY OWNERS.

I HEREBY CERTIFY TO THE MARYLAND DEPARTMENT OF TRANSPORTATION, STATE HIGHWAY ADMINISTRATION THAT THE PROPERTY LINES SHOWN HEREON ARE CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF BASED ON THE FIELD SURVEY PERFORMED UNDER MY SUPERVISION, AND THE RECORD DESCRIPTIONS THEREOF, AND THAT THIS PLAT MEETS THE REQUIREMENTS AS CONTRACTED FOR BY THE MARYLAND DEPARTMENT OF TRANSPORTATION, STATE HIGHWAY ADMINISTRATION.

DATE 5/6/97
SIGNATURE ROBERT L. GREEN, II MD-REG. NO. 471



LEGEND

- REVERTIBLE EASEMENT FOR SUPPORTING SLOPES.
- REVERTIBLE EASEMENT OR RIGHT FOR SPECIAL PURPOSE AS INDICATED BY NOTATION ON PLAT.
- PERPETUAL EASEMENT FOR SPECIAL PURPOSE AS INDICATED ON THIS PLAT.
- PERPETUAL EASEMENT FOR DRAINAGE FACILITY AS INDICATED BY NOTATION ON THIS PLAT.
- PERPETUAL EASEMENT TO DISCHARGE FLOW OF WATER FROM OR INTO EXISTING WATERWAY OR NATURAL DRAINAGE COURSE.
- PERPETUAL EASEMENT TO DISCHARGE FLOW OF WATER UPON EXISTING GRADING.
- APPROXIMATE GENERAL DRAINAGE FLOW PATTERNS (NOT TO SCALE FOR EXPLANATORY PURPOSE ONLY.)

A PORTION OF THIS RIGHT OF WAY IS FOR AN EXPRESSWAY AND NO ACCESS EITHER VEHICULAR, PEDESTRIAN, AND/OR ANIMAL WILL BE PERMITTED ACROSS THE LINES DESIGNATED 'RIGHT OF WAY LINE OF THROUGH HIGHWAY' EXCEPT BY MEANS OF SUCH PUBLIC ROAD CONNECTIONS AS ARE AUTHORIZED BY LAW.

SENT TO RECORD OFFICE FEBRUARY 9, 1998
APPROVED BY CHAIRMAN JANUARY 7, 1998

BOOKS: 13500 WAB, 23325 TRAV, 24990 TRAV

REVISIONS: 7-15-97, 7-15-97, 7-15-97

PART OF PLATS: 13405, 13406

LOCATED BY WASHINGTON COUNTY

PREPARED BY THE WILSON T. BALLARD COMPANY

CONSTRUCTION PROJECT: I-70 / MD632 INTERCHANGE

CONSTRUCTION PROJECT NO: WA9335172

STATE OF MARYLAND
DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY ADMINISTRATION
STATE ROADS COMMISSION

RIGHT OF WAY PROJECT: I-70 / MD 632 INTERCHANGE

RIGHT OF WAY PROJECT NO: WA9335172

FEDERAL AID PROJECT NO: NH-70-1 (214N)

ISSUED: 5/6/97

SCALE: 1" = 50'

PLAT NO. 54605

ADJOINING PROPERTY OWNER LIST

TAX MAP 0057 PARCEL 0495 TAX ID#26-038308 Washington Co. Commissioners Court House Hagerstown, Maryland 21740	TAX MAP 0057 PARCEL 0565 TAX ID#10-031478 632 Joint Venture LLP P.O. Box 889 Hagerstown, Maryland 21741-0889
TAX MAP 0057 PARCEL 0208 TAX ID#26-023017 Karen J. Funk Eric F. Funk 17906 Halfway Boulevard Hagerstown, Maryland 21740-1332	TAX MAP 0057 PARCEL 0375 TAX ID#10-014263 Washington Co. Commissioners Court House Annex Hagerstown, Maryland 21740
TAX MAP 0057 PARCEL 0432 TAX ID#26-006821 William Lee Divelbliss Shirley Ann Divelbliss 17910 Halfway Boulevard Hagerstown, Maryland 21740-1332	TAX MAP 0057 PARCEL 0329 TAX ID#26-018862 John D. Wastler 10650 Downsville Pike Hagerstown, Maryland 21740-1734
TAX MAP 0057 PARCEL 0311 TAX ID#26-022134 Dennis L. Price Diane C. Price 10702 Downsville Pike Hagerstown, Maryland 21740-1774	INTERSTATE 70 (I-70) Highway State Highway Administration Box 717 Baltimore, Maryland 21203
TAX MAP 0049 PARCEL 0270 TAX ID#26-033306 Glenn S. Rea, Jr. 10801 Oak Valley Drive Hagerstown, Maryland 21740-7868	

Real Property Data Search w1

Search Result for WASHINGTON COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt: Exempt Class:		Special Tax Recapture: NONE			
Account Identifier:		District - 26 Account Number - 038308			
Owner Information					
Owner Name:		WASH CO COMMISSIONERS		Use: Principal Residence:	
Mailing Address:		COURT HOUSE HAGERSTOWN MD 21740		EXEMPT COMMERCIAL NO	
				Deed Reference: /00603/ 00032	
Location & Structure Information					
Premises Address:		HALFWAY BLVD HAGERSTOWN 21740-0000		Legal Description: 2.32 ACRES S OF HALFWAY BLVD EXT PT OF HALFWAY PARK	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0057	0001	0495		0000	
				Block:	Lot:
				Assessment Year: 2018	Plat No: Plat Ref:
Special Tax Areas:		Town:		NONE	
		Ad Valorem:			
		Tax Class:			
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
			2.3200 AC		
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
					Last Major Renovation
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2018	07/01/2018	07/01/2019	
Land:	104,400	104,400			
Improvements	0	0			
Total:	104,400	104,400	104,400	104,400	
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	07/01/2018	07/01/2019		
County:	500	104,400.00	104,400.00		
State:	500	104,400.00	104,400.00		
Municipal:	500	0.00 0.00	0.00 0.00		
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		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 w/1

Search Result for WASHINGTON COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt: Exempt Class:		Special Tax Recapture: NONE			
Account Identifier:		District - 26 Account Number - 023017			
Owner Information					
Owner Name:		FUNK KAREN J & ERIC F		Use: Principal Residence:	RESIDENTIAL YES
Mailing Address:		17906 HALFWAY BLVD HAGERSTOWN MD 21740-1332		Deed Reference:	/01984/ 00576
Location & Structure Information					
Premises Address:		17906 HALFWAY BLVD HAGERSTOWN 21740-0000		Legal Description:	LOT 175X103 .41 A 17906 HALFWAY BLVD & REAR LAND IMP
Map: 0057	Grid: 0002	Parcel: 0208	Sub District:	Subdivision: 0000	Section: Block: Lot: Assessment Year: 2017 Plat No: Plat Ref:
Special Tax Areas:			Town: NONE Ad Valorem: Tax Class:		
Primary Structure Built 1960		Above Grade Living Area 936 SF		Finished Basement Area	Property Land Area 18,025 SF
Stories 1	Basement NO	Type STANDARD UNIT	Exterior SIDING	Full/Half Bath 1 full	Garage 1 Attached
Last Major Renovation					
Value Information					
Base Value		Value As of 01/01/2017		Phase-in Assessments As of 07/01/2018	
				As of 07/01/2019	
Land:		37,700		37,700	
Improvements		59,700		58,400	
Total:		97,400		96,100	
Preferential Land:		0		0	
Transfer Information					
Seller: BANK WACHOVIA NA		Date: 04/21/2003		Price: \$74,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /01984/ 00576		Deed2:	
Seller: RHINEHART RUSSELL LEROY		Date: 06/19/2002		Price: \$60,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /01796/ 00827		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:		Class		07/01/2018 07/01/2019	
County:		000		0.00	
State:		000		0.00	
Municipal:		000		0.00 0.00 0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: Approved 10/30/2008					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application				Date:	

Real Property Data Search w/

Search Result for WASHINGTON COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Account Identifier:		District - 26 Account Number - 006821			
Owner Information					
Owner Name:		DIVELBLISS WILLIAM LEE & DIVELBLISS SHIRLEY ANN		Use:	RESIDENTIAL
Mailing Address:		17910 HALFWAY BLVD HAGERSTOWN MD 21740-1332		Principal Residence:	YES
				Deed Reference:	/00513/ 00201
Location & Structure Information					
Premises Address:		17910 HALFWAY BLVD HAGERSTOWN 21740-0000		Legal Description:	LOT 166X175 AVG 0.69 ACRES 17910 HALFWAY BLVD
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0057	0002	0432		0000	
Special Tax Areas:				Town:	NONE
				Ad Valorem:	
				Tax Class:	
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1972		1,716 SF		0.6900 AC	
Property Land Area		County Use			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1	NO	STANDARD UNIT	BRICK	1 full/ 1 half	2 Detached
Value Information					
Base Value		Value		Phase-in Assessments	
		As of		As of	
		01/01/2017		07/01/2018	
				As of	
				07/01/2019	
Land:		43,700		43,700	
Improvements		112,600		109,700	
Total:		156,300		153,400	
Preferential Land:		0		153,400	
				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		07/01/2018	
County:		000		0.00	
State:		000		0.00	
Municipal:		000		0.00 0.00	
Tax Exempt:		Special Tax Recapture:		0.00 0.00	
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: Approved 05/07/2008					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application					
Date:					

Real Property Data Search w1

Search Result for WASHINGTON COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Account Identifier:		District - 26 Account Number - 022134			
Owner Information					
Owner Name:		PRICE DENNIS L & DIANE C		Use:	RESIDENTIAL
				Principal Residence:	YES
Mailing Address:		10702 DOWNSVILLE PIKE HAGERSTOWN MD 21740-1774		Deed Reference:	/02564/ 00470
Location & Structure Information					
Premises Address:		10702 DOWNSVILLE PIKE HAGERSTOWN 21740-0000		Legal Description:	0.60 ACRES 10702 DOWNSVILLE PIKE
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0057	0002	0311		0000	
				Block:	Lot:
				Assessment Year:	Plat No:
				2017	
				Plat Ref:	
Special Tax Areas:				Town:	NONE
				Ad Valorem:	
				Tax Class:	
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1963		1,244 SF		26,076 SF	
Property Land Area		County Use			
26,076 SF					
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1	YES	STANDARD UNIT	BLOCK	1 full	1Det/1Carport
Last Major Renovation					
Value Information					
Base Value		Value		Phase-in Assessments	
		As of		As of	
		01/01/2017		07/01/2018	
				As of	
				07/01/2019	
Land:	53,000	53,000			
Improvements	70,700	69,300			
Total:	123,700	122,300		122,300	122,300
Preferential Land:	0				0
Transfer Information					
Seller: PRICE DENNIS L		Date: 02/03/2005		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /02564/ 00470		Deed2:	
Seller: PRICE DENNIS L		Date: 08/27/1981		Price: \$0	
Type:		Deed1: /01383/ 00046		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:		Class		07/01/2018	07/01/2019
County:		000		0.00	
State:		000		0.00	
Municipal:		000		0.00 0.00	0.00 0.00
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: Approved 04/14/2008					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application					
Date:					

Real Property Data Search w1

Search Result for WASHINGTON COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt: Exempt Class:		Special Tax Recapture: NONE			
Account Identifier:		District - 26 Account Number - 033306			
Owner Information					
Owner Name:		REA GLENN S JR		Use: Principal Residence:	
Mailing Address:		10801 OAK VALLEY DR HAGERSTOWN MD 21740-7868		RESIDENTIAL YES	
				Deed Reference: /00737/ 00395	
Location & Structure Information					
Premises Address:		10801 OAK VALLEY DR HAGERSTOWN 21740-0000		Legal Description: LOT OV-24 SEC D .30A 10801 OAK VALLEY DRIVE OAK RIDGE ESTATES	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0049	0020	0270		0003	
					Block:
					OV24
					Lot:
					Assessment Year:
					2017
					Plat No: 936
					Plat Ref:
Special Tax Areas:		Town: NONE			
		Ad Valorem:			
		Tax Class:			
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1982		884 SF		13,060 SF	
Property Land Area		County Use			
13,060 SF					
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1	NO	STANDARD UNIT	SIDING	1 full	1 Carport
Last Major Renovation					
Value Information					
Base Value		Value		Phase-in Assessments	
		As of		As of	
		01/01/2017		07/01/2018	
				As of	
				07/01/2019	
Land:	56,500	56,500			
Improvements	61,800	64,400			
Total:	118,300	120,900		120,033	
Preferential Land:	0			120,900	
				0	
Transfer Information					
Seller: HOME CONSTRUCTION CORP		Date: 12/27/1982		Price: \$55,375	
Type: ARMS LENGTH IMPROVED		Deed1: /00737/ 00395		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:		Class		07/01/2018	
County:		000		0.00	
State:		000		0.00	
Municipal:		000		0.00 0.00	
Tax Exempt:		Special Tax Recapture:		0.00 0.00	
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: Approved 04/15/2008					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application					
Date:					

Real Property Data Search w1

Search Result for WASHINGTON COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Account Identifier:		District - 10 Account Number - 031478			
Owner Information					
Owner Name:		632 JOINT VENTURE LLP		Use: COMMERCIAL	
Mailing Address:		PO BOX 889 HAGERSTOWN MD 21741-0889		Principal Residence: NO	
				Deed Reference: /01797/ 00899	
Location & Structure Information					
Premises Address:		10715 DOWNSVILLE PIKE HAGERSTOWN 21740-0000		Legal Description: LOT 2 2.47 ACRES 10715 DOWNSVILLE PIKE OFF DOWNSVILLE PIKE	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0057	0002	0565		0000	
					Block:
					2
					Assessment Year:
					2019
Special Tax Areas:		Town:		Plat No: 8127	
		Ad Valorem:		Plat Ref:	
		Tax Class:		NONE	
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
2003		24466		2.4700 AC	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
		OFFICE BUILDING			
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2019	07/01/2018	07/01/2019	
Land:	1,284,400	1,284,400			
Improvements	3,248,000	3,857,200			
Total:	4,532,400	5,141,600	4,532,400	4,735,467	
Preferential Land:	0			0	
Transfer Information					
Seller: 632 JOINT VENTURE		Date: 06/21/2002		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /01797/ 00899		Deed2:	
Seller: LODGE MOOSE INTERNATIONAL INC		Date: 11/10/1997		Price: \$1,000,000	
Type: ARMS LENGTH IMPROVED		Deed1: /01370/ 00939		Deed2:	
Seller: LODGE MOOSE LOYAL ORDER 212		Date: 10/23/1997		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /01367/ 00195		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class		07/01/2018	07/01/2019	
County:	000		0.00		
State:	000		0.00		
Municipal:	000		0.00 0.00	0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		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 w1

Search Result for WASHINGTON COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Account Identifier:		District - 10 Account Number - 014263			
Owner Information					
Owner Name:		WASH CO COMMISSIONERS BD OF COUNTY COMMISSIONERS		Use: Principal Residence:	
Mailing Address:		COURT HOUSE ANNEX HAGERSTOWN MD 21740		EXEMPT COMMERCIAL NO Deed Reference: /00737/ 00292	
Location & Structure Information					
Premises Address:		DOWNSVILLE PIKE HAGERSTOWN 21740-0000		Legal Description: 1.19 ACRES NE/S DOWNSVILLE PIKE 2.4 MI W FUNKSTOWN	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0057	0002	0375		0000	
Special Tax Areas:				Town:	NONE
				Ad Valorem:	
				Tax Class:	
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
			1.1900 AC		
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
					Last Major Renovation
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of	As of	As of
			01/01/2019	07/01/2018	07/01/2019
Land:		155,500	155,500		
Improvements		0	0		
Total:		155,500	155,500	155,500	155,500
Preferential Land:		0			0
Transfer Information					
Seller: MELLOTT H B EST INC		Date: 12/22/1982		Price: \$34,410	
Type: ARMS LENGTH IMPROVED		Deed1: /00737/ 00292		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class		07/01/2018	07/01/2019	
County:	420		155,500.00	155,500.00	
State:	420		155,500.00	155,500.00	
Municipal:	420		0.00 0.00	0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		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 w1

Search Result for WASHINGTON COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt: Exempt Class:		Special Tax Recapture: NONE			
Account Identifier:		District - 26 Account Number - 018862			
Owner Information					
Owner Name:		WASTLER JOHN D		Use: Principal Residence:	RESIDENTIAL YES
Mailing Address:		10650 DOWNSVILLE PIKE HAGERSTOWN MD 21740-1734		Deed Reference:	/01043/ 00813
Location & Structure Information					
Premises Address:		10650 DOWNSVILLE PIKE HAGERSTOWN 21740-0000		Legal Description:	0.49 ACRES 10650 DOWNSVILLE PIKE
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: 0057 0002 0329 0000 0000 2017 Plat Ref:
Special Tax Areas:			Town: NONE Ad Valorem: Tax Class:		
Primary Structure Built 1960		Above Grade Living Area 1,232 SF		Finished Basement Area	Property Land Area 21,078 SF
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1	YES	STANDARD UNIT	BRICK	1 full	1 Detached
Last Major Renovation					
Value Information					
Base Value		Value As of 01/01/2017		Phase-in Assessments As of 07/01/2018	
Land:		50,500		50,500	
Improvements		95,700		94,000	
Total:		146,200		144,500	
Preferential Land:		0		144,500	
Transfer Information					
Seller: MILLS LEONARD I		Date: 06/01/1992		Price: \$87,000	
Type: ARMS LENGTH IMPROVED		Deed1: /01043/ 00813		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:		Class		07/01/2018 07/01/2019	
County:		000		0.00	
State:		000		0.00	
Municipal:		000		0.00 0.00 0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: No Application					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application				Date:	