## **BOARD OF APPEALS**

## May 24, 2023

## County Administration Building, 100 W. Washington St., Meeting Room 2000, Hagerstown, at 6:00 p.m.

## AGENDA

**AP2023-021:** An appeal was filed by James & Jennifer Nichols for a variance from the required 40 ft. rear yard setback to 25 ft. for a proposed addition to the existing single-family dwelling on property owned by the appellants and is located at 10729 Greenwich Drive, Williamsport, Zoned Residential Transition.-**GRANTED** 

AP2023-022: Appeal rescheduled for the June 7th hearing

**AP2023-023:** An appeal was filed by Sheetz Inc. for a variance from the required 40 ft. front yard setback to 30 ft. along the Mt. Aetna Road property line for proposed convenience store, a variance from the 25 ft. setback from the road rightof-way for a freestanding sign to 5 ft. for a sign to be located along the Dual Highway and 10 ft. for a sign to be located along Mt. Aetna Road on property owned by Ghattas Enterprises Maugans Ave Limited Partnership and located at 1333 Dual Highway, Hagerstown, Zoned Business General.-**GRANTED** 

## **Closed Session**

#### 

Pursuant to the Maryland Open Meetings Law, notice is hereby given that the deliberations of the Board of Zoning Appeals are open to the public. Furthermore, the Board, at its discretion, may render a decision as to some or all of the cases at the hearing described above or at a subsequent hearing, the date and time of which will be announced prior to the conclusion of the public hearing. Individuals requiring special accommodations are requested to contact Katie Rathvon at 240-313-2464 Voice, 240-313-2130 Voice/TDD no later than May 15, 2023. Any person desiring a stenographic transcript shall be responsible for supplying a competent stenographer.

The Board of Appeals reserves the right to vary the order in which the cases are called. Please take note of the Amended Rules of Procedure (Adopted July 5, 2006), Public Hearing, Section 4(d) which states:

Applicants shall have ten (10) minutes in which to present their request and may, upon request to and permission of the Board, receive an additional twenty (20) minutes for their presentation. Following the Applicant's case in chief, other individuals may receive three (3) minutes to testify, except in the circumstance where an individual is representing a group, in which case said individual shall be given eight (8) minutes to testify.

Those Applicants requesting the additional twenty (20) minutes shall have their case automatically moved to the end of the docket.

For extraordinary cause, the Board may extend any time period set forth herein, or otherwise modify or suspend these Rules, to uphold the spirit of the Ordinance and to do substantial justice.

Jay Miller, Chairman

Board of Zoning Appeals



WASHINGTON COUNTY BOARD OF ZONING APPEALS

747 Northern Avenue | Hagerstown, MD 21742-2723 | P:240.313.2430 | F:240.313.2431 | Hearing Impaired: 7-1-1

# **ZONING APPEAL**

Property Owner: Appellant:	James & Jennifer Nicho 10729 Greenwich Drive Williamsport MD 2179 James & Jennifer Nicho 10729 Greenwich Drive Williamsport MD 2179	e 95 bls e	Docket No: Tax ID No: Zoning: RB Overlay: Zoning Overlay: Filed Date: Hearing Date:	AP2023-021 26041333 RT No 04/28/2023 05/24/2023
Property Location:	10729 Greenwich Drive Williamsport, MD 2179	-		
Description Of Appe	eal: Variance from the requert existing single-family de		d setback to 25 ft.	for proposed addition to
Appellant's Legal In	terest In Above Property:	Owner: Yes	Contract to Rent/Lease:	No
		Lessee: No	Contract to Purchase:	No
	1	Other:		
Previous Petition/A				
Applicable Ordinand	e Sections:	Washington Coun	ty Zoning Ordinar	ce Section: 7A.5(a)
Reason For Hardshi	Shape of lot, plated dra located on the left side		r the right side of	the property, and garage is
If Appeal of Ruling,	Date Of Ruling:			
Ruling Official/Agen	cy:			
Existing Use:	ingle Family Dwelling	Proposed Use:	Single Family Dv	velling Addition
Previous Use Ceased	For At Least 6 Months:		Date Ceased:	
Area Devoted To No	n-Conforming Use -	Existing: Proposed:		
I hearby affirm that	all of the statements and in	nformation contain	ed in or filed with	this appeal are true and

I hearby affirm that all of the statements and information contained in or filed with this appeal are true and correct.

Kichol ames

Appellant Signature

State Of Maryland, Washington County to-wit:

Kathryn B Rathvon NOTARY PUBLIC WASHINGTON COUNT Commission EXPIRES NOVEMBER 07, 2025 N

Sworn and subscribed before me this

day of \_ 20

Notary Public



WASHINGTON COUNTY BOARD OF ZONING APPEALS 747 Northern Avenue | Hagerstown, MD 21742-2723 | P:240.313.2430 | F:240.313.2431 | Hearing Impaired: 7-1-1

# **AFFIDAVIT IN COMPLIANCE WITH SECTION 25.51(C)**

Docket No: AP2023-021

#### State of Maryland Washington County, To Wit:

On 4/28/2023, before me the subscriber, a Notary of the public of the State and County aforesaid, personally appeared Jamie Nichols and made oath in due form of law as follows:

Jamie Nichols will post the zoning notice sign(s) given to me by the Zoning Administrator in accordance with Section 25.51(c) of the Washington County Zoning Ordinance for the above captioned Board of Appeals case, scheduled for public hearing on 05/24/2023, and that said sign(s) will be erected on the subject property in accordance with the required distances and positioning as set out in the attached posting instructions.

Sign(s) will be posted on 05/09/2023 and will remain until after the above hearing date.

**Jamie Nichols** 

Sworn and subscribed before me the day and year first above written.

**Notary Public** 

Kathryn B Rathvon NOTARY PUBLIC WASHINGTON COUNTY MARYLAND MY COMMISSION EXPIRES NOVEMBER 07, 2025

Seal

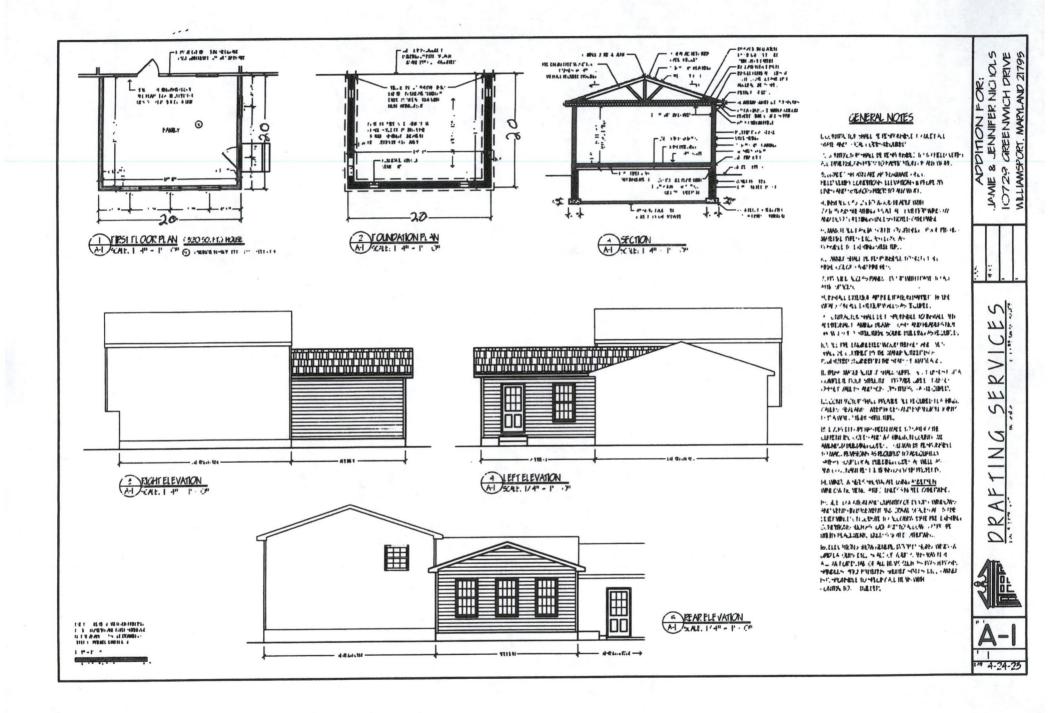
My Commission Expires

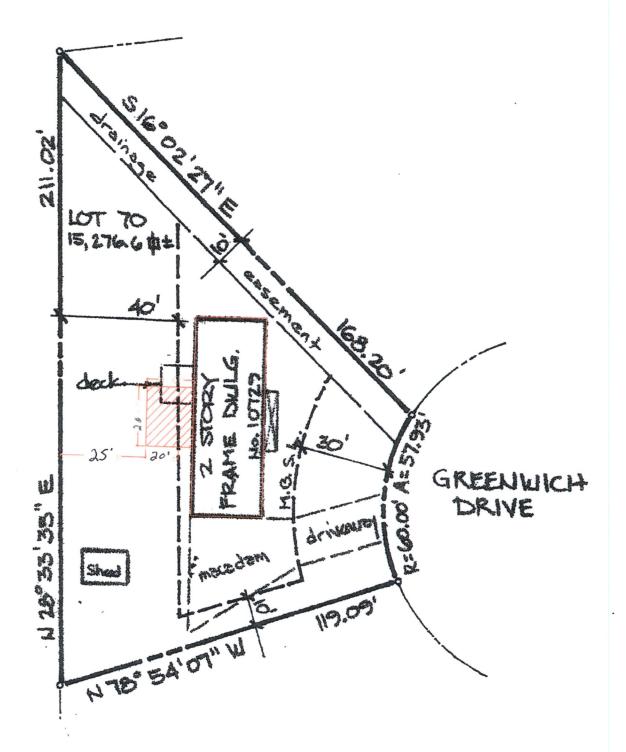
To whom it may concern,

I am applying for a variance on my property at 10729 Greenwich Drive Williamsport, MD 21795 to build a 20'x20' family room off the back the of my house and I will only be 25' from my rear property line. The reason I am building it there is I have a water easement that runs up along the right side of my house and my driveway and garage are on the left side which runs parallel with a drainage culvert and my property line.

Sincerely,

Jamie & Jennifer Nichols







## HOUSE LOCATION DRAWING 10729 Greenwich Drive, Williamsport, Maryland

for

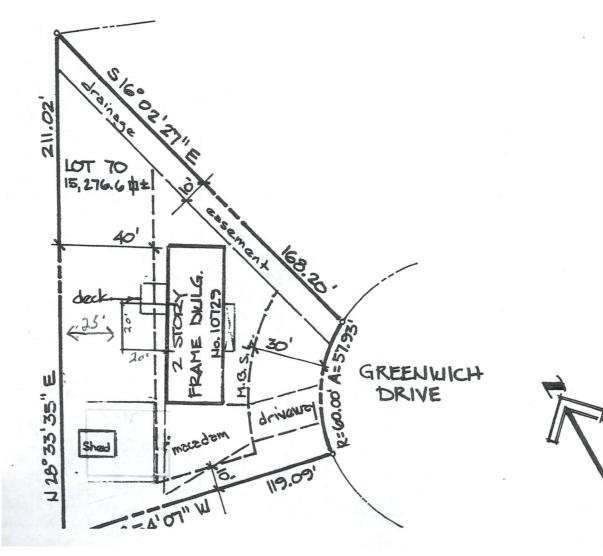
## Jamie Nichols and Jennifer Nichols

Parcel designated as Lot No. 70, on the Final Plat of Subdivision, Sterling Oaks, Phase III, recorded among the Land Records of Washington County, Maryland, in Plat folio 6207.

This parcel does not lie in the 100 year flood plain, FEMA Flood Insurance Rate Map, Community Panel No. 240070 0090 B effective September 30, 1992, Flood Zone C.

#### SURVEYOR'S CERTIFICATION

I hereby certify that the dwelling and/or improvements shown hereon are within the metes and bounds of the lands conveyed by Ronald C. Edens, II, by his attorney in fact Tina McVicker, to Jeffrey L. Grabill, by deed dated December 21, 2004, recorded in the Land Records of Washington County, Maryland, in Liber 2535, folio 396, and that the December 21, 2004, recorded in the Land Records of Washington County, Maryland, in Liber 2535, folio 396, and that the improvements shown hereon were located by accepted field practices and include permanent visible structures and surface encroachments if any that exist on the subject property at the date of survey, June 17, 2013. This drawing is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing, or refinancing, and is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements, and does not provide for the accurate identification of property boundary lines, but this identification may not be required for the transfer of title or securing financing or refinancing, and as to them I warrant the accuracy of this plat. No title report furnished. Professional Certification: I hereby certify that these documents were prepared by me or under my responsible charge, and that I am a duly licensed professional land surveyor under the laws of the State of Maryland, License No. 10731, Expiration Date, January 16, 2014.



Charles & Charity Mumma 10727 Greenwich Drive Williamsport, Md 21795

Dan Tracey & Shelley Funk 10730 Greenwich Drive Williamsport, Md 21795

Michael & Krista shank 10844 Hersey Drive Williamsport, MD 21795

Christopher & Krista Downs 10843 Hersey Drive Williamsport, MD 21795



WASHINGTON COUNTY BOARD OF ZONING APPEALS

747 Northern Avenue | Hagerstown, MD 21742-2723 | P:240.313.2430 | F:240.313.2431 | Hearing Impaired: 7-1-1

					NOTARY PUBLIC WASHINGTON COUNTY
	ZC	ONING	APPE	07, 2025 JA	MARYLAND MY COMMISSION EXPIRES NOVEMBER
Property Owner:	Ghattas Enterprises Ma Partnership 13621 Crayton Bouleva		e Limited	Docket No: Tax ID No:	AP2023-023
	Hagerstown MD 21742			Zoning:	10006511 BG
Appellant:	Sheetz Inc			RB Overlay:	No
	43374 Fullerton Street Ashburn VA 20147			Zoning Overlay: Filed Date: Hearing Date:	05/04/2023 05/24/2023
Property Location:	1333 Dual Highway Hagerstown, MD 21740	)		5	
Description Of Appeal:	property line for proposition from the road right-of- Mt. Aetna Road proper	sed conve way to 10 ty line and	nience sto ft. for pro l a varianc	ore; a variance fro posed freestandin se from the requir	along the Mt. Aetna Road om the required 25 ft. setback ng sign to be located along the red 25 ft. setback from the road ated along the Dual Highway
Appellant's Legal Intere	est In Above Property:	Owner:	No	Contract to Rent/Lease:	No
		Lessee:	Yes	Contract to Purchase:	No
		Other:			
Previous Petition/Appe					
Applicable Ordinance S					ce Section: 12.5 and 22.23(e)
Reason For Hardship:	along two roads.	ration, exis	sting topo	graphy, and locat	ion with having road frontage
If Appeal of Ruling, Dat	e Of Ruling:				
Ruling Official/Agency:					
Existing Use: Vac	ant	Proposed	d Use:	Convenience Sto	ore with Fuel Pumps
Previous Use Ceased Fo	or At Least 6 Months:			Date Ceased:	
Area Devoted To Non-	Conforming Use -	Existing: Proposed	d:		

I hearby affirm that all of the statements and information contained in or filed with this appeal are true and correct.

Mu Pr

Appellant Signature

State Of Maryland, Washington County to-wit:

Sworn and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_\_\_ My Commission B Rathyon 1, 20<u>23</u>. 23 MA Notary Public

M	Commissiquerative B Rathvon WASHINGTON COUNTY
	MARYLAND MY COMMISSION EXPIRES NOVEMBER 07, 2025



WASHINGTON COUNTY BOARD OF ZONING APPEALS 747 Northern Avenue | Hagerstown, MD 21742-2723 | P:240.313.2430 | F:240.313.2431 | Hearing Impaired: 7-1-1

# **AFFIDAVIT IN COMPLIANCE WITH SECTION 25.51(C)**

Docket No: AP2023-023

State of Maryland Washington County, To Wit:

On 5/4/2023, before me the subscriber, a Notary of the public of the State and County aforesaid, personally appeared Fox and Associates Inc and made oath in due form of law as follows:

Fox and Associates Inc will post the zoning notice sign(s) given to me by the Zoning Administrator in accordance with Section 25.51(c) of the Washington County Zoning Ordinance for the above captioned Board of Appeals case, scheduled for public hearing on 05/24/2023, and that said sign(s) will be erected on the subject property in accordance with the required distances and positioning as set out in the attached posting instructions.

Sign(s) will be posted on 05/09/2023 and will remain until after the above hearing date.

MMul Borts

Fox and Associates Inc

Sworn and subscribed before me the day and year first above written.

**Notary Public** UBLIC STON COUNTY RYLAND MY COMMISSION EXPIRES NOVEMBER 07, 2025

Seal

**My Commission Expires** 



## **BOARD OF ZONING APPEALS**

## **OWNER REPRESENTATIVE AFFIDAVIT**

This is to certify that \_\_\_\_\_\_ Gary Kilfeather, Sheetz Engineering/Permit Project Manager

is authorized to file an appeal with the Washington County Board of Appeals for variances to the sign setback and the front yard setback

located 1333 Duel Highway, Hagerstown, MD 21740

The said work is authorized by Ascid

the property owner in fee.

## PROPERTY OWNER

vittas

Ghattas Enterprises, Maugans Avenue Limited Partnership

on property

2027

Commission Expires March 24,

**Mashington** County

Maryland

Notary Public

**REBECCA SHIRLEY** 

20 22

Name 13621 Crayton Blvd

Address

Hagerstown, MD 21742

3

City, State, Zip Code

day of

**Owner's Signature** 

Sworn and subscribed before me this \_\_\_\_

Notary Public

My Commission Expires: 312412020

#### AUTHORIZED REPRESENTATIVE

Gary Kilfeather	
Name 43374 Fullerton St.	bindarez jinia 148 30/2026
Address Ashburn, VA 20147	reza M h of Ving Public 0. 8034 ires 11/3
City, State, Zip Code Gary Kilfeather and States and S	Anthony Pu minonvealt Notary I mmission exp
Authorized Representative's Signature	Jacob Ay Con
Sworn and subscribed before me this day of, 20_23.	
Nøtary Public	
My Commission Expires: 11/30/2026	
747 Northern Avenue   Hagerstown, MD 21742   P: 240.313.2430   F: 240.313.2461   Hearing Impaired	1: 7-1-1

WWW.WASHCO-MD.NET



## **BOARD OF ZONING APPEALS**

80 West Baltimore Street | Hagerstown, MD 21740 | P: 240.313.2460 | F: 240.313.2461 | Hearing Impaired: 7-1-1

WWW.WASHCO-MD.NET

## **Appeal for Variance**

Appeal is hereby made for a variance from a requirement of the Washington County Zoning Ordinance as follows:

Location 1333 Dual Highway, Hagerstown, MD 21740

Appellant's present legal interest in above property: (Check One)

Owner (Including Joint Ownership) \_\_\_\_ Lessee

Contract to rent/lease

Contract to Purchase \_\_\_\_\_ Other \_\_\_\_\_

Specify the Ordinance section and subsection from which the variance is desired: Section 12.5 Front Yard Setback, non-residential building

Specify the particular requirement(s) from which a variance is desired in that section or subsection: Section 12.5 front yard setback- seeking reduction of front yard setback from 40' to 30'

Describe the nature and extent of the desired variance from Ordinance requirements: listed above: Section 12.5 seeking reduction of front yard setback from 40' to 30' due to 10' right of way dedication offered to the County

Describe reason(s) why the Ordinance requirement(s) in question would result in peculiar and/or unusual practical difficulties to or would impose exceptional or undue hardship upon the owner of the property if the requested variance were not granted:

See Summary of Appeal Attached Provide Detailed Explanation on Separate Sheet

Has any previous petition or appeal involving this property been made to the Board?

If yes, list docket number(s):

I hereby certify that I have, to the best of my knowledge, accurately supplied the information required for the above referenced appeal.

Data 2023 05 03 21:45:43-04'00'	Gary Kilfeather	bigkanis segned by Gary Killsofter Dri: C (US, Erghklischigthreitz.com, Car'Shipetz, Inc.", OU-Development - D411, Chi-Garv, Killsofter Charam, I are approved liks document Sens 2023 05 03 21:45:43-04/00'
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43374 Fullerton St., Ashburn, VA 20147

Signature of Appellant

Address of Appellant

This appeal form is to be used to assist the customer in gathering the information necessary to submit an application. However, the application shall be processed in person.

Revised January 29. 2015



82 Worman's Mill Ct Suite G Frederick, MD 21701 Phone: 301-695-0880 Fax: 301-293-6009

April 27, 2023

Washington County Board of Zoning Appeals 80 West Baltimore Street Hagerstown, Maryland 21740

Attn: Board Members

Re: Sheetz Mt. Aetna Variance Request – Front Yard Setback

Dear Members:

This letter is in reference to the proposed Sheetz project along Mt. Aetna Road and is being submitted on behalf of Sheetz, Inc., the developer, and Ghattas Enterprises, c/o Assad Ghattas, the property owner, to request a variance to the required front yard setback Section 12.5. The address of the subject property is 1333 Dual Highway and consists of parcels 27, 544, and 1440 and is located immediately west of the intersection of Dual Highway and Mt. Aetna Road. A Site Plan (SP-22-044) and Resubdivision Plat (S-22-053) are currently under review by County staff.

The property is a redevelopment site located within the Business General, BG zoning and requires a 40' building setback from the right of way line. The initial Site Plan submitted to Washington County for review shows the site layout based on the 40' building setback from the existing right of way along Mt. Aetna Road, demonstrating the site is adequate to meet the zoning setback requirements and further meets Sheetz preferred site layout.

Since the subject parcels are lots of record, consolidating them is not required to develop the property. However, the property owner has agreed to do so and in return dedicate 10' of right of way to the County, subject to receiving Board of Zoning Appeals approval for a reduced building setback of 30'. Without BZA approval of a reduced building setback by 10', this site will not be adequate in size for the Sheetz store and gas sales, and provide adequate parking and access. This is partly due to the size and configuration of the property and location given the site has road frontage along Mt. Aetna Road and Dual Highway (MD 40) that requires greater front yard setbacks.

A variance may be granted by the Board upon showing a practical difficulty or undue hardship as listed below.

Undue Hardship:

1. Strict compliance with the Ordinance would prevent the applicant from securing a reasonable return from, or to make reasonable use of the property.

The previous use of the property was a car dealership and service facility. Since then, the majority of the various building structures have been demolished except for a building slab and basement walls that remain today. The property has been in this condition for several years with limited opportunities for redevelopment.

2. The difficulties or hardships are peculiar to the property and contrast with those of other property owners in the same district.

The difficulty of developing this site is due to the lot size, configuration, existing topography, and location with having road frontage along Dual Highway and Mt. Aetna Road. There is a significant amount of fill that will need to be imported and a retaining wall constructed along Mt. Aetna Road to bring the site up to grade to provide adequate useable area for the proposed use.

3. The hardship is not the result of the applicant's own actions.

As mentioned, the property is bound by Dual Highway and Mt. Aetna Road on three sides thus limiting the useable lot area to redevelop the site once the front yard setbacks are applied. There is also a significant difference in elevation from Dual Highway to Mt. Aetna which presents challenges to redevelop and attract other permitted uses.

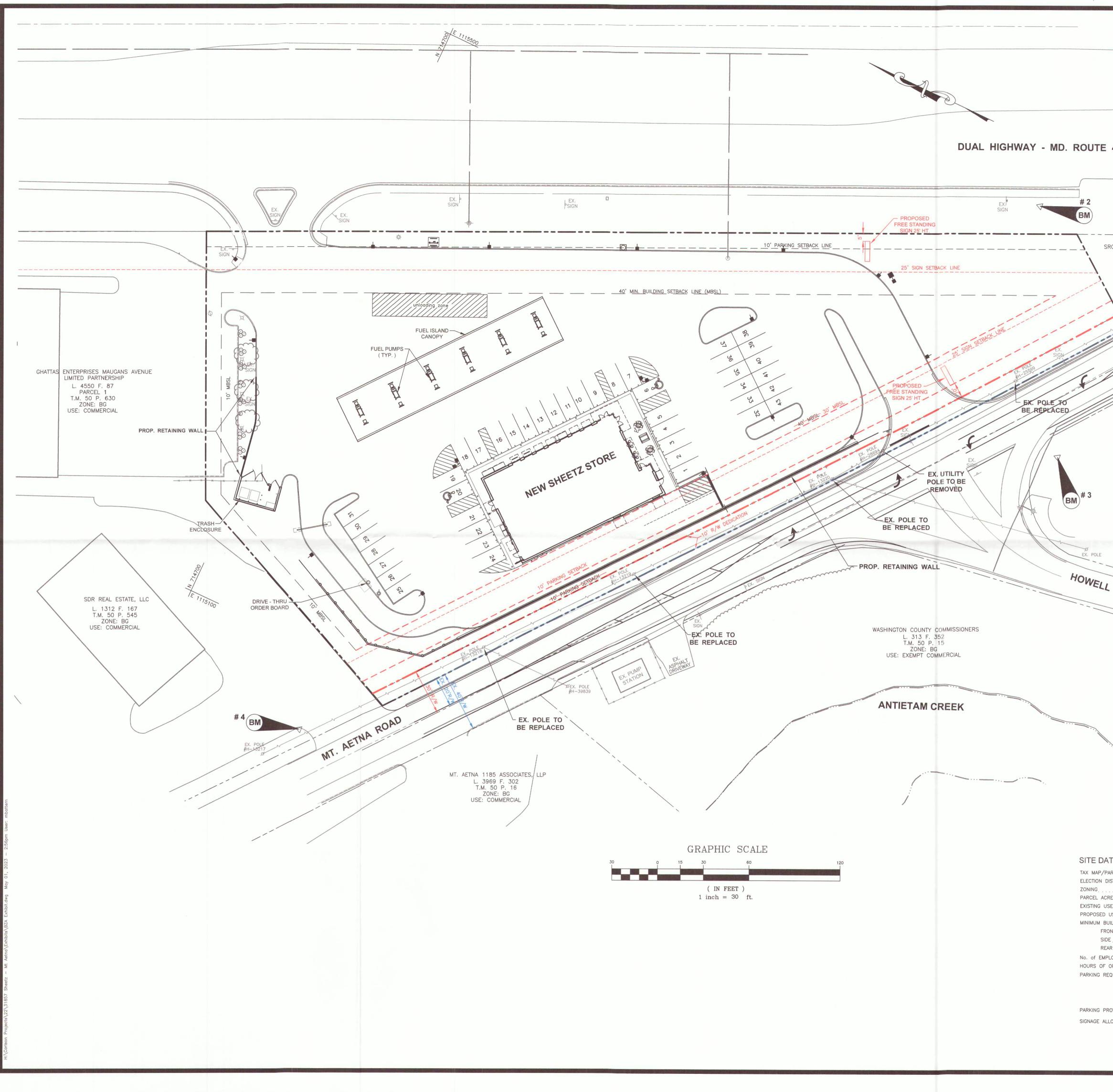
For the above reasons, the applicant is hereby requesting a variance to reduce the required building setback from 40' to 30' as a result of the proposed 10' of right of way dedication offered to the County.

Sincerely,

Fox & Associates, Inc.

Wike Batter

Mike Battern, PE Project Manager



		8		OCIATES INC. st. 1966	
UTE 40		ASSOCIATES, INC.	ENGINEERS • SURVEYORS • PLANNERS	ROAD         82 WORMANS MILL COURT           MD. 21740         SUITE 'G'           +8503         FREDERICK, MD. 21701           FREDERICK, MD. 21701         PHONE: (301)695-0880           53         FAX: (301)293-6009	WWW.FOXASSOCIATESINC.COM Email: FOXFREDERICK@FOXASSOCIATESINC.COM
SRC PLAT No. 34733	EX. Sign	FOX &	ENGINEERS	981 MT. AETNA ROAD HAGERSTOWN, MD. 21740 PHONE: (301)733-8503 or (301)416-7250 FAX: (301)733-1853	-
EX. POLE #H-13222	EX. SIGN	┝			DRAWN BY
MT. AETNA ROAD					REVISION
UCHINO L. 1550 F. 332 T.M. 50 P. 1077 ZONE: BG USE: COMMERCIAL	FOXSHIRE PLAZA				
3	COMMERCIAL, LLC L. 4813 F. 89 T.M. 50 P. 93 ZONE: BG USE: COMMERCIAL			40	DATE
POLE VELL ROAD		BZA EXHIBIT - BUILDING SETBACK	SHEETZ - MT. AETNA	= = 0.00 - 0.00	WASHINGTON COUNTY, MARYLAND
TE DATA MAP/PARCEL CTION DISTRICT		PROFE	SSION	AL CERTIFICATION	NO
IING . CEL ACREAGE . STING USE . POSED USE . MUM BUILDING SETBACK LINES (MBSL) PER ZONING FRONT . SIDE . REAR . of EMPLOYEES . IRS OF OPERATION . KING REQUIRED .	<ul> <li>BG, BUSINESS GENERAL</li> <li>2.70 Ac.</li> <li>PREVIOUSLY DEVELOPED (AUTO SALES &amp; REPAIR FACILITIES)</li> <li>MULTI-USE RETAIL - CONVENIENCE STORE &amp; GAS STATION (12 FUELING STATIONS)</li> <li>40 ft. (30 ft. PROPOSED ALONG MT. AETNA ROAD)</li> <li>10 ft.</li> <li>10 ft.</li> <li>8 PER SHIFT</li> <li>24 HR./DAY, SEVEN DAYS/WEEK</li> <li>COMMERCIAL RETAIL SALES: 5 SPACES/1,000 S.F. OF GROSS LEASABLE AREA (GLA)</li> <li>6,139 S.F. x 80%/1,000 x 5 = 25 RESTAURANT: 1 SPACE/75 S.F. OF GROSS FLOOR AREA (GFA)</li> <li>6,139 S.F. x 20%/75 = 17 TOTAL = 42 SPACES REQUIRED</li> <li>43 SPACES (2 HANDICAP SPACES); 1 TRUCK LOADING SPACE</li> </ul>	VERE PRE I AM A DUL UNDER TH UCENSE NO.: , PROJEC DRAWING DATE: DRAWN	PARED OR A Y LICENSED 16 LAWS OF 43207 7 NO G NO		THAT IEER AND.
	2 FREE STANDING SIGNS PERMITTED W/MAX. TOTAL AREA OF 600 S.F. SP - 22 - 044	SHE	ET _	<u>1</u> OF <u>1</u>	-
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## **BOARD OF ZONING APPEALS**

80 West Baltimore Street | Hagerstown, MD 21740 | P: 240.313.2460 | F: 240.313.2461 | Hearing Impaired: 7-1-1

WWW.WASHCO-MD.NET

## **Appeal for Variance**

Appeal is hereby made for a variance from a requirement of the Washington County Zoning Ordinance as follows:

Location 1333 Dual Highway, Hagerstown, MD 21740

Appellant's present legal interest in above property: (Check One)

Owner (Including Joint Ownership) \_\_\_\_ Lessee \_\_\_\_ Contract to rent/lease .

Contract to Purchase Other

Specify the Ordinance section and subsection from which the variance is desired: Section 22.23(e) sign setback

Specify the particular requirement(s) from which a variance is desired in that section or subsection: Section 22.23(e) sign setback - seeking reduction of sign setback from 25' to 10' along Mt Aetna Rd & from 25' to 5' along Dual Highway

Describe the nature and extent of the desired variance from Ordinance requirements: listed above: Section 22.23(e) seeking reduction of sign setbacks to allow maximum visibility for drivers

Describe reason(s) why the Ordinance requirement(s) in question would result in peculiar and/or unusual practical difficulties to or would impose exceptional or undue hardship upon the owner of the property if the requested variance were not granted:

See Summary of Appeal Attached **Provide Detailed Explanation on Separate Sheet** 

Has any previous petition or appeal involving this property been made to the Board? Yes No

If yes, list docket number(s):

I hereby certify that I have, to the best of my knowledge, accurately supplied the information required for the above referenced appeal.

Gary	Kilfeather	Biglathy signed by Gary Killeather DN: ChUS, Erskiffest@sheetz.com, Or:Sheetz, Inc.', OLI=Development - DH11, CN=Gary Killeather Ressor Lam approving this document beter 2023.05.03 21 43:37-04'00'
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43374 Fullerton St., Ashburn, VA 20147

Signature of Appellant

Address of Appellant

This appeal form is to be used to assist the customer in gathering the information necessary to submit an application. However, the application shall be processed in person.

Revised January 29, 2015



82 Worman's Mill Ct Suite G Frederick, MD 21701 Phone: 301-695-0880 Fax: 301-293-6009

April 27, 2023

Washington County Board of Zoning Appeals 80 West Baltimore Street Hagerstown, Maryland 21740

Attn: Board Members

Re: Sheetz Mt. Aetna Variance Request – Sign Setback

Dear Members:

This letter is in reference to the proposed Sheetz project along Mt. Aetna Road and is being submitted on behalf of Sheetz, Inc., the developer, and Ghattas Enterprises, c/o Assad Ghattas, the property owner, to request a variance for the required 25' sign setback Section 22.23(e) of the Ordinance. The address of the subject property is 1333 Dual Highway and consists of parcels 27, 544, and 1440 and is located immediately west of the intersection of Dual Highway and Mt. Aetna Road. A Site Plan (SP-22-044) and Resubdivision Plat (S-22-053) are currently under review by County staff.

The property is a redevelopment site located within the Business General, BG zoning and has road frontage along Dual Highway and Mt. Aetna Road. In accordance with the Zoning Ordinance, the project is allowed two free-standing signs, one for each frontage and requires the supporting structure to be located a minimum 25' from the street right of way and that no part of the sign shall be closer than 5' from the right of way. The maximum height shall not exceed 35' per the Ordinance. The project proposes two free-standing signs, one sign along Mt. Aetna Road and one along Dual Highway. Both signs are proposed to be 25' in height and will have a Sheetz logo at the top with gas prices below. A detail of the sign is attached.

The location of the sign along Mt. Aetna Road is proposed to be 10' from the dedicated right of way line. This is in part due to providing separation from the existing overhead utilities as has been coordinated with Potomac Edison and to provide better visibility of the sign by allowing it to be closer to the entrance. There is a significant amount of fill that will need to be imported and a retaining wall constructed along Mt. Aetna Road to bring the site up to grade and provide adequate useable area to accommodate Sheetz preferred site layout. The retaining wall has a maximum height of 17.5' +/- and is setback from the proposed right of way dedication line ranging from 4.1' to 6.7'. The proposed sign will be set back further from the right of way than the retaining wall and utility poles. Mt. Aetna Road will be curbed and the posted speed limit is 25 mph.

The sign along Dual Highway is proposed to be 5' from the right of way. This is consistent with other existing signs near the Sheetz site as can be seen on the attached sign setback exhibit.

A variance may be granted by the Board upon showing a practical difficulty or undue hardship as listed below.

Practical Difficulty:

1. Strict compliance would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome.

In accordance with the Zoning Ordinance two free-standing signs are allowed, one along each frontage, with a maximum height of 35' and the signs could extend to within 5' of the right of way. If required to meet the Ordinance, the two signs would require much larger support structures to allow the sign to extend to within 5' of the right of way. The two signs would be 40' apart (see attached sign separation exhibit). The larger support structure and distance separating the two signs is not desirable.

2. Denying the variances would do substantial injustice to the applicant and a lesser relaxation than that applied for would not give substantial relief.

The lot size, configuration, existing topography, and location with having road frontage along Dual Highway and Mt. Aetna Road, makes the site challenging to develop and accommodate Sheetz preferred layout. Potential sign locations are limited. Sheetz prefers the signs to be as close to the road as possible to maximize driver visibility to read the gas prices and attract customers. As in the case for the proposed sign along Dual Highway, the location from the right of way is consistent with other existing signs near the Sheetz site.

3. Granting the variance would observe the spirit of the Ordinance and secure public safety and welfare.

The requested setback variance would be consistent with other existing sign setbacks along Dual Highway and in the case of the Mt Aetna sign, the sign would be set back further than the retaining wall and utility poles. In both cases, granting the variance would not appear to be detrimental to the public safety or welfare.

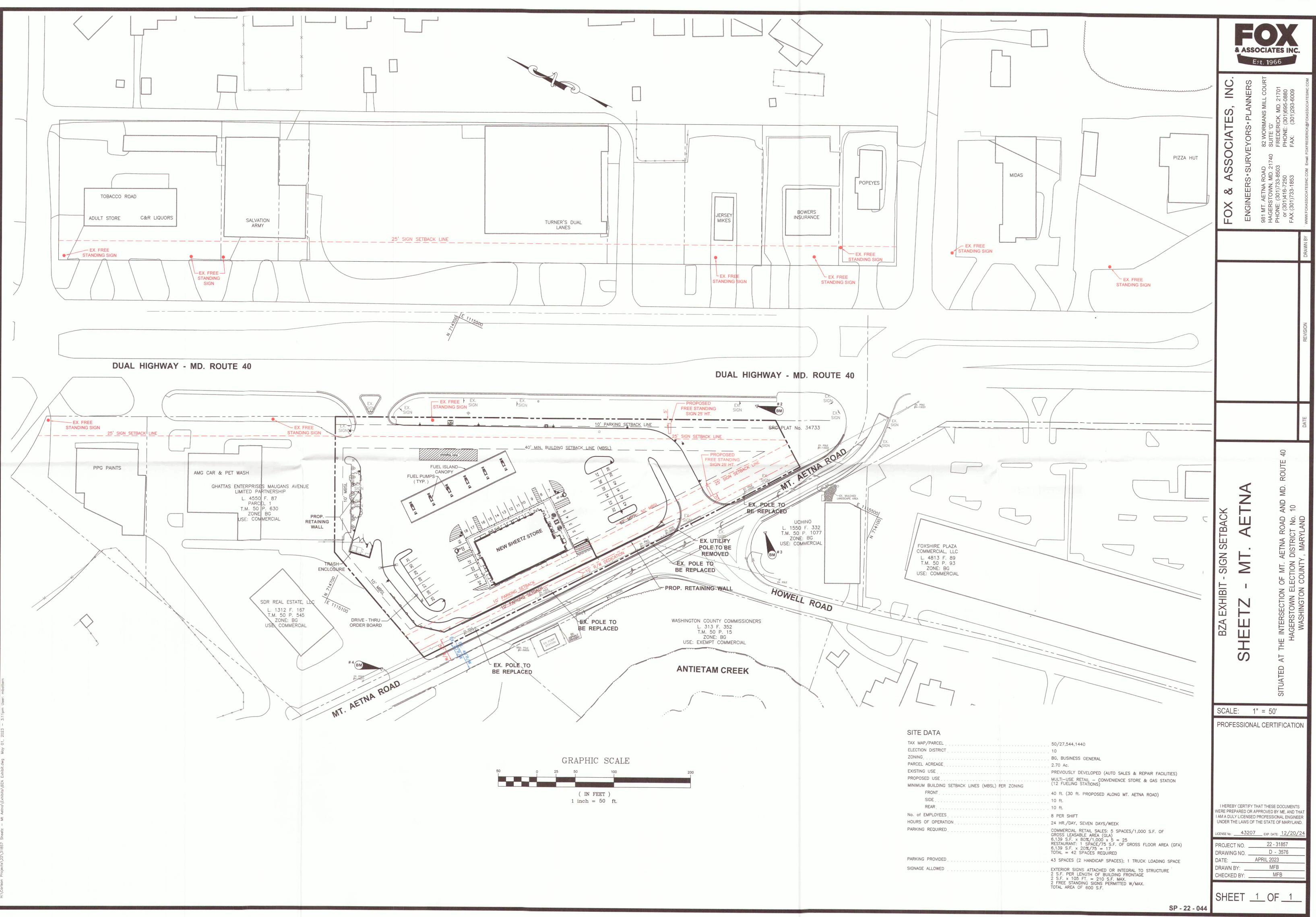
For the above reasons, the applicant is hereby requesting a variance to reduce the required sign setback from 25' to 10' along Mt. Aetna Road and 5' along Dual Highway.

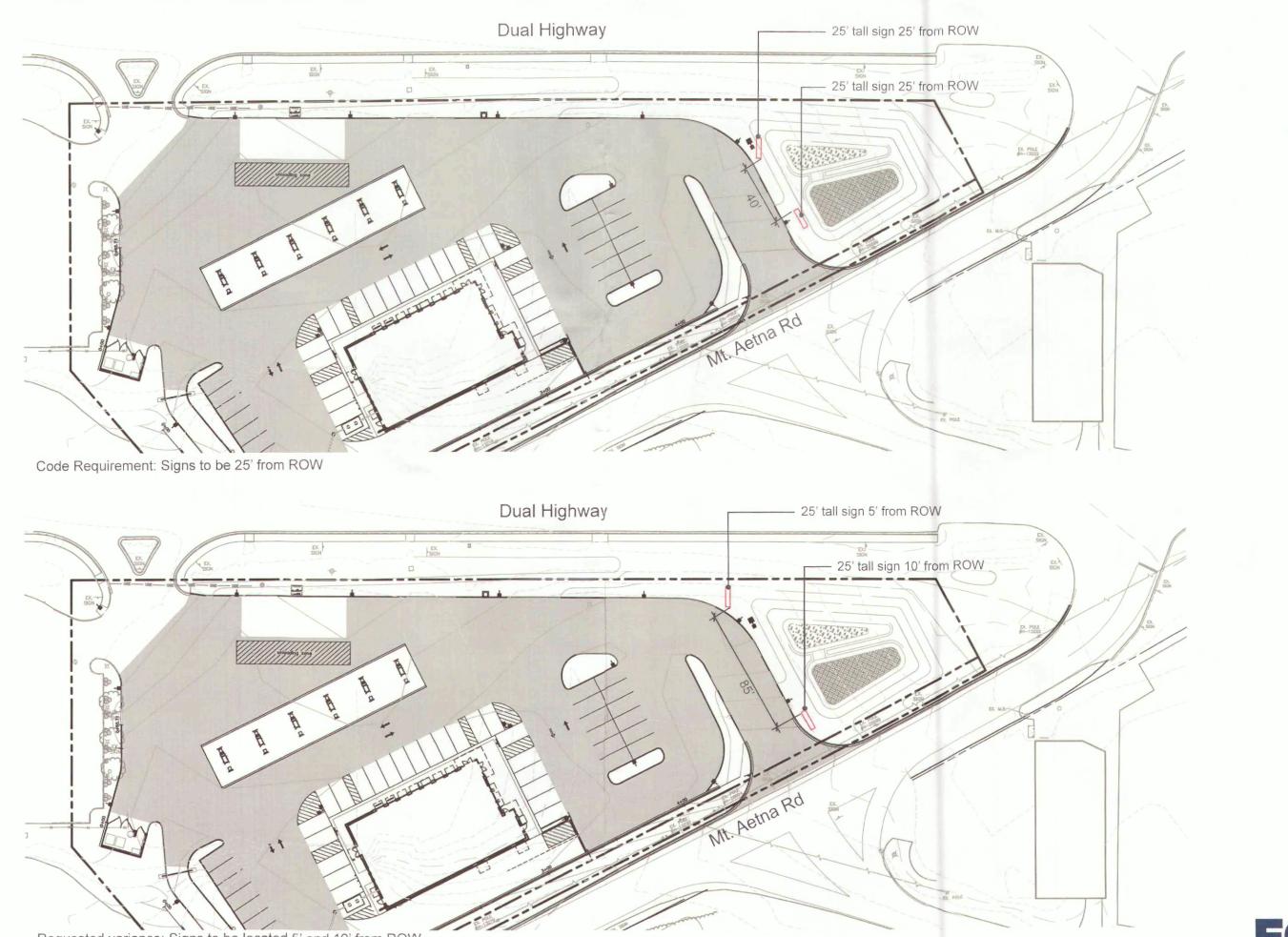
Sincerely,

Fox & Associates, Inc.

Wike Batter

Mike Battern, PE Project Manager

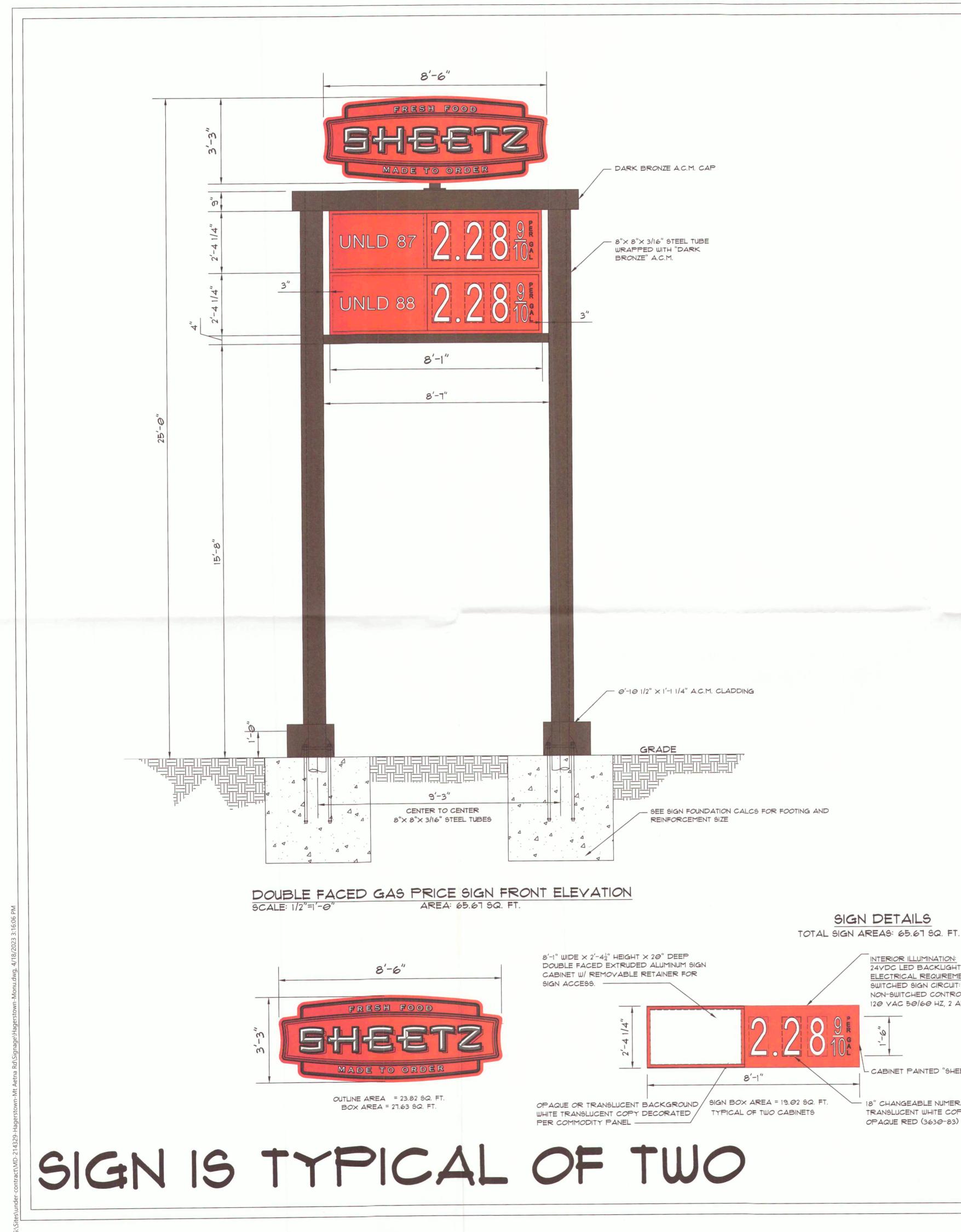




Requested variance: Signs to be located 5' and 10' from ROW

Plan View Sheetz - Sign Location Study Scale: 1"=60' April 24, 2023







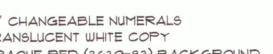
INTERIOR ILLUMINATION: 24VDC LED BACKLIGHTING

ELECTRICAL REQUIREMENTS:

120 VAC 50/60 HZ, 2 AMP

SIGN DETAILS

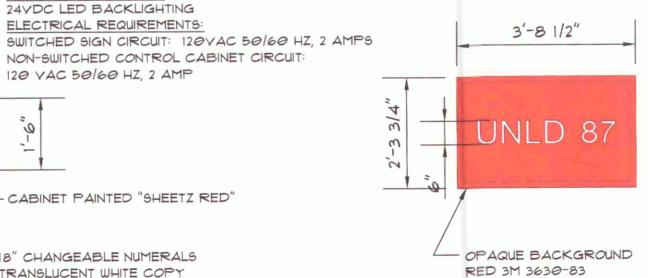
- 18" CHANGEABLE NUMERALS TRANSLUCENT WHITE COPY



NON-SWITCHED CONTROL CABINET CIRCUIT:







WHITE TRANSLUCENT COPY

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DOUBLE FACED GAS P SCALE: 1/2"=1'-0"

DARK BRONZE ACM CAP	Convenience Architecture and Design P.C. 351 Sheetz Way, Claysburg, PA 16625 phone (814) 239-6013 email tcolumbu@sheetz.com web site www.sheetz.com PROJECT NAME: NEW SHEETZ SITE HAGERSTOWN
	Int. of Mt. Aetna Road and Dual Highway Hagerstown Maryland OWNER: SHEETZ, INC. 5700 SIXTH AVE. ALTOONA, PA 16602
	PROFESSIONAL
1'-1 1/4" 0'-10 1/2" × 1'-1 1/4" A.C.M. CLADDING 9EE 9IGN FOUNDATION CALCS FOR FOOTING AND REINFORCEMENT 9IZE GRADE	KEYPLAN
PRICE SIGN SIDE ELEVATION	NOLAINOSE NOLAINOSE NOLAINOSE NECTIVO: NESUE: 04-18-23 PROJECT NO: AUTHOR BY: NMI REVIEW BY: SHEET TITLE POLE SIGN DETAILS
	SIGN

	Sheetz Mt Aetna	
	Adjacent Property Information	
Site Address	Property Owner	Mailing Address
1382 Dual Highway	Kasheer International, Inc.	13036 Park Crescent Cir Oak Hill, VA 20171-2820
1380 Dual Highway	Donald C. & Jacquelyn R. Bowers	1869 Merididan Dr. Hagerstown, MD 21742-1233
1370 Dual Highway	TR Dual LLC c/o Ted Shank	17827 Virginia Ave Hagerstown, MD 21742-1235
1350 Dual Highway	Turner Dev Co, Inc.	17325 Virginia Ave Hagerstown, MD 21740-7604
1308 & 1310 Dual Highway	The Salvation Army	PO Box 747, 525 George St. Hagerstown, MD 21740
1304 Dual Highway	JGT Enterprises, Inc.	325 Belvedere Court Falling Waters, WV 25419
1301 Dual Highway	GW Properties, LLC	3213 Crescent Park Lane Greer, SC 29650
1317 Dual Highway	Ghattas Enterprises Maugans Avenue Limited Partnership	13621 Crayton Blvd Hagerstown, MD 21742
1190 Mt. Aetna Rd	SDR Real Estate, LLC	1190 Mt. Aetna Rd Hagerstown, MD 21740-6833
1185 Mt. Aetna Rd	Mt Aetna 1185 Associates, LLC	1185 Mt. Aetna Rd Hagerstown, MD 21740-6832
1189 Mt. Aetna Rd	Washington County Commissioners	Court House Hagerstown, MD 21740
1401 Dual Highway	ltsuro J. & Marilyn B. Uchino	255 Dill Ave Frederick, MD 21701-4905

FOREVES

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Owner Information         Owner Name:       KASHEER INTERNATIONAL INC Use:       COMMERCIAL         Mailing Address:       13036 PARK CRESCENT CIR OAK HILL VA 20171-2820       Deed Reference:       /02121/ 00058         Mailing Address:       13032 DUAL HWY HAGERSTOWN 21740-0000       Legal Description:       LT21 75X180.30 AC 1382 DUAL HWY COLONIAL PARK         Premises Address:       1382 DUAL HWY HAGERSTOWN 21740-0000       Legal Description:       LT21 75X180.30 AC 1382 DUAL HWY COLONIAL PARK         Map: Grid: Parcel: Neighborhood:       Subdivision:       Section: Block: Lot: Assessment Year:       Plat No: 303         0050 0013 0656       10000.22       0000       C       8       21       2022       Plat Ref:         Town: None       Town: None       Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements FAST FOOD /       C4       2004         Value Information         FAST FOOD /       C4       2004         Value       Phase-in Assessments         Fas of DOD /       C4       2004       As of O1/01/2022       As of O7/01/2023       As of O7/01/2023         Land:       243,000       243,000       243,000       Calage       As of O7/01/2022       As of O7/01/2023	View Map	View GroundRent	Redemption		View Grou	IndRent Regi	stration		
Owner Name:       KASHEER INTERNATIONAL INC Use:       COMMERCIAL Principal Residence:       NO         Mailing Address:       13036 PARK CRESCENT OR OAK HILL VA 20171-2820       Deed Reference:       ////////////////////////////////////	Special Tax Recaptu	Ire: None							
Dwner Name:       KASHEER INTERNATIONAL INC Use:       COMMERCIAL         Mailing Address:       13036 PARK CRESCENT OR       Deed Reference:       NO         Mailing Address:       13036 PARK CRESCENT OR       Deed Reference:       NO         Premises Address:       1382 DUAL HWY HAGERSTOWN 21740-0000       Legal Description:       LT21 75X180.30 AC 1382 DUAL PARK         Map: Grid: Parcel:       Neighborhood:       Subdivision:       Section: Block: Lot: Assessment Year:       Plat No: 303         0050 0013 0656       10000.22       0000       C       8       21       2022       Plat No: 303         0050 0013 0656       10000.22       0000       C       8       21       2022       Plat No: 303         0040       2,284 SF       13,500 SF       13,500 SF       13,500 SF       Stories Basement AreaProperty Land AreaCounty Use         2004       2,284 SF       13,500 SF       2004       2004       2004         Value Information         Improvements       635,700       635,700       77,01/2022       07/01/2023         Land:       243,000       243,000       78,700       878,700       878,700         Preferential Land:       0       0       0       0       0       Deed2:       Seli	Account Identifier:	District - 1	0 Account Numbe	<b>r -</b> 003	466				
Mailing Address:       13036 PARK CRESCENT CIR OAK HILL VA 20171-2820       Deed Reference:       1/02121/00058         Mailing Address:       1382 DUAL HWY HAGERSTOWN 21740-0000       Legal Description:       LT21 75X180.30 AC 1382 DUAL HWY HAGERSTOWN 21740-0000         Premises Address:       1382 DUAL HWY HAGERSTOWN 21740-0000       Legal Description:       LT21 75X180.30 AC 1382 DUAL HWY COLONIAL PARK         Map: Grid: Parcel:       Neighborhood:       Subdivision:       Section:       Block: Lot: Assessment Year:       Plat No: 303 0050 0013 0656       10000.22       0000       C       8       21       2022       Plat No: 303 0050 0013 0656       10000.22       0000       C       8       21       2022       Plat No: 303 0050 0013 0656       10000.22       0000       C       8       21       2022       Plat No: 303 0050 0013 0656       10000.22       000       C       8       21       2022       Plat Ref:         Town: None       Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements FAST FOOD /       C4       2004       2004       Value       Mas of 0101/02/022       07/01/12/023       07/01/12/023       07/01/12/023       07/01/12/023       07/01/12/023       07/01/12/023       07/01/12/023       07/01/12/023       00       01/01/02/02       07/01/12/023       00       00       00       00		(	Owner Informa	ation					
OAK HILL VA 20171-2820         Location & Structure Information         Premises Address:       1382 DUAL HWY HAGERSTOWN 21740-0000       Legal Description:       LT21 75X180.30 AC 1382 DUAL HWY COLONIAL PARK         Mage Grid Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year:       Plat No: 303 0050 0013 0656 10000.22       0000       C       8       21       2022       Plat No: 303 OOS No: 30656 10000.22       0000       C       8       21       2022       Plat Ref:         Town: None         Primary Structure BuiltAbove Grade Living AreaFinished Basement AreaProperty Land AreaCounty Use 2004       2,284 5F       13,500 SF         Stories Basement Type FAST FOOD /       C4       2004         Value Information         Fast FOOD /       C4       2004         Prime Sigh Forto Cuality Full/Half Bath Garage Last Notice of Major Improvements FAST FOOD /       C4       2004         Land:       243,000       243,000       878,700       878,700         Improvements       635,700       637,700       878,700       878,700         Price: \$362,500         Deced1: /02121/ 00055       Decd2:         Selier: BNK HAGERSTOWN TRUST CO Preferential La	Owner Name:	KASHEER	INTERNATIONAL				MERCIAL		
Premises Address: 1382 DUAL HWY HAGERSTOWN 21740-0000 I 1382 DUAL HWY HAGERSTOWN 21740-0000 C 8 2 1 2022 Plat Ref: DOS0 0013 0656 10000.22 0000 C 8 2 1 2022 Plat Ref: Town: None Primary Structure BuiltAbove Grade Living AreaFinished Basement AreaProperty Land AreaCounty Use 2004 2,284 SF 13,500 SF Stories Basement Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements FAST FOOD / C4 2004 Value Information Base Value Value Phase-in Assessments FAST FOOD / C4 2004 Value Information Base Value S7,700 878,700 878,700 878,700 878,700 Preferential Land: 0 0 Value S7,700 878,700 878,700 878,700 878,700 878,700 Preferential Land: 0 Value Information Seller: BULLDOG FEDERAL CREDIT Date: 09/04/2003 Variant S7,700 Bate: 09/04/2003 Price: \$362,500 UNION Type: ARMS LENGTH VACANT Deed1: /02121/ 00058 Deed2: Seller: BULLDOG FEDERAL CREDIT Date: 09/04/2003 Deed2: Seller: BANK HAGERSTOWN TRUST CO Date: 09/07/1999 Price: \$200,000 Type: ARMS LENGTH WACANT Deed1: /02121/ 00058 Deed2: Seller: CBS ENTERPRISES INC Date: 09/07/1990 Price: \$200,000 Type: ARMS LENGTH MPROVED Deed1: /00713/ 00426 Deed2: Seller: CBS ENTERPRISES INC Date: 02/07/11/2022 07/01/2023 County: 000 0.00 State: 000 0.00 Municipal: 000 0.00 Municipal: 000 0.00 State: 000 0.	Mailing Address:			1			1/ 00058		
HAGERSTOWN 21740-0000       13832 DUAL HWY COLONIAL PARK         Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No: 303         0000 C 8 21 2022 Plat Ref:         Town: None         Primary Structure BuiltAbove Grade Living AreaFinished Basement AreaProperty Land AreaCounty Use         2004 2,284 SF       13,500 SF         Stories Basement Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements FAST FOOD / C4       2004         Value Information         Base Value       Plat Ref:         Plat Notice of Major Improvements         6 As of As of As of         As of As of         As of As of         As of       As of         OT/01/2022         Information         Improvements       635,700       878,700         Tastsfe Information         Seller: BULLDOG FEDERAL CREDIT       Date: 09/04/2003       Perce: \$362,500         UNION       Type: ARMS LENGTH IMPROVED       Deed1: /01212/ 00058       Deed2:         Seller: BULLDOG FEDERAL CREDIT <td></td> <td>Locatio</td> <td>n &amp; Structure</td> <td>Infor</td> <td>mation</td> <td></td> <td></td>		Locatio	n & Structure	Infor	mation				
Does 0 0013 0656         10000.22         0000         C         8         21         2022         Plat Ref:           Town: None	Premises Address:			Le	egal Descrip	1382	DUAL HWY		
Primary Structure BuiltAbove Grade Living AreaFinished Basement AreaProperty Land AreaCounty Use 2004 2,284 SF 13,500 SF Stories Basement Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements FAST FOOD / C4 2004 Value Information Base Value Value Phase-in Assessments As of As of As of As of As of O1/01/2022 07/01/2022 07/01/2023 Land: 243,000 243,000 Improvements 635,700 635,700 701/2022 07/01/2023 Improvements 635,700 635,700 878,700 878,700 878,700 Preferential Land: 0 0 0 Transfer Information Seller: BULLDOG FEDERAL CREDIT Date: 09/04/2003 Price: \$362,500 UNION Type: ARMS LENGTH VACANT Deed1: /02121/ 00058 Deed2: Seller: BANK HAGERSTOWN TRUST CO Date: 09/17/1999 Price: \$290,000 Type: ARMS LENGTH IMPROVED Deed1: /01525/ 00403 Deed2: Seller: CBS ENTERPRISES INC Date: 02/26/1981 Price: \$65,000 Type: ARMS LENGTH IMPROVED Deed1: /0173/ 00426 Deed2: Seller: BANK HAGERSTOWN TRUST CO Date: 02/26/1981 Price: \$65,000 Type: ARMS LENGTH IMPROVED Deed1: /0173/ 00426 Deed2: Seller: BANK HAGERSTOWN TRUST CO Date: 02/26/1981 Price: \$65,000 Type: ARMS LENGTH IMPROVED Deed1: /0173/ 00426 Deed2: Seller: BANK HAGERSTOWN TRUST CO Date: 02/26/1981 Price: \$65,000 Type: ARMS LENGTH IMPROVED Deed1: /00713/ 00426 Deed2: Seller: BANK HAGERSTOWN TRUST CO Date: 02/26/1981 Price: \$65,000 Type: ARMS LENGTH IMPROVED Deed1: /00713/ 00426 Deed2: Seller: BANK HAGERSTOWN TRUST CO Date: 02/26/1981 Price: \$65,000 Type: ARMS LENGTH IMPROVED Deed1: /00713/ 00426 Deed2: Seller: BANK HAGERSTOWN TRUST CO Date: 02/26/1981 Price: \$65,000 Type: ARMS LENGTH IMPROVED Deed1: /00713/ 00426 Deed2: Seller: BANK HAGERSTOWN TRUST CO Date: 02/26/1981 Price: \$65,000 Type: ARMS LENGTH IMPROVED DEED DEED LIVITIA DIVITIA	,	-				sment Year:			
2004       2,284 SF       13,500 SF         Stories Basement Type       Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements         FAST FOOD /         Stories Basement Type       Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements         FAST FOOD /         Stories Basement Type       Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements         FAST FOOD /         C4       2004         Value Information         Base Value Value Phase-in Assessments:         As of As of As of O1/01/2022         O7/01/2022         O7/01/2022         Improvements         635,700         Stars Food 878,700         Stars Food 878,700         Price: \$362,500         UNION         Transfer Information         Price: \$362,500         Olige 9/04/2003         Perice: \$290,000         Deed1: /02121 /00058       Deed2:         Seller: BANK HAGERSTOWN TRUST CO       Date: 02/26/1981       Deed2:         Seller: CBS ENTERPRISES INC       Date: 02/26/1981       Deed2:	Town: None								
FAST FOOD/       C4       2004         Value Information         Base Value       Value       Phase-in Assessments         As of 01/01/2022       As of 07/01/2022       As of 07/01/2022       As of 07/01/2023         Land:       243,000       243,000       635,700       635,700       878,700       878,700       878,700         Improvements       635,700       635,700       878,700       878,700       878,700       878,700         Priferential Land:       0       0       0       Price: \$362,500         Seller: BULLDOG FEDERAL CREDIT UNION       Date: 09/04/2003       Price: \$362,500         Seller: BULLDOG FEDERAL CREDIT       Deed1: /02121/ 00058       Deed2:         Seller: BANK HAGERSTOWN TRUST CO UNION       Date: 09/04/2003       Deed2:         Seller: CBS ENTERPRISES INC Type: ARMS LENGTH IMPROVED       Date: 02/26/1981       Price: \$290,000         Deed1: /00713/ 00426       Deed2:         Seller: CBS ENTERPRISES INC Type: ARMS LENGTH IMPROVED       Date: 02/26/1981       Price: \$65,000         Deed1: /00713/ 00426       Deed2:       Deed2:         Seller: CBS ENTERPRISES INC Type: ARMS LENGTH IMPROVED       0.00         OUO       0.00         OUO <td>Primary Structure B 2004</td> <td></td> <td>ing AreaFinished E</td> <td>Basem</td> <td></td> <td></td> <td>reaCounty Use</td>	Primary Structure B 2004		ing AreaFinished E	Basem			reaCounty Use		
Value Information         Base Value       Phase-in Assessments         As of 01/01/2022       As of 01/01/2022       As of 07/01/2023         Land:       243,000       243,000       As of 01/01/2022       As of 07/01/2023       As of 07/01/2023         Land:       243,000       243,000       635,700       Sage       As of 01/01/2023       As of 07/01/2023       As of 07/01/2023         Improvements       635,700       635,700       878,700       878,700       878,700         Total:       878,700       878,700       878,700       878,700         Priferential Land:       0       0       Price: \$362,500         UNION       Date:       09/04/2003       Price: \$362,500         Seller:       BULLDOG FEDERAL CREDIT       Date:       09/04/2003       Deed2:         Seller:       BASK HAGERSTOWN TRUST CO       Date:       09/17/1999       Price: \$362,500         Type:       ARMS LENGTH IMPROVED       Deed1:       /01/2023       Deed2:         Seller:       Base 02/26/1981       Deed2:       Deed2:         Seller:       Date:       02/26/1981       Deed2:       Deed2:         Seller:       000       0.00       O00       O00       O00	Stories Basement Ty	/pe Exterior Q	uality Full/Half Bat	h Gara	ige Last Noti	ice of Major II	mprovements		
Base ValueValuePhase-in AssessmentsAs of 01/01/2022As of 01/01/2023As of 01/01/2023Land:243,000243,000Improvements635,700635,700Total:878,700878,700878,700878,700878,700Preferential Land:00Price: \$362,500UNIONTurster InformationType: ARMS LENGTH VACANTDeed1: /02121/ 0005*Deed2:Deed1: /02121/ 0005*Deed2:Seller: BANK HAGERSTOWN TRUST CO Type: ARMS LENGTH IMPROVEDDate: 09/04/2003Deed2:Deed1: /02121/ 0005*Deed2:Seller: CBS ENTERPRISES INC Type: ARMS LENGTH IMPROVEDDate: 02/26/1981Price: \$65,000Deed1: /00713/ 00426Deed2:Seller: CBS ENTERPRISES INC Type: ARMS LENGTH IMPROVEDDate: 02/26/1981Price: \$65,000On/01/202207/01/2023County: 0000.00OU0.00OSOSOSOSOSOSOSOSOSOSOSOSOSOSOSOSOSOSOS <td>F</td> <td>AST FOOD / C</td> <td>4</td> <td></td> <td>2004</td> <td></td> <td></td>	F	AST FOOD / C	4		2004				
As of 01/01/2022       As of 07/01/2022       As of 07/01/2023         Land:       243,000       243,000         Improvements       635,700       635,700         Total:       878,700       878,700       878,700         Preferential Land:       0       0       878,700       878,700         Seller:       BULLDOG FEDERAL CREDIT       Date: 09/04/2003       Price: \$362,500         UNION       Type: ARMS LENGTH VACANT       Deed1: /02121/ 00058       Deed2:         Seller:       BANK HAGERSTOWN TRUST CO       Date: 09/04/2003       Deed2:         Seller:       CBS ENTERPRISES INC       Date: 02/26/1981       Price: \$65,000         Type: ARMS LENGTH IMPROVED       Deed1: /00713/ 00426       Deed2:         Seller:       CBS ENTERPRISES INC       Date: 02/26/1981       Price: \$65,000         Type: ARMS LENGTH IMPROVED       Deed1: /00713/ 00426       Deed2:         Seller:       000       0.00       0.00         State:       000       0.00       0.00 0.00         State:       000       0.00       0.00 0.00         Special Tax Recapture: None       Unincipal:       000       0.00 0.00         Special Tax Recapture: None       Homestead Appplication       Nono 0.00 0.00			Value Informa	tion					
As of 01/01/2022       As of 07/01/2022       As of 07/01/2023         Land:       243,000       243,000         Improvements       635,700       635,700         Total:       878,700       878,700       878,700         Preferential Land:       0       0       878,700       878,700         Seller:       BULLDOG FEDERAL CREDIT       Date: 09/04/2003       Price: \$362,500         UNION       Type: ARMS LENGTH VACANT       Deed1: /02121/ 00058       Deed2:         Seller:       BANK HAGERSTOWN TRUST CO       Date: 09/04/2003       Deed2:         Seller:       CBS ENTERPRISES INC       Date: 02/26/1981       Price: \$65,000         Type: ARMS LENGTH IMPROVED       Deed1: /00713/ 00426       Deed2:         Seller:       CBS ENTERPRISES INC       Date: 02/26/1981       Price: \$65,000         Type: ARMS LENGTH IMPROVED       Deed1: /00713/ 00426       Deed2:         Seller:       000       0.00       0.00         State:       000       0.00       0.00 0.00         State:       000       0.00       0.00 0.00         Special Tax Recapture: None       Unincipal:       000       0.00 0.00         Special Tax Recapture: None       Homestead Appplication       Nono 0.00 0.00		Base Valu	e Value		Phase-in Assessments				
Land:243,000243,000Improvements635,700635,700878,700878,700Total:878,700878,700878,700878,700Preferential Land:00878,700878,700Seller: BULLDOG FEDERAL CREDITDate: 09/04/2003Price: \$362,500UNIONDate:09/04/2003Deed2:Seller: BULLDOG FEDERAL CREDITDate: 09/17/1999Price: \$290,000Type: ARMS LENGTH VACANTDeed1: /02121/ 00058Deed2:Seller: BANK HAGERSTOWN TRUST CODate: 09/17/1999Price: \$290,000Type: ARMS LENGTH IMPROVEDDeed1: /01525/ 00403Deed2:Seller: CBS ENTERPRISES INCDate: 02/26/1981Price: \$65,000Type: ARMS LENGTH IMPROVEDDate: 02/26/1981Deed2:Odott: /00713/ 00425Deed2:Seller: Class07/01/2022O7/01/2022O//01/2023County:0000.00OU0.00State:0000.000.00Outigial:0000.000.00Hormestead Application Status: No Application		Dusc vulu					f		
Improvements         635,700         635,700         878,700         878,700         878,700         878,700           Total:         878,700         878,700         878,700         878,700         878,700           Preferential Land:         0         0          878,700         878,700           Seller:         BULLDOG FEDERAL CREDIT         Date: 09/04/2003         Price: \$362,500           UNION         Date: 09/04/2003         Deed2:           Seller:         BANK HAGERSTOWN TRUST CO         Date: 09/17/1909         Price: \$290,000           Type:         ARMS LENGTH IMPROVED         Deed1: /01525/ 00403         Deed2:           Seller:         CBS ENTERPRISES INC         Date: 02/26/1981         Price: \$65,000           Type:         ARMS LENGTH IMPROVED         Deed1: /00713/ 00426         Deed2:           Seller:         CBS ENTERPRISES INC         Date: 02/26/1981         Price: \$65,000           Type:         ARMS LENGTH IMPROVED         Deed1: /00713/ 00426         Deed2:           Seller:         000         0.00         0.00           State:         000         0.00         0.00           Municipal:         000         0.00         0.00           Special Tax Recapture: Norettore INFORMAL			01/01/202	2	07/01/2022	07/0	1/2023		
Total:         878,700         870,700         970,701         970,823,000         970,701         970,823,000         970,701,700,423         970,01,2023         970,01,2023         970,01,2023         970,01,2023         970,01,2023         970,01,2023         970,01,2023         970,01,2023         970,01,2023         970,01,2023         970,01,2023         970,01,2023         970,01,2023         970,01,2023         970,01,2023         970,01,2023         970,01,2023         970,01,2023         970,01,2023         970,01	Land:								
Preferential Land:       0       0         Freferential Land:       0         Freferential Land:       Freferential Land:         Seller: BULLDOG FEDERAL CREDIT       Date: 09/04/2003       Price: \$362,500         Seller: BANK HAGERSTOWN TRUST CO       Deed1: /02121/ 0005       Deed2:         Seller: BANK HAGERSTOWN TRUST CO       Date: 09/04/2003       Deed2:         Seller: CBS ENTERPRISES INC       Date: 02/26/1981       Price: \$65,000         Type: ARMS LENGTH IMPROVED       Date: 02/26/1981       Price: \$65,000         Date: 02/26/1981       Price: \$65,000         Type: ARMS LENGTH IMPROVED       Deed1: /00713/ 00425       Price: \$65,000         Seller: CBS ENTERPRISES INC       Date: 02/26/1981       Price: \$65,000         Date: 02/26/1981       Price: \$65,000         Date: 02/26/1981       Price: \$65,000         Ono       0.00       0.00         Seller: CBass       0/01/2022       0/01/2023         County:       0	Improvements								
Transfer Information         Selier: BULLDOG FEDERAL CREDIT       Date: 09/04/2003       Price: \$362,500         Type: ARMS LENGTH VACANT       Deed1: /02121/ 0005*       Deed2:         Selier: BANK HAGERSTOWN TRUST CO       Date: 09/17/1909       Price: \$200,000         Type: ARMS LENGTH IMPROVED       Deed1: /01525/ 00403       Deed2:         Selier: CBS ENTERPRISES INC       Date: 02/26/1981       Price: \$65,000         Type: ARMS LENGTH IMPROVED       Date: 02/26/1981       Price: \$65,000         Type: ARMS LENGTH IMPROVED       Date: 02/26/1981       Price: \$65,000         Type: ARMS LENGTH IMPROVED       Deed1: /00713/ 0042       Price: \$65,000         Selier: CBS ENTERPRISES INC       Date: 02/26/1981       Price: \$65,000         Type: ARMS LENGTH IMPROVED       0400       0,000       0,001/2022       0/01/2023         Class       0,000       0,001/2002       0,001/2002         Selier: Class       0,000       0,000       0,001/2023					878,700	878,	700		
Seller: BULLDOG FEDERAL CREDIT       Date: 09/04/2003       Price: \$362,500         Type: ARMS LENGTH VACANT       Deed1: /02121/ 00058       Deed2:         Seller: BANK HAGERSTOWN TRUST CO       Date: 09/17/1999       Price: \$290,000         Type: ARMS LENGTH IMPROVED       Deed1: /01525/ 00403       Deed2:         Seller: CBS ENTERPRISES INC       Date: 02/26/1981       Price: \$65,000         Type: ARMS LENGTH IMPROVED       Deed1: /00713/ 00426       Deed2:         Exemption Information         Partial Exempt Assessments: Class       07/01/2022       07/01/2023         County:       000       0.00       0.00       State:       000       0.00         Special Tax Recapture: None       Homestead Application Information	Freierential Land.	-	-						
UNION         Type: ARMS LENGTH VACANT       Deed1: /02121/ 00058       Deed2:         Seller: BANK HAGERSTOWN TRUST CO       Date: 09/17/1999       Price: \$290,000         Type: ARMS LENGTH IMPROVED       Deed1: /01525/ 00403       Deed2:         Seller: CBS ENTERPRISES INC       Date: 02/26/1981       Price: \$65,000         Type: ARMS LENGTH IMPROVED       Deed1: /00713/ 00426       Deed2:         Seller: CBS ENTERPRISES INC       Date: 02/26/1981       Price: \$65,000         Type: ARMS LENGTH IMPROVED       Deed1: /00713/ 00426       Deed2:         Exemption Information         Type: ARMS LENGTH IMPROVED       Of/01/2022       07/01/2023         County:       000       0.00       0.00         State:       000       0.00       0.00       0.00       0.00       0.00       0.00       0.00       0.00       0.00       0.00       0.00          State:		Т	ransfer Inforn	natio	n				
Seller: BANK HAGERSTOWN TRUST CO         Date: 09/17/1999         Price: \$290,000           Type: ARMS LENGTH IMPROVED         Deed1: /01525/ 00403         Deed2:           Seller: CBS ENTERPRISES INC         Date: 02/26/1981         Price: \$65,000           Type: ARMS LENGTH IMPROVED         Deed1: /00713/ 00426         Deed2:           Partial Exempt Assessments: Class         07/01/2022         07/01/2023           County:         000         0.00           State:         000         0.00           Municipal:         000         0.00           Special Tax Recapture: None         Homestead Application Information		EDERAL CREDIT	Date: 09/04/2003				,500		
Type: ARMS LENGTH IMPROVED         Deed1: /01525/ 00403         Deed2:           Seller: CBS ENTERPRISES INC         Date: 02/26/1981         Price: \$65,000           Type: ARMS LENGTH IMPROVED         Deed1: /00713/ 0042         Deed2:           Partial Exempt Assessments: Class         07/01/2022         07/01/2023           County:         000         0.00         0.00           State:         000         0.00         0.00[0.00           Special Tax Recapture: None         Homestead Application Status: No Application         Homestead Application         Status: No Application									
Type: ARMS LENGTH IMPROVED         Deed1: /00713/ 00426         Deed2:           Exemption Information           Partial Exempt Assessments: Class         07/01/2022         07/01/2023           County:         000         0.00           State:         000         0.00           Municipal:         000         0.00 0.00         0.00 0.00           Special Tax Recapture: None           Homestead Application Status: No Application							,000		
Exemption Information           Partial Exempt Assessments: Class         07/01/2022         07/01/2023           County:         000         0.00           State:         000         0.00           Municipal:         000         0.00 0.00         0.00 0.00           Special Tax Recapture: None         Homestead Application Information           Homestead Application Status: No Application         Homestead Application	Seller: CBS ENTER	PRISES INC					000		
Partial Exempt Assessments: Class         07/01/2022         07/01/2023           County:         000         0.00         0.00           State:         000         0.00         0.00           Municipal:         000         0.00 0.00         0.00 0.00           Special Tax Recapture: None:         Immestead Application Imformation	Type: ARMS LENGT	TH IMPROVED	Deed1: /00713/ 0	0426		Deed2:			
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		Ex	emption Infor	mati	on				
State:     000     0.00       Municipal:     000     0.00 0.00       Special Tax Recapture: None   Homestead Application Information Homestead Application Status: No Application	Partial Exempt Ass	essments: Class		0	7/01/2022	07/01	/2023		
Municipal:       000       0.00 0.00       0.00 0.00         Special Tax Recapture: None       Homestead Application Information         Homestead Application Status: No Application	County:	000		0	.00				
Special Tax Recapture: None Homestead Application Information Homestead Application Status: No Application	State:	000		0	.00				
Homestead Application Information	Municipal:	000		0	.00 0.00	0.00	0.00		
Homestead Application Status: No Application	Special Tax Recapt	ure: None							
		Homeste	ad Applicatio	n Inf	ormation				
	Homestead Applica	ation Status: No Appli	cation						
				olicat	ion Inforr	nation			

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BOWERS INSURANCE

View Map	View C	BroundRent	Redem	otion			View Grou	ndRe	nt Regi	stration	
Special Tax Recaptur	e: None										
Account Identifier:		District - 10	Accou	nt Numbe	r - 0	2385	8				
		(	Owner	r Inform	ati	on					
Owner Name:		BOWERS D				Use: Princ	ipal Reside	nce:	COMME NO	RCIAL	
Mailing Address:		1869 MERII HAGERSTO			233	Deed	Reference		/01389/	00196	
		Locatio	n & Si	tructure	In	forn	nation				
Premises Address:		1380 DUAL HAGERST(	OWN 21				I Descriptio		1380 DI	20 100X18 JAL HIGH	WAY
Map: Grid: Parcel: N			ivision:					smei	nt Year:		
0050 0013 0723 10	0000.22	0000		В	8		19 20 2022		11. ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) (	Plat Ref	:
Town: None											
Primary Structure Bu	uilt Abov	e Grade Livi	ng Area	Finished	Bas	seme	nt Area Prop	perty	Land A	rea Count	y Us
1975	3,422	SF					18,0	00 SI	-		
StoriesBasementTyp	be	Exteri	orQuali	tyFull/Hal	f Ba	athGa	rageLast No	otice	of Major	Improve	ment
OF	FICE BUI	LDING/	C3								
			Value	Inform	ati	on					
		Base Value	9	Value		Phase-in Assessments					
		Buoorana	-	As of			As of		As o	f	
				01/01/202	22		07/01/2022		07/0	1/2023	
Land:		324,000		324,000							
Improvements		250,100		250,100							
Total:		574,100		574,100			574,100		574,	100	
Preferential Land:		0		0							
		. 1	ransf	er Infor	ma	tion					
Seller: WAGNER AR	NOLD N	& JACKLYN		02/17/199					<b>:e:</b> \$275	,000	
Type: ARMS LENGT	H IMPRO	VED	Deed	1: /01389/	001	96			ed2:		
Seller: WAGNER AG				04/04/199					ce: \$48,0	000	
Type: NON-ARMS LE	ENGTH O	THER		1: /01328/	001	93			ed2:		
Seller:			Date:					Prie			
Туре:			Deed	1:				Dee	ed2:		
		Ex	kempt	ion Info	rm	natio	n				
Partial Exempt Asse	essments	: Class				07/0	1/2022		07/01/2	2023	
County:		000				0.00					
State:		000				0.00					
Municipal:		000				0.00	0.00		0.00 0.	00	
Special Tax Recaptu	ure: None										
		Homest	ead A	pplicati	on	Info	rmation				
Homestead Applica	tion State	us: No Applic	ation								
	Home	owners'	Tax C	redit Ap	pli	cati	on Inforn	natio	on		
U											
Homeowners' Tax C	realt Ap	incation sta	us: NO	Application	1	Dat	σ.				

Real Property Data Search () Se

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JERESEY MULLES

View Map	View GroundRent Re	edemption	View Grou	View GroundRent Registration			
Special Tax Recaptu							
Account Identifier:	District - 10 A	ccount Number -	003164				
	Ov	vner Informat	ion				
Owner Name:	TR DUAL LLC	1.1	Use:	COMMERC	IAL		
		AUZ	Principal Resid		~~		
Mailing Address:	C/O TED SHA 17827 VIRGIN HAGERSTOW		Deed Reference	e: /05375/ 002	98		
	Location	& Structure In	nformation				
Premises Address:	1370 DUAL H HAGERSTOV	WY VN 21740-0000	Legal Descripti	on: LOTS 17/18 BLK 8 SEC 1370 DUAL	B 100X180		
	Neighborhood: Subdi	vision: Section:	Block: Lot: Ass 202		Plat No: Plat Ref:		
Town: None							
Primary Structure B 1977	uiltAbove Grade Living 1,248 SF	AreaFinished Ba		perty Land AreaC	County Use		
Stories Basement Ty RE	pe ExteriorQu ESTAURANT/ C3	alityFull/Half Bat	hGarageLast No	tice of Major Imp	rovements		
	STAURANT/ C3		ion	tice of Major Impi Assessments	rovements		
	STAURANT/ C3	alue Informat Value As of	ion Phase-in A As of	Assessments As of			
	STAURANT/ C3	alue Informat <sub>Value</sub>	ion Phase-in A	Assessments As of			
RE	STAURANT/ C3	alue Informat Value As of 01/01/2022	ion Phase-in A As of	Assessments As of			
RE Land: Improvements	STAURANT/ C3	alue Informat Value As of 01/01/2022 324,000	ion Phase-in A As of	Assessments As of			
RE Land:	STAURANT/ C3	alue Informat Value As of 01/01/2022 324,000 109,900	Phase-in A As of 07/01/2022	Assessments As of 07/01/20			
RE Land: Improvements Total:	STAURANT/ C3 Base Value 324,000 76,900 400,900 0	alue Informat Value As of 01/01/2022 324,000 109,900 433,900	ion Phase-in A As of 07/01/2022 411,900	Assessments As of 07/01/20			
RE Land: Improvements Total:	STAURANT/ C3 Base Value 324,000 76,900 400,900 0 Tra	alue Informat Value As of 01/01/2022 324,000 109,900 433,900 0	ion Phase-in A As of 07/01/2022 411,900	Assessments As of 07/01/20	23		
RE Land: Improvements Total: Preferential Land:	STAURANT/ C3 Base Value 324,000 76,900 400,900 0 Tra NC I	alue Informat Value As of 01/01/2022 324,000 109,900 433,900 0	ion Phase-in A As of 07/01/2022 411,900 ation	Assessments As of 07/01/20 422,900	23		
RE Land: Improvements Total: Preferential Land: Seller: SHARRETT II	STAURANT/ C3 Base Value 324,000 76,900 400,900 0 Tra NC C H IMPROVED C	alue Informat Value As of 01/01/2022 324,000 109,900 433,900 0 unsfer Informa Date: 11/22/2016	ion Phase-in A As of 07/01/2022 411,900 ation	Assessments As of 07/01/20 422,900 Price: \$405,000	23		
Land: Improvements Total: Preferential Land: Seller: SHARRETT II Type: ARMS LENGT	STAURANT/ C3 Base Value 324,000 76,900 400,900 0 Tra NC [] H IMPROVED [] G BACHTELL []	alue Informat Value As of 01/01/2022 324,000 109,900 433,900 0 ansfer Informa Date: 11/22/2016 Deed1: /05375/ 000	ion Phase-in A As of 07/01/2022 411,900 ation 298	Assessments As of 07/01/20 422,900 Price: \$405,000 Deed2:	23		
Land: Improvements Total: Preferential Land: Seller: SHARRETT II Type: ARMS LENGT Seller: CALLAS M & Type: ARMS LENGT Seller:	STAURANT/ C3 Base Value 324,000 76,900 400,900 0 Tra NC C H IMPROVED C G BACHTELL C H IMPROVED C	alue Informat Value As of 01/01/2022 324,000 109,900 433,900 0 ansfer Informa Date: 11/22/2016 Deed1: /05375/ 00; Date: 12/11/1986 Deed1: /00829/ 00; Date:	ion Phase-in A As of 07/01/2022 411,900 ation 298	Assessments As of 07/01/20 422,900 422,900 Price: \$405,000 Deed2: Price: \$225,000 Deed2: Price:	23		
RE Improvements Total: Preferential Land: Seller: SHARRETT II Type: ARMS LENGT Seller: CALLAS M & Type: ARMS LENGT	STAURANT/ C3 Base Value 324,000 76,900 400,900 0 Tra NC C H IMPROVED C G BACHTELL C H IMPROVED C	alue Informat Value As of 01/01/2022 324,000 109,900 433,900 0 vansfer Informa Date: 11/22/2016 Deed1: /05375/ 00; Date: 12/11/1986 Deed1: /00829/ 00	ion Phase-in A As of 07/01/2022 411,900 ation 298	Assessments As of 07/01/20 422,900 422,900 Price: \$405,000 Deed2: Price: \$225,000 Deed2:	23		
Land: Improvements Total: Preferential Land: Seller: SHARRETT II Type: ARMS LENGT Seller: CALLAS M & Type: ARMS LENGT Seller:	STAURANT/ C3 Base Value 324,000 76,900 400,900 0 Tra NC C H IMPROVED C G BACHTELL C H IMPROVED C	alue Informat Value As of 01/01/2022 324,000 109,900 433,900 0 ansfer Informa Date: 11/22/2016 Deed1: /05375/ 00; Date: 12/11/1986 Deed1: /00829/ 00; Date:	ion Phase-in A As of 07/01/2022 411,900 ation 298 426	Assessments As of 07/01/20 422,900 422,900 Price: \$405,000 Deed2: Price: \$225,000 Deed2: Price:	23		
Land: Improvements Total: Preferential Land: Seller: SHARRETT II Type: ARMS LENGT Seller: CALLAS M & Type: ARMS LENGT Seller:	STAURANT/ C3 Base Value 324,000 76,900 400,900 0 Tra NC [] H IMPROVED [] G BACHTELL [] H IMPROVED [] Exer	alue Informat Value As of 01/01/2022 324,000 109,900 433,900 0 vansfer Informa Date: 11/22/2016 Deed1: /05375/ 002 Date: 12/11/1986 Deed1: /00829/ 000 Date: Deed1:	ion Phase-in A As of 07/01/2022 411,900 ation 298 426 hation 07/01/2022	Assessments As of 07/01/20 422,900 422,900 Price: \$405,000 Deed2: Price: \$225,000 Deed2: Price:	23		
Land: Improvements Total: Preferential Land: Seller: SHARRETT II Type: ARMS LENGT Seller: CALLAS M & Type: ARMS LENGT Seller: Type: Partial Exempt Asse County:	STAURANT/ C3 Base Value 324,000 76,900 400,900 0 Tra NC C G BACHTELL C H IMPROVED C G BACHTELL C H IMPROVED C SSSMENTS: Class 000	alue Informat Value As of 01/01/2022 324,000 109,900 433,900 0 vansfer Informa Date: 11/22/2016 Deed1: /05375/ 002 Date: 12/11/1986 Deed1: /00829/ 000 Date: Deed1:	ion Phase-in A As of 07/01/2022 411,900 ation 298 426 nation 07/01/2022 0.00	As of As of 2. 07/01/20 422,900 Price: \$405,000 Deed2: Price: \$225,000 Deed2: Price: Deed2: Deed2:	23		
Land: Improvements Total: Preferential Land: Seller: SHARRETT II Type: ARMS LENGT Seller: CALLAS M & Type: ARMS LENGT Seller: Type: Partial Exempt Asse	STAURANT/ C3 Base Value 324,000 76,900 400,900 0 Tra NC C H IMPROVED C G BACHTELL C H IMPROVED C SBACHTELL C H IMPROVED C SEXEN	alue Informat Value As of 01/01/2022 324,000 109,900 433,900 0 vansfer Informa Date: 11/22/2016 Deed1: /05375/ 002 Date: 12/11/1986 Deed1: /00829/ 000 Date: Deed1:	ion Phase-in A As of 07/01/2022 411,900 ation 298 426 hation 07/01/2022	As of As of 2. 07/01/20 422,900 Price: \$405,000 Deed2: Price: \$225,000 Deed2: Price: Deed2: Deed2:	23		

#### Homestead Application Information

Homestead Application Status: No Application

#### Homeowners' Tax Credit Application Information

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TURNER'S LANES

View Map View	w GroundRent Red	emption	View GroundRent Registration				
Special Tax Recapture: No							
Account Identifier:	District - 10 Acc	ount Number -	023351				
	Owi	ner Informat	ion				
Owner Name:	TURNER DEV C	OINC	Use: Principal Residence	COMMERCI e:NO	AL		
ailing Address: 17325 VIRGINIA AVE HAGERSTOWN MD 21740-7			Deed Reference:	/00361/ 0002	27		
	Location &	Structure In	nformation				
Premises Address:	1350 DUAL HW HAGERSTOWN		Legal Description:	PTLTS 7-14 1.6 AC 1350			
Map: Grid: Parcel: Neight		sion: Section:	Block: Lot: Asses 2022	sment Year:	Plat No: Plat Ref:		
Town: None							
Primary Structure Built Ab	ove Grade Living A	rea Finished Ba	asement Area Prope 67,954		County Use		
		14 E					
StoriesBasementType BOWLIN	G ALLEY/ C3	,	athGarageLast Notio	ce of Major Im	provements		
	Va	ue Informat	ion				
	Base Value	Value	Phase-in Ass	essments			
		As of	As of	As of			
	4 445 400	01/01/2022	07/01/2022	07/01/2	023		
Land: Improvements	1,115,100 715,500	1,115,100 667,900					
Total:	1,830,600	1,783,000	1,783,000	1,783,0	00		
Preferential Land:	0	0					
	Trar	sfer Inform	ation				
			Price:				
Seller:	Da	Date:		Deed2:			
Seller: Type:		ed1:		2:			
	De						
Туре:	De	ed1:	Deed2				
Type: Seller: Type: Seller:	De De De	eed1: nte: eed1: nte:	Deed2 Price: Deed2 Price:	2:			
Type: Seller: Type:	De De De De	eed1: nte: ped1: nte: ped1:	Deed: Price: Deed: Price: Deed:	2:			
Type: Seller: Type: Seller:	De De De De	eed1: nte: eed1: nte:	Deed: Price: Deed: Price: Deed:	2:			
Type: Seller: Type: Seller: Type: Partial Exempt Assessme	De Da Da Da De Exem	eed1: nte: ped1: nte: ped1:	Deed Price: Deed Price: Deed nation 07/01/2022	2:			
Type: Seller: Type: Seller: Type: Partial Exempt Assessme County:	De Da Da Da Da De Exem ents: Class 000	eed1: nte: ped1: nte: ped1:	Deed2 Price: Deed2 Price: Deed2 nation 07/01/2022 0.00	2:			
Type: Seller: Type: Seller: Type: Partial Exempt Assessme County: State:	De De De De De De De De De De De De De D	eed1: nte: ped1: nte: ped1:	Deed2 Price: Deed2 Price: Deed2 nation 07/01/2022 0.00 0.00	2: 2: 07/01/2023			
Type: Seller: Type: Seller: Type: Partial Exempt Assessme County: State: Municipal:	De De De De De De De De De De De De De D	eed1: nte: ped1: nte: ped1:	Deed2 Price: Deed2 Price: Deed2 nation 07/01/2022 0.00	2:			
Type: Seller: Type: Seller: Type: Partial Exempt Assessme County: State:	De De De De De De De De De De De De De D	eed1: nte: ped1: nte: ped1:	Deed2 Price: Deed2 Price: Deed2 nation 07/01/2022 0.00 0.00	2: 2: 07/01/2023			
Type: Seller: Type: Seller: Type: Partial Exempt Assessme County: State: Municipal:	De De De De De De De De De De De De De D	ed1: te: te: te: te: te: te: te: te	Deed2 Price: Deed2 Price: Deed2 nation 07/01/2022 0.00 0.00	2: 2: 07/01/2023			
Type: Seller: Type: Seller: Type: Partial Exempt Assessme County: State: Municipal:	De De De Exem ents: Class 000 000 000 000 000 Homestead	ed1: hed1: hed1: hed1: hption Inform Application	Deed: Price: Deed: Price: Deed: nation 07/01/2022 0.00 0.00 0.00 0.00	2: 2: 07/01/2023			
Type: Seller: Type: Seller: Type: Partial Exempt Assessme County: State: Municipal: Special Tax Recapture: N Homestead Application S	De De De De De De De De De De De De De D	Application	Deed: Price: Deed: Price: Deed: nation 07/01/2022 0.00 0.00 0.00 0.00	2: 2: 07/01/2023 0.00 0.00			

SALVATION ARMY

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View Map	View GroundRent Redemption View Gro					oundRent Regis	stration
Special Tax Recapture:							
Account Identifier:	District -	10 Account I	Number - (	02516			
		Owner	r Inform	ation			
Owner Name:	SALVATI	ON ARMY TH		lse: Principal	Residence	COMMERCIAL	
Mailing Address:		747 RGE ST TOWN MD 21		eed Ref	ference:	/06128/ 00250	
	Loc	ation & St	tructure	Inform	nation		
Premises Address:	1308 DU HAGERS	AL HWY STOWN 21740		.egal De	scription:	LOT 5 PT 6 75) 1308 DUAL HW	
Map: Grid: Parcel: Ne	•	Subdivision:				ssment Year:	Plat No: 30
	000.22	0000	В	8	5 2022	n hann far far sand a no hann leithe no achailte	Plat Ref:
Town: None							
Primary Structure Buil 1950	t Above Grade 8,523 SF	Living Area	Finished	Basemei		operty Land Are	ea County Us
Stories Basement Type	e Ext	erior Quality	Full/Half B	ath Gar	age Last No	tice of Major In	nprovements
RET	AIL STORE /	C3			2000		
		Value	Inform	ation			
	Base		Value		Phase-in /	ssessments	
	Dase	value	As of		As of	As of	F
			01/01/202	2	07/01/2022	2 07/01	1/2023
Land:	216,00		216,000				
Improvements	618,20		439,900				
Total: Preferential Land:	834,20 0	00	655,900 0		655,900	655,9	900
Preferential Land:	0		0				
		Transf	er Inforr	nation			
Seller: ALI REAL ESTA	TE LLC	Date:	12/05/2019			Price: \$875,0	000
Type: ARMS LENGTH I	MULTIPLE	Deed1	: /06128/ 0	0250		Deed2:	
Seller: BADERZADA Q	AMBAR A		06/15/2016			Price: \$0	
Type: NON-ARMS LEN	GTH OTHER	Deed1	: /05252/ 0	0131		Deed2:	
Seller: ROSENTHAL BI	ROTHERS LLC	Date:	10/08/2014			Price: \$675,0	000
Type: ARMS LENGTH	MULTIPLE	Deed1	: /04839/ 0	0453		Deed2:	
		Exempt	ion Info	matio	n		
Partial Exempt Assess	ments:Class			07/01/20	22	07/01/2023	
County:	000			0.00			
State:	000			0.00			
Municipal:	000			0.00 00.00	)	0.00 0.00	
Special Tax Recapture	: None						
	Hom	estead Ap	plicatio	n Info	rmation		
Homestead Applicatio							

Homeowners' Tax Credit Application Information

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SAWATON ARMY

View Map	View GroundRent F	Redemption	View GroundRent Registration				
Special Tax Recaptur		A	000640				
Account Identifier:		Account Number					
	0	wner Informa	tion				
Owner Name:	SALVATION	SALVATION ARMY THE			COMMERC: NO	IAL	
Mailing Address:	PO BOX 74 525 GEORG HAGERSTO		Deed Refe	rence:	/06128/ 002	50	
	Location	& Structure	Informatio	n			
Premises Address:	1310 DUAL HAGERSTO	HWY WN 21740-0000	Legal Des	ription:	LOT 37.5 X 1310 DUAL		
	Neighborhood: Sub				nent Year:	Plat No:	
0050 0007 0944 1 Town: None	10000.22 0000	) B	8	2022		Plat Ref:	
Primary Structure B 1956	uiltAbove Grade Livi 2,448 SF	ng AreaFinished E	asement Are	aProperty 6,750 SF		ounty Use	
StoriesBasementTy	pe Exterior	QualityFull/Half Ba	athGarageLas	t Notice of	of Major Imp	rovements	
RE	TAIL STORE/	C3					
	,	Value Informa	tion				
	Base Value	Value	Phase	-in Asses	sments		
	Buse Value	As of	As of		As of		
		01/01/2022	07/01	2022	07/01/20	23	
Land:	108,000	108,000					
Improvements	203,200	86,500	1015	00	104 500		
Total: Preferential Land:	311,200 0	194,500 0	194,5	00	194,500		
rieleienuai Lanu.	-						
	Т	ransfer Inform	ation				
Seller: ALI REAL ES	TATE LLC	Date: 12/05/2019		Price			
Type: ARMS LENGT	H MULTIPLE	Deed1: /06128/ 0			ed2:		
Seller: BADERZADA		Date: 06/15/2016			ce: \$0		
Type: NON-ARMS L		Deed1: /05252/ 0			ed2:		
Seller: ROSENTHAL PARTNERSHIP	. FAMILY	Date: 10/08/2014		Pri	<b>ce:</b> \$675,000		
Type: ARMS LENGT	H MULTIPLE	Deed1: /04839/ 0	0453	De	ed2:		
	Ex	emption Infor	mation				
Partial Exempt Asse	essments: Class		07/01/202	2	07/01/2023		
County:	000		0.00				
State:	000		0.00				
Municipal:	000		0.00 0.00		0.00 0.00		
Special Tax Recapt	ure: None						
	Homeste	ad Applicatio	n Informat	ion			
			in internation				
Homestead Applica	tion Status: No Applic	cation					

Homeowners' Tax Credit Application Information

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CàR LIQUORS, ADRUT STORE TOBACCO ZOAD

View Map V	iew GroundRe	nt Redemption	n	View GroundRent Registration				
Special Tax Recapture: None								
Account Identifier:	District -	10 Account Nu	umber - 0038	06				
		Owner	Informatio	on				
Owner Name:	JGT ENTE	ERPRISES INC		Use:			COMMERC	IAI
			Principal Residence: NO					
Mailing Address:		EDERE COUR	EGREAR CALSES	Deed Ref	ference	9:	/05848/ 004	44
	Loc	ation & Str	ucture In	formati	on			
Premises Address:	1304 DUA HAGERS	AL HWY TOWN 21740-0		Legal De	scripti	on:	LTS1-4 210 1304 DUAL	
Map: Grid: Parcel: Neighbo		Subdivision:	Section:	Block:	Lot:	Assess	ment Year:	Plat No:
0050 0007 0519 10000.2	2 0	000	В	8	14	2022		Plat Ref:
Town: None								
Primary Structure Built Abo	ove Grade Livi	ng Area Fi	inished Base	ement Are	ea	Property	Land Area	County Use
1965 10,5	564 SF					37,800 S	SF	
StoriesBasementType		Exterio	orQualityFul	/Half Bat	hGarag	geLast N	lotice of Majo	r Improveme
SHOPPING CI	ENTER / COMM	MUNITY/	C3					
		Value I	nformatic	n				
			mormatic					
	Base Valu	ue V	alue		hase-ir	1 Assess	sments	
	Base Valu	A	alue s of	PI	s of		As of	
		A 0	alue s of 1/01/2022	PI				2023
	604,800	A 0 6	<b>′alue</b> s of 1/01/2022 04,800	PI	s of		As of	2023
Improvements	604,800 1,000,000	A 0 6 1	<b>falue</b> is of 1/01/2022 04,800 ,000,000	<b>PI</b> As 07	s of 7/01/20	22	As of 07/01/2	
Improvements Total:	604,800 1,000,000 1,604,800	A 0 6 1	alue s of 1/01/2022 04,800 ,000,000 ,604,800	<b>PI</b> As 07	s of	22	As of	
Improvements Total:	604,800 1,000,000	A 0 1 1 0	alue s of 1/01/2022 04,800 ,000,000 ,604,800	<b>Pi</b> As 07	s of 7/01/20	22	As of 07/01/2	
Land: Improvements Total: Preferential Land:	604,800 1,000,000 1,604,800	A 0 1 1 0	alue s of 1/01/2022 04,800 ,000,000 ,604,800	<b>Pi</b> As 07	s of 7/01/20	22	As of 07/01/2	
Improvements Total:	604,800 1,000,000 1,604,800	A 0 1 1 0	alue .s of 1/01/2022 04,800 ,000,000 ,604,800 r Informat	<b>Pi</b> As 07	s of 7/01/20	22 0	As of 07/01/2	300
Improvements Total: Preferential Land:	604,800 1,000,000 1,604,800 0	A 0 6 1 1 0 0 <b>Transfer</b> Date: 10/0	alue .s of 1/01/2022 04,800 ,000,000 ,604,800 r Informat	<b>Pi</b> As 07	s of 7/01/20	22 0	As of 07/01/2 1,604,6 ee: \$1,750,000	300
Improvements Total: Preferential Land: Seller: BUCZKOWSKI LLC	604,800 1,000,000 1,604,800 0	A 0 6 1 1 0 0 <b>Transfer</b> Date: 10/0	alue s of 1/01/2022 04,800 ,000,000 ,604,800 r Informat 05/2018 15848/ 00444	<b>Pi</b> As 07	s of 7/01/20	22 0 Pric Dee	As of 07/01/2 1,604,6 ee: \$1,750,000	300
Improvements Total: Preferential Land: Seller: BUCZKOWSKI LLC Type: ARMS LENGTH IMPROVI	604,800 1,000,000 1,604,800 0 ED	A 0 6 1 1 0 0 <b>Transfer</b> <b>Date:</b> 10/0 <b>Deed1:</b> /0 <b>Date:</b> 03/0	alue s of 1/01/2022 04,800 ,000,000 ,604,800 r Informat 05/2018 15848/ 00444	<b>Pi</b> As 07	s of 7/01/20	22 0 Pric Dee	As of 07/01/2 1,604,8 ee: \$1,750,000 d2: ee: \$725,000	300
Improvements Total: Preferential Land: Seller: BUCZKOWSKI LLC Type: ARMS LENGTH IMPROVI Seller: CLOPPER ESTATES INC	604,800 1,000,000 1,604,800 0 ED	A 0 6 1 1 0 0 <b>Transfer</b> <b>Date:</b> 10/0 <b>Deed1:</b> /0 <b>Date:</b> 03/0	alue s of 1/01/2022 04,800 ,000,000 ,604,800 r Informat 05/2018 1/5848/ 00444 03/2003 11944/ 00043	<b>Pi</b> As 07	s of 7/01/20	22 0 Pric Dee Pric Dee	As of 07/01/2 1,604,8 ee: \$1,750,000 d2: ee: \$725,000	300
Improvements Total: Preferential Land: Seller: BUCZKOWSKI LLC Type: ARMS LENGTH IMPROVI Seller: CLOPPER ESTATES INC Type: ARMS LENGTH IMPROVI	604,800 1,000,000 1,604,800 0 ED ED	A 0 6( 1, 1 0 <b>Transfer</b> Date: 10/( Deed1: /0 Date: 03/( Deed1: /0 Date: 12/3	alue s of 1/01/2022 04,800 ,000,000 ,604,800 r Informat 05/2018 1/5848/ 00444 03/2003 11944/ 00043	<b>Pi</b> As 07	s of 7/01/20	22 0 Pric Dee Pric Dee	As of 07/01/2 1,604,8 ee: \$1,750,000 d2: ee: \$725,000 d2: ie: \$575,000	300
Improvements Total: Preferential Land: Seller: BUCZKOWSKI LLC Type: ARMS LENGTH IMPROVI Seller: CLOPPER ESTATES INC Type: ARMS LENGTH IMPROVI Seller: CLOPPER JOHN E SR	604,800 1,000,000 1,604,800 0 ED ED	A 0 6( 1, 1 0 <b>Transfer</b> Date: 10/( Deed1: /0 Date: 03/( Deed1: /0 Date: 12/3	alue s of 1/01/2022 04,800 ,000,000 ,604,800 r Informat 05/2018 15848/ 00444 03/2003 1944/ 00043 30/1992 1074/ 00326	P! As 07 1, <b>:ion</b>	s of 7/01/20	22 0 Pric Dee Pric Dee Pric	As of 07/01/2 1,604,8 ee: \$1,750,000 d2: ee: \$725,000 d2: ie: \$575,000	300
Improvements Total: Preferential Land: Seller: BUCZKOWSKI LLC Type: ARMS LENGTH IMPROVI Seller: CLOPPER ESTATES INC Type: ARMS LENGTH IMPROVI Seller: CLOPPER JOHN E SR	604,800 1,000,000 1,604,800 0 ED ED	A 0 6 1 1 0 0 <b>Transfer</b> Date: 10/0 Deed1: /0 Date: 03/0 Deed1: /0 Date: 12/3 Deed1: /0	alue s of 1/01/2022 04,800 ,000,000 ,604,800 r Informat 05/2018 15848/ 00444 03/2003 1944/ 00043 30/1992 1074/ 00326	P! As 07 1, <b>:ion</b>	s of 7/01/20 604,80	22 0 Pric Dee Pric Dee Pric	As of 07/01/2 1,604,8 ee: \$1,750,000 d2: ee: \$725,000 d2: ie: \$575,000	300
Improvements Total: Preferential Land: Seller: BUCZKOWSKI LLC Type: ARMS LENGTH IMPROVI Seller: CLOPPER ESTATES INC Type: ARMS LENGTH IMPROVI Seller: CLOPPER JOHN E SR Type: NON-ARMS LENGTH OTI	604,800 1,000,000 1,604,800 0 ED ED	A 0 6 1 1 0 0 <b>Transfer</b> Date: 10/0 Deed1: /0 Date: 03/0 Deed1: /0 Date: 12/3 Deed1: /0	alue s of 1/01/2022 04,800 ,000,000 ,604,800 r Informat 05/2018 15848/ 00444 03/2003 1944/ 00043 30/1992 1074/ 00326	PI As 07 1, tion	s of 7/01/20 604,80	22 0 Pric Dee Pric Dee Pric	As of 07/01/2 1,604,8 ee: \$1,750,000 d2: ee: \$725,000 d2: ee: \$575,000 d2:	300
Improvements Total: Preferential Land: Seller: BUCZKOWSKI LLC Type: ARMS LENGTH IMPROVI Seller: CLOPPER ESTATES INC Type: ARMS LENGTH IMPROVI Seller: CLOPPER JOHN E SR Type: NON-ARMS LENGTH OTI Partial Exempt Assessments:	604,800 1,000,000 1,604,800 0 ED ED HER Class 000 000	A 0 6 1 1 0 0 <b>Transfer</b> Date: 10/0 Deed1: /0 Date: 03/0 Deed1: /0 Date: 12/3 Deed1: /0	alue s of 1/01/2022 04,800 ,000,000 ,604,800 r Informat 05/2018 15848/ 00444 03/2003 1944/ 00043 30/1992 1074/ 00326	PI As 07 1, iion ation 07/01/202	s of 7/01/20 604,80	22 0 Pric Dee Pric Dee Pric	As of 07/01/2 1,604,8 ee: \$1,750,000 d2: ee: \$725,000 d2: ee: \$575,000 d2:	300
Improvements Total: Preferential Land: Seller: BUCZKOWSKI LLC Type: ARMS LENGTH IMPROVI Seller: CLOPPER ESTATES INC Type: ARMS LENGTH IMPROVI Seller: CLOPPER JOHN E SR Type: NON-ARMS LENGTH OTI Partial Exempt Assessments: County:	604,800 1,000,000 1,604,800 0 ED HER Class 000	A 0 6 1 1 0 0 <b>Transfer</b> Date: 10/0 Deed1: /0 Date: 03/0 Deed1: /0 Date: 12/3 Deed1: /0	alue s of 1/01/2022 04,800 ,000,000 ,604,800 r Informat 05/2018 15848/ 00444 03/2003 1944/ 00043 30/1992 1074/ 00326	PI As 07 1, tion ation 07/01/202 0.00	s of 7/01/20 604,80	22 0 Pric Dee Pric Dee Pric	As of 07/01/2 1,604,8 ee: \$1,750,000 d2: ee: \$725,000 d2: ee: \$575,000 d2:	300
Improvements Total: Preferential Land: Seller: BUCZKOWSKI LLC Type: ARMS LENGTH IMPROVI Seller: CLOPPER ESTATES INC Type: ARMS LENGTH IMPROVI Seller: CLOPPER JOHN E SR Type: NON-ARMS LENGTH OTI Partial Exempt Assessments: County: State:	604,800 1,000,000 1,604,800 0 ED ED HER Class 000 000	A 0 6 1 1 0 0 <b>Transfer</b> Date: 10/0 Deed1: /0 Date: 03/0 Deed1: /0 Date: 12/3 Deed1: /0	alue s of 1/01/2022 04,800 ,000,000 ,604,800 r Informat 05/2018 15848/ 00444 03/2003 1944/ 00043 30/1992 1074/ 00326	PI As 07 1, tion ation 07/01/202 0.00 0.00	s of 7/01/20 604,80	22 0 Pric Dee Pric Dee Pric	As of 07/01/2 1,604,8 ee: \$1,750,000 d2: ee: \$725,000 d2: ee: \$575,000 d2: 07/01/2023	300

Homestead Application Status: No Application

#### Homeowners' Tax Credit Application Information

Date:

# PPG PAINTS

Real Property Data Search ( ) Search Result for WASHINGTON COUNTY

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View Map View	GroundRent Reden	nption	View GroundRent Registration				
Special Tax Recapture: None							
Account Identifier:	District - 10 Acco	unt Number - (	07097				
	Own	er Informat	ion				
Owner Name:	G W PROPERTIES	PROPERTIES LLC Use: Princ		ipal Re	sidence:	COMMERCIAL NO	
Mailing Address:	3213 CRESCENT GREER SC 29650	10100	Deed	Refere	nce:	/01830/ 004	63
	Location &	Structure In	nform	ation	i		
Premises Address:	1301 DUAL HWY HAGERSTOWN 2	1740-0000	Legal	Descr	iption:	LTS13/14 B 1301 DUAL 1303-1305	
Map: Grid: Parcel: Neighbor 0050 0007 0546 10000.22	nood: Subdivisio	on: Section:	Bloc	k: Lot	2022	nent Year:	Plat No: Plat Ref:
Town: None						a kanala menangan kalangan dari dari dari dari dari dari dari dari	
Primary Structure Built Above 1950 7,881	-	Finished Ba	semen	t Area	Property 21,184 S		County Use
StoriesBasementType	Exterior	QualityFull/Ha	If Bath	Garage	Last Notic	ce of Major I	mprovement
STORAGE WA	REHOUSE/	C2					
	Valu	ie Informat	ion				
	Base Value	Value		Phase	-in Asses	sments	
		As of 01/01/2022		As of 07/01/	2022	As of 07/01/2	023
Land: Improvements	338,900 297,600	338,900 297,600					
Total:	636,500	636,500		636,50	00	636,500	)
Preferential Land:	0	0					
	Trans	fer Informa	ation				
Seller: FULLER MICHAEL O	Date	: 09/16/2002			Pri	ce: \$250,000	)
Type: ARMS LENGTH IMPROVI	ED Deed	<b>11:</b> /01830/ 004	63		De	ed2:	
Seller:	Date	:			Pr	ce:	
Туре:	Deed					ed2:	
Seller:	Date					ice:	
Туре:	Deed	11:			De	ed2:	
	Exemp	otion Inforn	natio	n			
Partial Exempt Assessments:	Class		07/01	/2022		07/01/2023	
County:	000		0.00				
State:	000		0.00	0.00		0.00 0.00	
Municipal: Special Tax Recapture: None	000		0.00	0.00		0.0010.00	
oposial fax hosapture. HUIC	Homestead A	Annlication	Infor	mati	n		
Homestead Application Status		phication	mor	main			
Hom	eowners' Tax (	Credit Appl	icatio	n Info	ormatio	n	
			-				

CARWASH

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	View GroundRent R	edemption	View GroundRent Registration			
pecial Tax Recaptur						
Account Identifier:	District - 10 A	ccount Number - 0199	90			
	0	wner Information	1			
Owner Name:	Concept Concept Provident Concept Provident	TERPRISES MAUGANS	SUse: Principal Residence	COMME e:NO	RCIAL	
ailing Address:	13621 CRAYT HAGERSTOW	ON BLVD /N MD 21742-0000	Deed Reference:	/04550/ (	00087	
	Location	& Structure Info	rmation			
Premises Address:	1317 DUAL HI HAGERSTOW	WY /N 21740-0000	Legal Description:	240X150	8 9 THRU 12 BL-6 0X150 IMP 17 DUAL HWY	
Map: Grid: Parcel: I	Neighborhood: Subd	livision: Section: BI	ock: Lot: Assessme	ent Year:	Plat No:	
050 0007 0630	10000.22 0000		2022		Plat Ref:	
Town: None						
Primary Structure Bu	uilt Above Grade Living	g Area Finished Basen	nent Area Property L 36,154 SF	and Area	County Use	
Stories Basement	Type Exterior Quality	Full/Half Bath Garage		or Improv	ements	
	/					
	١	/alue Information	1			
	Base Value	Value	Phase-in Assess	nents		
		As of	As of	As of	200	
Land:	578,400	01/01/2022 578,400	07/01/2022	07/01/2	023	
mprovements	623,600	623,600				
Total:	1,202,000	1,202,000	1,202,000	1,202,0	00	
Preferential Land:	0	0	1,202,000	1,202,0		
	_	ansfer Informatio	on			
	Tr	ansier mormane				
Seller: CWP DUAL LI		Date: 05/30/2013		\$2,259,50	)	
	LC			\$2,259,500 :	)	
Type: ARMS LENGT	LC H MULTIPLE	Date: 05/30/2013	Price: Deed2			
Type: ARMS LENGT	LC H MULTIPLE RALPH L TRUSTEE	Date: 05/30/2013 Deed1: /04550/ 00087	Price: Deed2	: \$1,060,000		
Type: ARMS LENGTI Seller: SHARRETT R Type: ARMS LENGTI	LC H MULTIPLE RALPH L TRUSTEE H IMPROVED	Date: 05/30/2013 Deed1: /04550/ 00087 Date: 03/19/2007	Price: Deed2 Price: Deed2 Price:	: \$1,060,000 : \$0		
Type: ARMS LENGTI Seller: Sharrett r Type: Arms lengti Seller: Sharrett r	LC H MULTIPLE RALPH L TRUSTEE H IMPROVED RALPH L	Date: 05/30/2013 Deed1: /04550/ 00087 Date: 03/19/2007 Deed1: /03250/ 00001	Price: Deed2 Price: Deed2	: \$1,060,000 : \$0		
Type: ARMS LENGTI Seller: Sharrett r Type: ArMS LENGTI Seller: Sharrett r	LC H MULTIPLE RALPH L TRUSTEE H IMPROVED RALPH L ENGTH OTHER	Date: 05/30/2013 Deed1: /04550/ 00087 Date: 03/19/2007 Deed1: /03250/ 00001 Date: 08/08/1997	Price: Deed2 Price: Deed2 Price: Deed2	: \$1,060,000 : \$0		
Type: ARMS LENGTI Seller: SHARRETT R Type: ARMS LENGTI Seller: SHARRETT R Type: NON-ARMS LE	LC H MULTIPLE RALPH L TRUSTEE H IMPROVED RALPH L ENGTH OTHER Exe essments:Class	Date: 05/30/2013 Deed1: /04550/ 00087 Date: 03/19/2007 Deed1: /03250/ 00001 Date: 08/08/1997 Deed1: /01352/ 00989	Price: Deed2 Price: Deed2 Price: Deed2 ion	: \$1,060,000 : \$0	)	
Type: ARMS LENGTI Seller: SHARRETT R Type: ARMS LENGTI Seller: SHARRETT R Type: NON-ARMS LE Partial Exempt Asse County:	LC H MULTIPLE RALPH L TRUSTEE H IMPROVED RALPH L ENGTH OTHER Exe sssments:Class 000	Date: 05/30/2013 Deed1: /04550/ 00087 Date: 03/19/2007 Deed1: /03250/ 00001 Date: 08/08/1997 Deed1: /01352/ 00989	Price: Deed2 Price: Deed2 Price: Deed2 ion 07/01/2022 0.00	: \$1,060,000 : \$0 :	)	
Type: ARMS LENGTI Seller: SHARRETT R Type: ARMS LENGTI Seller: SHARRETT R Type: NON-ARMS LE Partial Exempt Asse County:	LC H MULTIPLE RALPH L TRUSTEE H IMPROVED RALPH L ENGTH OTHER Exsents:Class 000 000	Date: 05/30/2013 Deed1: /04550/ 00087 Date: 03/19/2007 Deed1: /03250/ 00001 Date: 08/08/1997 Deed1: /01352/ 00989	Price: Deed2 Price: Deed2 Price: Deed2 0.00 0.00	: \$1,060,000 : \$0 : 07/01/20	) )23	
Type: ARMS LENGTI Seller: SHARRETT R Type: ARMS LENGTI Seller: SHARRETT R Type: NON-ARMS LE Partial Exempt Asse County: State: Municipal:	LC H MULTIPLE RALPH L TRUSTEE H IMPROVED RALPH L ENGTH OTHER Exsents:Class 000 000 000 000	Date: 05/30/2013 Deed1: /04550/ 00087 Date: 03/19/2007 Deed1: /03250/ 00001 Date: 08/08/1997 Deed1: /01352/ 00989	Price: Deed2 Price: Deed2 Price: Deed2 ion 07/01/2022 0.00	: \$1,060,000 : \$0 :	) )23	
Type: ARMS LENGTI Seller: SHARRETT R Type: ARMS LENGTI Seller: SHARRETT R Type: NON-ARMS LE Partial Exempt Asse County: State: Municipal:	LC H MULTIPLE RALPH L TRUSTEE H IMPROVED RALPH L ENGTH OTHER Exsents:Class 000 000 000 000	Date: 05/30/2013 Deed1: /04550/ 00087 Date: 03/19/2007 Deed1: /03250/ 00001 Date: 08/08/1997 Deed1: /01352/ 00989	Price: Deed2 Price: Deed2 Price: Deed2 0.00 0.00	: \$1,060,000 : \$0 : 07/01/20	) )23	
Seller: CWP DUAL LI Type: ARMS LENGTI Seller: SHARRETT R Type: ARMS LENGTI Seller: SHARRETT R Type: NON-ARMS LE Partial Exempt Asse County: State: Municipal: Special Tax Recaptu	LC H MULTIPLE RALPH L TRUSTEE H IMPROVED RALPH L ENGTH OTHER Exercise Sessments:Class 000 000 000 000 000	Date: 05/30/2013 Deed1: /04550/ 00087 Date: 03/19/2007 Deed1: /03250/ 00001 Date: 08/08/1997 Deed1: /01352/ 00989	Price: Deed2 Price: Deed2 Price: Deed2 0.00 0.00 0.00 0.00 0.00	: \$1,060,000 : \$0 : 07/01/20	) )23	

SDR REAL ESTATE

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View Map	View GroundR	lent Redemption		`	/iew Gro	undRent Registra	tion
Special Tax Recapture:	None						
Account Identifier:	District - 1	0 Account Numbe	er - 01160	)4			
		Owner Inf	ormati	on			
Owner Name:	SDR REAL	ESTATE LLC	Use: Princ	ipal Res		OMMERCIAL	
Mailing Address:		NT AETNA RD OWN MD 21740-6		Referen	ce: /	01312/ 00167	
	Loc	ation & Struc	ture In	format	ion		
Premises Address:	1190 MT A HAGERST	ETNA RD OWN 21740-0000	Lega	l Descrip	F	TS 17-18-19 BLK 6 TLTS 8-12 16 BLK 190 MT AETNA RD	K6
Map: Grid: Parcel: N	leighborhood: 0000.22	Subdivision: S	Section:	Block:	Lot: As 20	sessment Year: 22	Plat No: Plat Ref:
Town: None							
Primary Structure Buil 1977	t Above Grade I 9,000 SF	-iving Area Finis	shed Bas	ement A		perty Land Area	County Use
Stories Basement Type	e E	terior Quality Ful	I/Half Ba	th Garac	e Last N	otice of Major Imp	rovements
	ICE BUILDING /	C2				, , ,	
		Value Inf	ormoti	• •			
		value init	ormatio				
	Base V	alue Valu	e			ssessments	
		As 0	f 1/2022		of /01/2022	As of 07/01/20	123
Land:	619,700			01	/oneoel		20
Improvements	131,20						
Total:	750,900			75	0,900	750,900	
Preferential Land:	0	0					
		Transfer Ir	nforma	tion			
Seller: CAREY JOHN F	5	Date: 12/20	/1996			Price: \$320,000	
Type: ARMS LENGTH	IMPROVED	Deed1: /013	312/ 0016	7		Deed2:	
Seller: KINSLOW NOR	MAN P	Date: 05/22	/1986		ana ya af ding a fan a san a	Price: \$425,000	
Type: ARMS LENGTH	IMPROVED	Deed1: /008	310/ 0051	1		Deed2:	
Seller:		Date:				Price:	
Туре:		Deed1:				Deed2:	
		Exemption	Inform	ation			
Partial Exempt Asses	sments:Class		07/0	1/2022		07/01/2023	
County:	000		0.00				
	000		0.00				
State:	000						
State: Municipal:	000		0.00	0.00		0.00 0.00	
	000		0.00	0.00		0.00 0.00	
Municipal:	000 e: None	estead Appli				0.00 0.00	

Homeowners' Tax Credit Application Information

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View Map	View GroundRent	Redemption	View GroundRent Registration				
Special Tax Recapture							
Account Identifier:	District - 10	Account Number -	023580				
	C	Owner Informa	tion				
Owner Name:	MT AETNA 1	185 ASSOCIATES L	LPUse: Principal Resider		CIAL		
Mailing Address:		AETNA RD WN MD 21740-6832	Deed Reference:		302		
	Locatio	n & Structure I	nformation				
Premises Address:	1185 MT AET HAGERSTO	NA RD WN 21740-0000	Legal Description		ES ETNA ROAI		
Map: Grid: Parcel: N	to be at the second sec		: Block: Lot: Asse	ssment Year:	Plat No:		
0050 0013 0016 1	0000.22 000	0	2022	-	Plat Ref:		
Town: None							
Primary Structure Bu	ilt Above Grade Livin 12,800 SF	ng Area Finished B	asement Area Prope 4.072		County Us		
StoriesBasementTyp		orQualityFull/Half E	BathGarageLast Not	ice of Major Im	provement		
OFF	ICE BUILDING/	C2					
		Value Informat	tion		1		
	Base Value	Value	Phase-in Ass	sessments			
		As of	As of	As of			
		01/01/2022	07/01/2022	07/01/2	023		
Land:	343,600	343,600					
Improvements	466,200	587,900	050 007				
Total: Preferential Land:	809,800 0	931,500 0	850,367	890,933	5		
Freierential Land.							
	Т	ransfer Inform	ation				
Seller: MT AETNA 118	35 ASSOCIATES LLP			Price: \$0			
Type: NON-ARMS LE	NGTH OTHER	Deed1: /03969/ 00	302	Deed2:			
Seller: SULCHEK RO MITTEL	NALD Z & M EUGEN	Date: 01/23/1998		Price: \$0			
Type: NON-ARMS LE	NGTH OTHER	Deed1: /01385/ 00	049	Deed2:			
Seller: VALLEY COM	PLEX INC	Date: 12/30/1986		Price: \$410,00	0		
Type: ARMS LENGTH	IMPROVED	Deed1: /00832/ 00	785	Deed2:			
	Ex	emption Inform	nation				
Partial Exempt Asses			07/01/2022	07/01/202	3		
County:	000		0.00				
State:	000		0.00				
Municipal: Special Tax Recaptu	000		0.00 0.00	0.00 0.00			
operial las necaptu							
	Homeste	ad Application	Information				
Homostoad Applicati	on Status: No Applica	ation					

#### Homeowners' Tax Credit Application Information

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PUMP SIFINON

View Map	View Ground	Rent Redemp	otion	View GroundRent Registration				
pecial Tax Recaptur	e: None							
ccount Identifier:	Distric	t - 10 Accoun	t Number -	031745				
		Owne	r Informa	tion				
Owner Name:	WASH	CO COMMIS	COMMISSIONERS Use: Princ		l Residenc		OMMERCIAL	
lailing Address:		T HOUSE RSTOWN MD	21740	Deed Re	eference:	/00313/ 003	352	
	Loc	ation & S	tructure I	nform	ation			
Premises Address:		IT AETNA RD RSTOWN 217		Legal D	escription:		UMPING STA ETNA ROAD	
Aap: Grid: Parcel:	Neighborhood:	Subdivision	: Section	: Block	: Lot: As	sessment Year:	Plat No:	
0050 0013 0015	10000.22	0000			202	22	Plat Ref:	
fown: None								
Primary Structure Bu	ilt Above Grade 264 SF	Living Area	Finished B	asement		perty Land Area	a County Use	
StoriesBasementTyp	e	ExteriorQ	ualityFull/Ha	alf BathG	arageLast	Notice of Major	r Improvement	
•••	RAGE WAREHOU	ISE/ C	1					
		Volue	Informa	lion				
		value	morma	lion				
	Base	/alue	Value					
			As of		As of 07/01/2022	As of 07/01		
_and:	40,500		01/01/2022 40,500		07/01/2022	07/01	12023	
	2,400		2,100					
mprovements Fotal:	42,900		42,600		42,600	42,60	0	
Preferential Land:	42,500		42,000 0		42,000	42,00		
Telefondar Lana.		Transf	er Inform	ation				
				actori	<b>D</b> -1			
Seller:		Date: Deed1				ce: ed2:		
Туре:		A A	•					
Seller:		Date: Deed1				ce: ed2:		
Туре:			•			• • • • • • • • • • • • • • • • • • •		
Seller:		Date: Deed1				ce: ed2:		
Туре:						642.		
		Exempt	ion Infor					
Partial Exempt Asses				07/01/2		07/01/2023	}	
County:	500			42,600.		42,600.00		
State:	500			42,600.		42,600.00		
Municipal:	500			0.00 0.0	U	0.00 0.00		
Special Tax Recaptu								
	Hon	nestead A	pplication	n Infori	mation			
Homestead Applicat	ion Status: No App	lication						
	Hamaayun					- 41		

## Homeowners' Tax Credit Application Information

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View Map	View Ground	on	View GroundRent Registration					
Special Tax Recapture	e: None							
Account Identifier:	Distri	ct - 10 Account	Number - 0	20182				
		Owner	Informat	ion				
Owner Name: Mailing Address:	UCHI 255 D	UCHINO ITSURO J & UCHINO MARILYN B 255 DILL AVE			pal Res Referen	idence: ice:	COMMERCIAL NO /01555/ 00332	
	all financian	ERICK MD 217	of the second states of the	form	ation			
	LO	cation & St	ructure in	norm	ation			
Premises Address:		DUAL HWY ERSTOWN 2174	10-000	Legal	Descrip	otion:	LOTS 1/2/38 OLD MT AE W US RT #	TNA ROAD
Map: Grid: Parcel:	Neighborhood:	Subdivision:	Section:	Bloc	k: Lot	Assess	ment Year:	Plat No:
0050 0013 1077	10000.22	0000				2022		Plat Ref:
Town: None								
Primary Structure Bu 1965	ilt Above Grade 4,800 SF	Living Area I	Finished Ba	sement	Area	Property 16,552 S	<b>/ Land Area</b>	County Use
StoriesBasementType	B	Exterior	QualityFull/H	alf Bat	nGarag	eLast Not	ice of Major	Improvements
MED	DICAL OFFICE BUIL	.DING/ C	3					
		Value	Informat	ion				
		value	monnat	ION				
	Base	/alue	Value		Phase	-in Asses	sments	
			As of 01/01/2022		As of 07/01/2	2022	As of 07/01/2	0.00
Land:	264,80		264,800		07/01/2	2022	07/01/2	.023
Improvements	281,10		134,100					
Total:	545,90		398.900		398,90	0	398,900	2
Preferential Land:	0		0		000,00	0	000,000	
		Transfe	r Informa	ation				
	-						1 \$205 000	
Seller: SACK DANIEL			2/28/2000 /01555/ 0033	20		Price: \$325,000 Deed2:		
Type: ARMS LENGTH				52				
Seller: SHINDLE GLE Type: ARMS LENGTH			2/16/1999 /01475/ 0026	62			ice: \$300,000	)
Seller:		Deed 1.	101415/ 0020	02			ice:	na a gran a shinka ka sa sa sa na na sa
Seller: Туре:		Date: Deed1:					ed2:	
Type.			on Inforn	nation				
			on mon					
Partial Exempt Asses		5		07/01/	2022		07/01/2023	
County:	000			0.00				
State:	000			0.00	00		0.00 0.00	
Municipal:				0.0010	.00		0.0010.00	
Special Tax Recaptur		nestead Ap	nlication	Infor	matio	n		
Homestead Applicati			plication	inor	παιιο			
	Homeown	ors' Tay Cr	adit Annli	icatio	n Info	rmatio	n	

#### Homeowners' Tax Credit Application Information