



Status: SOLD

Contract Date: 13-Oct-2010

Close Date: 30-Nov-2010

Auction: No

List Price: \$574,000

Close Price: \$537,500

Transaction Type: Standard Sale

MLS#: QA7369054

Postal City: Chesler

Class: Residential

Listing Type: Excl. Right

Legal Subdiv: COX CREEK ACRES

Advertised Subdiv: COX CREEK ACRES

Model Name:

Tax ID: 1804073088

Age: 30

Style: Contemporary

Total Taxes: \$4,753

Year Built: 1984

Type: Detached

Address: 601 OLD POINT RD

County/State: QUEEN ANNES, MD

Election District: 4

Inc. City/Town:

ADC Map: 23B10

Area:

Tax Year: 2009

Tot Sqft - Fin: 0

TH Type:

TBM Map:

Lot AC/SF: 1.00/43,560

HOA Fee: \$100.00 / Annually

C/C FEE: /

Levels: 1

Fireplaces: 1

<u>INTERIOR</u>	<u>Total</u>	<u>Main</u>	<u>Upper 1</u>	<u>Upper 2</u>	<u>Lower 1</u>	<u>Lower 2</u>
Bedrooms:	3	3	0	0	0	0
Full Baths:	3	3	0	0	0	0
Half Baths:	0	0	0	0	0	0

Schools

ES: Bayside

MS: Stevensville

HS: Kent Island

<u>Room</u>	<u>Dimension</u>	<u>Level</u>	<u>Flooring</u>	<u>Fireplace</u>
Living Room	30 x 14	Main	Carpet	
Dining Room	13 x 10	Main	Wood	
Bedroom-Master	18 x 14	Main	Carpet	
Sitting Room	23 x 14	Main		
Bedroom-Second	15 x 10	Main	Carpet	
Bedroom-Third	13 x 12	Main	Carpet	
Kitchen	32 x 30	Main	Wood	
Family Rm	22 x 16	Main	Carpet	
Den	12 x 9	Main		
Other Room 1	11 x 10	Main		
Den/Stdy/Lib				
Encl Glass Prch				
Great Room				
Main Lvl BR				

Main Entrance: Foyer

Interior Style: Floor Plan-Open

Dining/Kitchen: Fam Rm Off Kit, Gourmet, Kit-Breakfast Bar, Kit-Island, Sep Dining Rm

Appliances: Cooktop, Dishwasher, Dryer, Exhaust Fan, Icemaker, Microwave, Oven-Wall, Refrigerator, Washer

Amenities: Attic-Floored, Attic-Strs Pull Dwn, Attic-Walk-in, Auto Gar Dr Opn, Corian Counters, Entry Lvl BR, MBA/Sep Shwr, MBR-BA Full, Shades/Blinds, W/W Carpeting

Property Condition: Shows Well



Security:
 Windows/Doors: Screens, Skylight(s), Sliding Glass Dr, Storm Door(s)
 Walls/Ceilings:

Basement (Y/N): No

Foundation: Crawl Space
 Handicap: None
 Unit Description:
 R-Factor Basement:
 Tot Sqft - Fin: 0

R-Factor Ceiling:
 Above Grade Fin/Unfin: /

House Dimensions:
 R-Factor Walls:
 Below Grade Fin/Unfin: /
 Tax Living Area: 2,418

DIRECTIONS: Route 50 to Cox Neck Road to a right on Old Point Drive to the house on the left.

AGENT REMARKS: Cox Creek Acres - This sought after community on Kent Island now has the home you have been looking for sale. This Contemporary home shows pride of ownership and water views of Cox Creek and also will convey two boat slip leases with sale of property. This home is great for entertaining with large rooms and open floor plan. This home is a "MUST SEE !" Call today for your showing appointment.

INTERNET REMARKS: Cox Creek Acres - This sought after community on Kent Island now has the home you have been looking for sale. This Contemporary home shows pride of ownership and water views of Cox Creek and also will convey two boat slip leases with sale of property. This home is great for entertaining with large rooms and open floor plan. This home is a "MUST SEE !" Call today for your showing appointment.

EXTERIOR

New Construction: No
 Building Sites/Lots:
 Soil Type:
 Exterior: Patio, Sidewalks
 Exterior Construction: Vinyl Siding
 Lot Description: Landscaping, Water Access, Water View
 Other Structures: Shed
 Roads:
 Roofing: Shingle/Architect
 Topography:
 Transportation:
 View Exposure: Water View
 Transfer Development Rights:

Builder Name:
 Lot Dimensions:

Lot Sqft: 43,560
 Lot Acreage: 1.00
 Total Units:

PARKING: Drvwy/Off Str, Garage, Faces Front, Garage Door Opener, Asphalt Driveway
 Type of Garage: Attached, Front Loading Garage
 Type of Carport:
 Parking Block/Square:
 Parking Space #:

Wooded Acres:
 # Garage Spaces: 2
 # Carport Spaces:
 Parking Inc in List Price:
 Parking Inc in Sale Price: Yes

Fenced Acres:
 # Assigned Spaces:
 Parking Lot:

UTILITIES

Heating System: Baseboard, Heat Pump(s), Wood Burn Stove
 Cooling System: Ceiling Fan(s), Central A/C
 Hot Water: Electric
 Water: Well
 TV/Cable/Comm:

Heating Fuel: Electric
 Cooling Fuel: Electric
 Sewer/Septic: Septic
 Metering:

FARM: No

WATER: Yes

Water Oriented: Yes
 # of Docks: 2
 Mean Low Water: 3+
 Blks to Ocn: 0

Water Access: Yes
 Nav Water: Yes
 Water Frontage: 0.00
 Phys Dock Conveys: Yes

Water Front: No
 Body of Water: COX NECK
 Dock Type: Multiple Slip
 #Boats Permitted-Power: 2

Water View: Yes
 Non Power: 2

VACATION: No

FINANCIAL INFORMATION

Earnest Money:
 City/Town:
 Total Taxes: \$4,753
 Tax Year: 2009
 Investor Ratio:

Other Fees:
 Refuse:
 Land: \$250,000
 Special Tax Assess:
 Agricultural District:

Other Pmt Freq:
 Front Foot Fee:
 Improvements: \$288,850
 Tot Tax Assessment: \$538,850
 Year Renovated: 2008

County: \$4,753
 Water/Swr Hook-up:
 Yr Assessed: 2010
 Tap:
 Year Converted:



Project Approved:

Possession: Immediate

Tenants Rights:

Current Financing/Loan:

New Financing:

Cash to Assume:

Amortized Years:

Special Assessment:

Owner/Private Finance:

Balloon- # of Years:

Remaining Yrs:

Interest Rate:

Annual Rent Income:

Special Assessment 2:

Years:

Rental Year:

Remaining Yrs:

Condo/Coop Fee: -- Frequency:

HOA Fee: 100.00 -- Frequency: Annually

HOA/Condo/Coop Community Amenities: Boal Ramp, Pier/Dock, Water / Lake Priv

HOA/Condo/Coop Rules:

HOA/Condo/Coop Fees Include:

HOA/Condo/Coop Management:

HOA Y/N: Yes

LEGAL INFORMATION

Lot: 2

Parcel Number: 148

Master Plan Zoning:

Contract Info: None

Disclosures: Prop Disclaimer

Documents:

Special Permits:

Block/Square:

Liber #:

Historic Designation ID:

Section:

Folio #:

Phase:

Zoning Code: NC-1

Tax Map #:

OWNER, SHOWING CONTACT, PROPERTY MANAGEMENT INFORMATION

Owner 1 Name: Call Office

Showing Contact 1: LINDA AUSTIN

Show Instructions: Appl Only-Lister, Call 1st-Lister, LA Must Accom

Show Time: -

Home #:

Home #: (410) 643-0297

Monthly Rent:

Office #:

Office #: (410) 829-3136

Lease Exp. Date:

Show Days: All Days

LISTING AGENT/BROKER/COMPENSATION

Listing Agent: LINDA AUSTIN, ID: 50146

Cell Phone: (410) 829-3136

Agent Office: (410) 604-6330

Agent Email: linda.austin@longandfoster.com

Company: Long & Foster Real Estate, Inc., LNG63

Address: 202 Thompson Creek Rd, Stevensville, MD 21666

Home: (410) 643-0297

Pager:

Home Fax: (410) 643-1292

Voice Mail: (410) 604-6330 x259

Office: (410) 643-2244

Fax: (410) 643-4051

Sub-Agent Comp: 2.5

Dual Agency: Yes

List Date: 21-Jun-2010

Orig Price: \$599,000

Photo Option: Lister will Submit All

Buyer-Agent Comp: 2.5

Variable Rate Comp: No

Update Date: 30-Nov-2010

Prior LP: \$599,000

Add'l Comp:

Desg Rep: No

Update Type: OTHER

Days on Mkt MLS:: 120

Total Photos: 30

Off Mkt Date:

Days on Mkt Property: 120

Advertising: IDX-PUB

SOLD/LEASED INFORMATION

Contract Date: 13-Oct-2010

Close Date: 30-Nov-2010

Close Price: \$537,500

Seller Subsidy: \$6,250

New 1st Trust Loan Amount: \$246,500

New 1st Trust Loan Type: Conventional

Selling Agent: David Dausas Jr., ID: 99042

Selling Broker: Coldwell Banker Waterman Realty, CBW1

Selling Agency: Buyer Agency





Exterior (Main)



Great Room



Great Room #2



Living Room/Dining Room



Dining Room



Living Room #2



Family Room



Family Room #2



Family Room #3



Other #1



Kitchen



Kitchen #2

Listing provided by: Long & Foster Real Estate, Inc.

Courtesy of: William Turner
Home: (410) 643-6702 Office: (410) 827-8877
Cell: (410) 643-6702 Email: fitzhugh@lidewaterproperties.com
Company: Tidewater Properties
Office: (410) 827-8877 Fax: (410) 827-5018

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Kitchen/Family Room



Kitchen #3



Bedroom #1



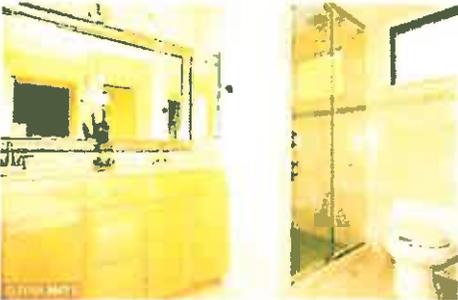
Bedroom #2



Master Bedroom



Master Bedroom #2



Master Bath



Exterior (Rear)



Exterior #2



Exterior #3



Sunroom



Other #2

Listing provided by: Long & Foster Real Estate, Inc.

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Home: (410) 643-6702 Office: (410) 827-8877
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Company: Tidewater Properties
Office: (410) 827-8877 Fax: (410) 827-5018

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Unique #1



Other #3



Other #4



Back yard



Exterior #4



Built In Grill on Sun Porch

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Home: (410) 643-6702 Office: (410) 827-8877
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Company: Tidewater Properties
Office: (410) 827-8877 Fax: (410) 827-5018

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Property Address: 601 OLD POINT RD, CHESTER MD 21619 2333

Legal Subdiv/Neighborhood: COX CREEK ACRES
 Incorporated City:
 Owner Name:
 Addnl:
 Condo/Coop Project:
 Phone #:
 Absent Owner: No
 Company Owner: KOCH FRED R TRUSTEES KOCH
 Care of Name:

MAILING ADDRESS: 601 OLD POINT RD, CHESTER, MD 21619 2333

LEGAL DESCRIPTION: LOT 2 1 ACRE COX CREEK ACRES

Mag/Dist #: 4
 Election District: 4
 Section:
 Map Suffix:
 Historic ID:
 Lot: 2
 Legal Unit #:
 Subdiv Ph:
 Suffix:
 Agri Dist:
 Block/Square:
 Grid: 18
 Addl Parcel Flag/#:
 Parcel: 148
 Plat Folio:
 Tax Map:
 Map: 63
 Sub-Parcel:
 Plat Liber:

Tax Year 2013

Total Tax Bill: \$4,539
 State/County Tax: \$4,539
 Spec Tax Assmt:
 Front Foot Fee:
 City Tax:
 Refuse:
 HomesId/Exempt Status:
 Mult. Class:
 Tax Levy Year: 2013
 Tax Rate: 0.96

ASSESSMENT

Year Assessed	Total Tax Value	Land	Improvement	Land Use
2014	\$473,300	\$200,000	\$273,300	
2013	\$473,300	\$250,000	\$288,850	
2012	\$473,300	\$250,000	\$288,850	

DEED Deed Liber: 2147 Deed Folio: 255

Transfer Date	Price	Granlor	Grantee
14-Nov-2012	\$0	KOCH, FRED R	KOCH FRED R TRUSTEES
14-Nov-2012	\$0	KOCH FRED R & RUTH ANN TRUSTE	KOCH, FRED R
03-Dec-2010	\$537,500	KELLY, BRIAN JOHN & ELIZABETH	KOCH, FRED R & RUTH ANN TRUSTE

PROPERTY DESCRIPTION

Year Built: 1984
 Irregular Lot:
 Land Use Code: Residential
 Property Class: R
 Zoning Desc: NEIGH CONSRV DIST-1 AC
 Prop Use: RESIDENTIAL
 Building Use:
 Lot Description:
 Zoning Code: NC-1
 Square Feet: 43,560
 Plat Liber/Folio: /
 Quality Grade: ABOVE AVERAGE
 Xfer Devel.Right:
 Site Influence:
 Census Trct/Blck: /
 Acreage: 1.00
 Property Card:
 Road Description:
 Road Frontage:
 Topography:
 Sidewalk:
 Pavement:

STRUCTURE DESCRIPTION

	Section 1	Section 2	Section 3	Section 4	Section 5
Construction:		Frame			
Story Type:	1				
Description:					
Dimensions:					
Area:	2,418	624	364		
Foundation:		Roofing: Shingle - Composite		# of Dormers:	
Ext Wall: Other		Style: Standard Unit		Year Remodeled:	
Stories: 1		Units: 1		Model/Unit Type: STANDARD UNIT	
Total Building Area:			Living Area: 2,418	Base Sq Ft:	
Patio/Deck Type:	Sq Ft:		Porch Type: Enclosed	Sq Ft: 364	
Balcony Type:	Sq Ft:		Pool Type:	Sq Ft:	
Attic Type:	Sq Ft:		Roof Type:		
Rooms:		Fireplace Type: BRK		Fireplaces: 1	
Bedrooms:		Bsm1 Type:		Garage Type: Attached	
Full Baths: 2		Bsm1 Tot Sq Ft:		Garage Const.: FRAME	
Half Baths:		Bsm1 Fin Sq Ft:		Garage Sq Ft: 624	
Baths: 2.00		Bsm1 Unfin Sq Ft:		Garage Spaces:	
Other Rooms:			Air Conditioning: Combined System		
Other Amenities:			Interior Floor:		
Appliances:			Outbuildings:		
Gas:	Heat: Heat Pump(s)		Sewer: Private	Fuel:	
Electric:	Water: Private		Underground:	Walls:	

Tax Record Updated : 18-Nov-2013

Courtesy of: William Turner
 Home: (410) 643-6702
 Cell: (410) 643-6702
 Company: Tidewater Properties
 Office: (410) 827-8877
 Office: (410) 827-8877
 Office: (410) 827-8877
 Email: fitzhugh@lldewaterproperties.com
 Fax: (410) 827-5018

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 Accuracy of square footage, lot size and other information is not guaranteed.



2



Status: SOLD
 Contract Date: 13-Jan-2010

Close Date: 12-Feb-2010
 Auction: No
 Address: 2608 CECIL DR
 County/State: QUEEN ANNES, MD
 Election District: 4
 Inc. City/Town:

List Price: \$569,000
 Close Price: \$530,000
 Transaction Type: Standard Sale

MLS#: QA7210127
 Postal City: Chesler
 Class: Residential
 Listing Type: Excl. Right
 Legal Subdiv: HARBOR VIEW
 Advertised Subdiv: HARBOR VIEW
 Model Name:
 Tax ID: 1804009118
 Age: 38
 Style: Rancher

Total Taxes: \$3,423
 Year Built: 1976
 Type: Detached

ADC Map: 23B4
 Area:
 Tax Year: 2009
 Tot Sqft - Fin: 2,360
 TH Type:

Zip Code: 21619-2179
 Ownership: Fee Simple, Sale

TBM Map:
 Lot AC/SF: 0.46/20,000
 HOA Fee: \$20.00 / Annually
 C/C FEE: /
 # Levels: 1 # Fireplaces: 1

	Total	Main	Upper 1	Upper 2	Lower 1	Lower 2
INTERIOR						
Bedrooms:	4	4	0	0	0	0
Full Baths:	2	2	0	0	0	0
Half Baths:	1	1	0	0	0	0

Schools
 ES: Call School Board
 MS: Call School Board
 HS: Call School Board

Room	Dimension	Level	Flooring	Fireplace
Living Room		Main	Hardwood	Pellet Burning
Dining Room		Main	Hardwood	
Bedroom-Master		Main	Carpet	
Bedroom-Third		Main	Carpet	
Bedroom-Fourth		Main	Carpet	
Kitchen		Main	Other	
Family Rm		Main	Ceramic Tile	Gas
Other Room 1		Main	Concrete	
Foyer		Main	Ceramic Tile	
Bedroom-Master 2		Main	Carpet	
2nd Master BR				
Great Room				
In-Law/auPair/Ste				
Laundry-Kit Lvl				
Main Lvl BR				
Other				
Storage Room				
Utility Room				
Workshop				

Main Entrance: Foyer
 Interior Style: Floor Plan-Open



Dinng/Kitchen: Fam Rm Off Kit, Gourmet, Kit-Breakfast Bar, Kit-Island, Liv-Din Combo
 Appliances: Air Cleaner, Dishwasher, Dryer, Energy Star Appliances, Exhaust Fan, Icemaker, Microwave, Other, Oven-SCC, Oven/Range-Gas, Refrigerator, Washer, Water Conditioner
 Amenities: Attach Mstr Bath, Auto Gar Dr Opn, Bath Ceramic Tile, Crown Molding, Drapery Rods, Drapes/Curtains, Entry Lvl BR, Flue for stove, FP Mantels, Granite Counters, MBA/Sep Shwr, MBR-BA Full, Separate Vanities, Shades/Blinds, Solar Tubes, Tub-Soaking, W/W Carpeting, Wd Stove Insrt, Wet Bar/Bar, Wpool Jets
 Property Condition: Shows Well
 Security: Security System
 Windows/Doors: Vinyl Clad, Dble Pane Wind, French Doors, Recessed Lighting, Sliding Glass Dr, Storm Door(s)
 Walls/Ceilings: Dry Wall

Basement (Y/N): No

Foundation: Concrete Slab

Handicap: Lvl Entry-Main

Unit Description:

R-Factor Basement:

Tot Sqft - Fin: 2,360

R-Factor Ceiling:

Above Grade Fin/Unfin:2,360 /

House Dimensions:

R-Factor Walls:

Below Grade Fin/Unfin: /

Tax Living Area: 2,336

DIRECTIONS: Route 50 east to exit 39A Cox Neck RD .8 mile turn right onto Keister DR to end of street, home is on the right on the corner**AGENT REMARKS:** "Island Oasis Retreat" 4BR/2.5 bath Great for entertaining, Gourmet Kitchen, SS appliances, granite countertops w/island. Attached & detached garages storage/shop. Renovated in/out w/single level living with an open floorplan. Spacious great room with wet bar, in-ground heated gunite pool, tiki bar, hot tub, grill-H/C Water, beverage chiller & crab cooker.**INTERNET REMARKS:** "Island Oasis Retreat" 4BR/2.5 bath Great for entertaining, Gourmet Kitchen, SS appliances, granite countertops w/island. Attached & detached garages storage/shop. Renovated in/out w/single level living with an open floorplan. Spacious great room with wet bar, in-ground heated gunite pool, tiki bar, hot tub, grill-H/C Water, beverage chiller & crab cooker.**EXTERIOR**

New Construction: No

Building Sites/Lots:

Soil Type:

Exterior: Fenced - Fully, Flood Lights, Hot Tub, Other, Patio, Play Area, Pool (In-Ground), Privacy Fence, Secure Storage, Water Falls, Fence

Exterior Construction: Stone, Vinyl Siding

Lot Description: Corner Lot, Landscaping, Poolside, Private

Other Structures: Above Grade, Other

Roads:

Roofing: Shingle-Asphalt

Topography: Level

Transportation:

View Exposure:

Transfer Development Rights:

Builder Name:

Lot Dimensions:

Lot Sqft: 20,000

Lot Acreage: 0.46

Total Units:

PARKING: Drvwy/Off Str, Garage, Paved Driveway, Garage Door Opener, Additional Storage Area, Asphalt Driveway, Gravel

Type of Garage: Attached, Detached, Front Loadin

Type of Carport:

Parking Block/Square:

Parking Space #:

Garage Spaces: 4

Carport Spaces:

Parking Inc in List Price: Yes

Parking Inc in Sale Price: Yes

Assigned Spaces:

Parking Lot:

UTILITIES

Heating System: Heat Pump(s), Wood Burn Stove

Cooling System: AirPurificationSystem, Ceiling Fan(s), Central A/C

Hot Water: Electric

Water: Conditioner, Well

TV/Cable/Comm: CATV/Dwelling, DSL Available, Phone Jacks-Mod, Satellite Rec/Dish, TV Antenna

Heating Fuel: Bottled Gas/Prop, Electric

Cooling Fuel: Electric

Sewer/Septic: Public Sewer

Metering:

FARM: No**WATER:** No**VACATION:** No**FINANCIAL INFORMATION**

Earnest Money:

City/Town:

Total Taxes: \$3,423

Tax Year: 2009

Investor Ratio:

Other Fees:

Refuse:

Land: \$147,650

Special Tax Assess:

Agricultural District:

Other Pmt Freq:

Front Foot Fee:

Improvements: \$308,930

Tot Tax Assessment: \$456,580

Year Renovated:

County: \$3,423

Water/Swr Hook-up:

Yr Assessed: 2009

Tap:

Year Converted:





Exterior (Main)



Water Garden 1



Entrance / Foyer



Kitchen



Kitchen #2



Kitchen #3



Family Room



Wet Bar



Great Room



Great Room #2



Master Bedroom



Master Bedroom #2

Listing provided by: Long & Foster Real Estate, Inc.

Courtesy of: William Turner
Home: (410) 643-6702 Office: (410) 827-8877
Cell: (410) 643-6702 Email: fitzhugh@tidewaterproperties.com
Company: Tidewater Properties
Office: (410) 827-8877 Fax: (410) 827-5018

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Bedroom #3



Bedroom #4



Other #4



Bath #1



Bath #2



Hot Tub



Garage 2



Exterior #4



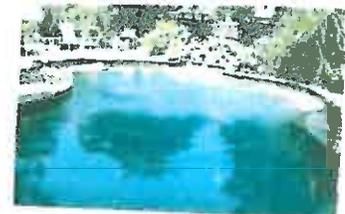
Exterior (Rear)



Garden



Swimming Pool



Swimming Pool 2

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Unique #1

Listing provided by: Long & Foster Real Estate, Inc.

Courtesy of: William Turner
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Office: (410) 827-8877 Fax: (410) 827-5018

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Property Address: 2608 CECIL DR, CHESTER MD 21619 2179

Legal Subdiv/Neighborhood: HARBOR VIEW
Incorporated City:
Owner Name: CHARLES L DIVENTI
Addtl: T/E, PATRICIA K

Condo/Coop Project:
Phone #:
Company Owner:
Care of Name:
Absent Owner: No

MAILING ADDRESS: 2608 CECIL DR, CHESTER, MD 21619 2179

LEGAL DESCRIPTION: LOT 37 & PT OF 36 BLOCK U HARBOR VIEW

Mag/Dist #: 4 Lot: 37P36 Block/Square:U
Election District: 4 Legal Unit #:
Section: Subdiv Ph:
Map Suffix: Suffix:
Historic ID: Agri Dist:
Tax Year 2013

Total Tax Bill: \$4,271 City Tax:
State/County Tax: \$4,270 Refuse:
Spec Tax Assmt: Exempt Class:
Front Foot Fee: Tax Class: 01 Homestd/Exempt Status:
Mull. Class:

ASSESSMENT

Year Assessed	Total Tax Value	Land	Improvement	Land Use
2014	\$445,300	\$117,600	\$327,700	
2013	\$445,300	\$147,650	\$308,930	
2012	\$445,300	\$147,650	\$308,930	

DEED Deed Liber: 1930

Deed Folio: 678

Transfer Date	Price	Grantor	Grantee
26-Feb-2010	\$530,000	ARNETT, NANCY C	DIVENTI, CHARLES L & PATRICIA,
18-Aug-2008	\$503,000	SWEITZER, JON B & SUSAN R T/E	ARNETT, NANCY C & VIRGINIA, L
08-Jul-1998	\$144,900	KIRCHNER, RALPH E III	SWEITZER, JON B & SUSAN R T /

PROPERTY DESCRIPTION

Year Built: 1976 Zoning Code: NC-15 Census Trct/Blck: /
Irregular Lot: Square Feet: 20,000 Acreage: 0.46
Land Use Code: Residential Plat Liber/Folio: / Property Card:
Property Class:R Quality Grade: AVERAGE Road Description:
Zoning Desc: NEIGH CONSRV DIST-15,000 S Xfer Devel.Right: Road Frontage:
Prop Use: RESIDENTIAL Site Influence: Topography:
Building Use: Sidewalk:
Lot Description: Pavement:

STRUCTURE DESCRIPTION

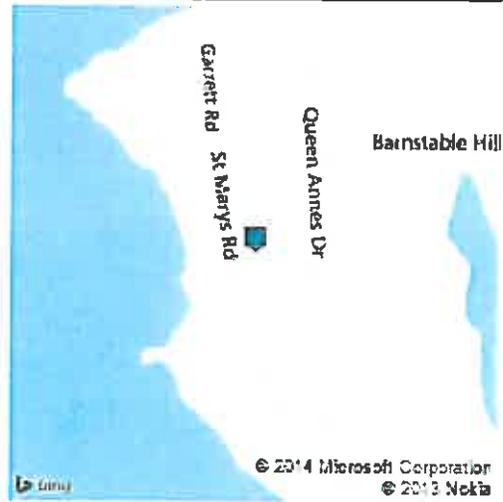
	Section 1	Section 2	Section 3	Section 4	Section 5
Construction:		Frame			
Story Type:	1				
Description:					
Dimensions:					
Area:	2,336	594	500		
Foundation:		Roofing: Shingle - Composite		# of Dormers:	
Ext Wall: Siding - Alum/Viny		Style: Standard Unit		Year Remodeled:	
Stories: 1		Units: 1		Model/Unit Type: STANDARD UNIT	
Total Building Area:			Living Area: 2,336	Base Sq Ft:	
Patio/Deck Type: DECK	Sq Ft: 500		Porch Type:	Sq Ft:	
Balcony Type:	Sq Ft:		Pool Type: Concrete	Sq Ft: 512	
Attic Type:	Sq Ft:		Roof Type:		
Rooms:		Fireplace Type:		Fireplaces:	
Bedrooms:		Bsmt Type:		Garage Type: Attached	
Full Baths: 2		Bsmt Tot Sq Ft:		Garage Const.: FRAME	
Half Baths: 1		Bsmt Fin Sq Ft:		Garage Sq Ft: 1074	
Baths: 2.50		Bsmt Unfin Sq Ft:		Garage Spaces:	
Other Rooms:			Air Conditioning: Combined System		
Other Amenities:			Interior Floor:		
Appliances:			Outbuildings:		
Gas:	Heat: Forced Air		Sewer: Public	Fuel:	
Electric:	Water: Private		Underground:	Walls:	

Tax Record Updated : 24-Oct-2013

Courtesy of: William Turner
Home: (410) 643-6702 Office: (410) 827-8877
Cell: (410) 643-6702 Email: fitzhugh@tidewaterproperties.com
Company: Tidewater Properties
Office: (410) 827-8877 Fax: (410) 827-5018

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Information is believed to be accurate, but should not be relied upon without verification.
Accuracy of square footage, lot size and other information is not guaranteed.





Status: SOLD
Contract Date: 05-Sep-2011

Close Date: 21-Oct-2011
Auction: No
Address: 1342 CALVERT RD
County/State: QUEEN ANNES, MD
Election District: 4
Inc. City/Town:

List Price: \$305,000
Close Price: \$305,000
Transaction Type: Standard Sale

MLS#: QA7543386
Postal City: Chester
Class: Residential
Listing Type: Excl. Agency
Legal Subdiv: MARLING FARMS
Advised Subdiv: MARLING FARMS
Model Name:
Tax ID: 1804040112
Age: 38
Style: Rancher

Total Taxes: \$2,522
Year Built: 1976
Type: Detached

ADC Map: 23 E9
Area:
Tax Year: 2010
Tot Sqft - Fin: 0
TH Type:

Zip Code: 21619-2821
Ownership: Fee Simple, Sale

TBM Map:
Lot AC/SF: 0.57/25,000
HOA Fee: \$50.00 / Annually
C/C FEE: /
Levels: 1 **# Fireplaces:** 0

<u>INTERIOR</u>	<u>Total</u>	<u>Main</u>	<u>Upper 1</u>	<u>Upper 2</u>	<u>Lower 1</u>	<u>Lower 2</u>
Bedrooms:	3	3	0	0	0	0
Full Baths:	2	2	0	0	0	0
Half Baths:	0	0	0	0	0	0

Schools

ES: Kent Island
 MS: Stevensville
 HS: Kent Island

<u>Room</u>	<u>Dimension</u>	<u>Level</u>	<u>Flooring</u>	<u>Fireplace</u>
Living Room		Main	Wood	
Dining Room		Main	Wood	
Bedroom-Master		Main	Wood	
Bedroom-Second		Main	Wood	
Bedroom-Third		Main	Wood	
Kitchen		Main	Ceramic Tile	
Family Rm		Main	Carpet	
Attic-Unfinished				
Laundry-BR Lvl				
Laundry-Kit Lvl				
Lndry-Sep Rm				
Main Lvl BR				
Utility Room				
Workshop				

Main Entrance: Living Room
Interior Style: Flat, Floor Plan-Open
Dining/Kitchen: Fam Rm Off Kit, Kil-Breakfast Bar, Kit-Dining Combo, Eat-In Kitchen
Appliances: Dishwasher, Dryer, Exhaust Fan, Icemaker, Refrigerator, Stove, Washer
Amenities: Attic-Storage Only, Attic-Strs Pull Dwn, Aulo Gar Dr Opn, Bath Ceramic Tile, Drapery Rods, Drapes/Curtains, Entry Lvl BR, Flue for stove, Shades/Blinds, W/W Carpelng, Washer/Dryer Hookup, Wood Floors
Property Condition: Shows Well



Security: Smoke Detector

Windows/Doors: Dble Pane Wind, Insulated Door(s), Insulated Window(s), Screens, Skylight(s), Sliding Glass Dr, Storm Door(s)

Walls/Ceilings: Dry Wall

Basement (Y/N): No

Foundation: Crawl Space

Handicap: None

Unit Description:

R-Factor Basement:

Tot Sqft - Fin: 0

R-Factor Ceiling:

Above Grade Fin/Unfin: /

House Dimensions:

R-Factor Walls:

Below Grade Fin/Unfin: /

Tax Living Area: 2,008

DIRECTIONS: RT50 East, exit 39B (Diminon Road) Left on Parsons Island Road, Right on St.Mary, Left on Calvert, Home on Right**AGENT REMARKS:** Owners pride shows in and out.Oak hardwood floors,Oak Kitchen cabinets,kitchen floor ceramic tile, open floor plan,Adobe Pool (with entertaining deck) PLUS GREAT WATER VIEW of Crab Alley Bay. Community offers 4 beaches,just 5 mins to Bay Bridge,shopping, restaurants and schools. Large yard,home sits In middle of 2 lots,plenty room for children, garden, storage and pets.House is a must to see.**INTERNET REMARKS:** Owners pride shows in and out.Oak hardwood floors,Oak Kitchen cabinets,kitchen floor ceramic tile, open floor plan,Adobe Pool (with entertaining deck) PLUS GREAT WATER VIEW of Crab Alley Bay. Community offers 4 beaches,just 5 mins to Bay Bridge,shopping, restaurants and schools. Large yard,home sits in middle of 2 lots,plenty room for children, garden, storage and pets.House is a must to see.**EXTERIOR**

New Construciton: No

Buiding Sites/Lots:

Soil Type:

Exterior: Flood Lights, Pool (Abv Ground), Porch-front, Privacy Fence, Private Beach, Secure Storage

Exterior Construction: Vinyl Siding

Lot Description: Additional Lot(s), Landscaping, Water View

Other Structures: Shed

Roads:

Roofing: Shingle-Asbestos

Topography:

Transportation:

View Exposure:

Transfer Development Rights:

Builder Name:

Lot Dimensions:

Lot Sqft: 25,000

Lot Acreage: 0.57

Total Units:

Wooded Acres:

Fenced Acres:

PARKING: Garage, Private 1-10 Spaces, Faces Front, Garage Door Opener, Concrete Driveway

Type of Garage: Attached, Front Loading Garage,

Type of Carport:

Parking Block/Square:

Parking Space #:

Garage Spaces: 2

Carport Spaces:

Parking Inc in List Price: Yes

Parking Inc in Sale Price: Yes

Assigned Spaces:

Parking Lot:

UTILITIES

Heating System: Electric Air Filter, Heat Pump(s)

Cooling System: Ceiling Fan(s), Central A/C, Heat Pump(s)

Hot Water: Electric, Multi-tank

Water: Well

TV/Cable/Comm: 220 Line, Cable-Prewired

Heating Fuel: Electric

Cooling Fuel: Electric

Sewer/Septic: Septic

Metering:

FARM: No**WATER:** No**VACATION:** No**FINANCIAL INFORMATION**

Earnest Money:

City/Town:

Total Taxes: \$2,522

Tax Year: 2010

Investor Ratio:

Project Approved:

Possession: 31-60 Days CD, Settlement

Tenants Rights:

Current Financing/Loan:

New Financing:

Other Fees:

Refuse:

Land: \$178,150

Special Tax Assess:

Agricultural District:

Other Pmt Freq:

Front Foot Fee:

Improvements: \$108,750

Tot Tax Assessment: \$286,900

Year Renovated:

County: \$2,522

Water/Swr Hook-up:

Yr Assessed: 2010

Tap:

Year Converted:



Cash to Assume:	Owner/Private Finance:	Interest Rate:	Years:
Amortized Years:	Balloon- # of Years:	Annual Rent Income:	Rental Year:
Special Assessment:	Remaining Yrs:	Special Assessment 2:	Remaining Yrs:

Condo/Coop Fee: -- Frequency:

HOA Fee: 50.00 -- Frequency: Annually

HOA/Condo/Coop Community Amenities:

HOA/Condo/Coop Rules:

HOA/Condo/Coop Fees Include:

HOA/Condo/Coop Management:

HOA Y/N: Yes

LEGAL INFORMATION

Lot: 39 40

Parcel Number: 209

Master Plan Zoning:

Contract Info: Call LA-cont info

Disclosures: Prop Disclosure

Documents:

Special Permits:

Block/Square:

Liber #:

Historic Designation ID:

Section: 3

Folio #:

Phase:

Zoning Code: NC-20

Tax Map #:

OWNER, SHOWING CONTACT, PROPERTY MANAGEMENT INFORMATION

Owner 1 Name: Jackson Hoffman

Showing Contact 1: CSS 866- 891- 7469

Home #:

Home #: (410) 310-3577

Monthly Rent:

Office #:

Office #: (410) 819-4300

Lease Exp. Date:

Show Instructions: Call 1st-Showing Service, Lockbox-Sentrilock, Restr Times, Sign on Property

Show Time: 10 AM-5 PM

Show Days: All Days

LISTING AGENT/BROKER/COMPENSATION

Listing Agent: MARY JULIE , ID: 119278

Cell Phone: (410) 310-3577

Agent Office: (410) 819-4300

Home: (410) 819-4328

Pager:

Home Fax:

Voice Mail: x

Agent Email: MaryJulie@championrealty.com

Company: Champion Realty, Inc., CHM2

Address: 411 Thompson Creek Rd, Stevensville, MD 21666

Office: (410) 819-4300

Fax: (410) 643-4957

Sub-Agent Comp: 0

Dual Agency: Yes

List Date: 03-Mar-2011

Orig Price: \$315,000

Photo Option: Lister will Submit All

Buyer-Agent Comp: 2.5

Variable Rate Comp: No

Update Date: 21-Oct-2011

Prior LP: \$315,000

Add'l Comp:

Desg Rep: Yes

Update Type: OTHER

Days on Mkt MLS:: 186

Total Photos: 25

Off Mkt Date:

Days on Mkt Property: 186

Advertising: IDX-PUB

SOLD/LEASED INFORMATION

Contract Date: 05-Sep-2011

Close Date: 21-Oct-2011

Close Price: \$305,000

New 1st Trust Loan Type: FHA

New 1st Trust Loan Amount: \$297,243

Selling Agent: Darlene Winegardner , ID: 35355

Selling Broker: Champion Realty, Inc., CHM2

Seller Subsidy: \$0

Selling Agency: Buyer Agency



Exterior (Main)



Side Door



Shed



Back Yard



Living Room



Entrance / Foyer



Master Bedroom



Master Bedroom #2



Bedroom #2



Bedroom #3



Family Room



Family Room #2

Listing provided by: Champion Realty, Inc.

Courtesy of: William Turner
Home: (410) 643-6702 Office: (410) 827-8877
Cell: (410) 643-6702 Email: fitzhugh@tidewaterproperties.com
Company: Tidewater Properties
Office: (410) 827-8877 Fax: (410) 827-5018

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Dining Area



Kitchen



Kitchen/Dining Room



Kitchen #2



Other #2



Garden



Exterior #2



Exterior #3



Exterior #4



Swimming Pool



Exterior #5



Swimming Pool 2

Listing provided by: Champion Realty, Inc.

Courtesy of: William Turner
Home: (410) 643-6702 Office: (410) 827-8877
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Company: Tidewater Properties
Office: (410) 827-8877 Fax: (410) 827-5018

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Garage 1

Listing provided by: Champion Realty, Inc.

Courtesy of: William Turner
Home: (410) 643-6702 Office: (410) 827-8877
Cell: (410) 643-6702 Email: fitzhugh@tidewaterproperties.com
Company: Tidewater Properties
Office: (410) 827-8877 Fax: (410) 827-5018

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Tax ID: 1804040112
County: QUEEN ANNES

Metropolitan Regional Information Systems, Inc.
Full Tax Record

Page 1 of 1
01-Apr-2014
1:36 pm

Property Address: 1342 CALVERT RD, CHESTER MD 21619 2821

Legal Subdiv/Neighborhood: MARLING FARMS
Incorporated City:
Owner Name: JOSEPH M SKOWRONSKI
Addtl:

Condo/Coop Project:
Phone #:
Company Owner:
Care of Name:
Absent Owner: No

MAILING ADDRESS: 1342 CALVERT RD, CHESTER, MD 21619 2821

LEGAL DESCRIPTION: LOTS 39-40-SECT 3 MARLING FARMS

Mag/Dist #: 4 Lot: 39 40 Block/Square:
Election District: 4 Legal Unit #: Grid: 16 Tax Map:
Section: 3 Subdiv Ph: Addl Parcel Flag/#: Map: 64
Map Suffix: Suffix: Parcel: 209 Sub-Parcel:
Historic ID: Agri Dist: Plat Folio: Plat Liber:

Tax Year 2013

Total Tax Bill: \$2,235 City Tax: Tax Levy Year: 2013
State/County Tax: \$2,234 Refuse: Tax Rate: 0.96
Spec Tax Assmt: Exmpt Class: Homestd/Exmpt Status:
Front Foot Fee: Tax Class: 01 Mult. Class:

ASSESSMENT

Year Assessed	Total Tax Value	Land	Improvement	Land Use
2014	\$233,000	\$133,100	\$99,900	
2013	\$233,000	\$178,150	\$108,750	
2012	\$233,000	\$178,150	\$108,750	

Transfer Date	Price	Grantor	Grantee
01-Nov-2011	\$305,000	HOFFMAN, JACKSON M SR	SKOWRONSKI, JOSEPH M
04-Feb-1992	\$123,500	SCOTT, HILLARY W & PATRICIA A	HOFFMAN, JACKSON M, SR &
16-Jun-1986	\$70,000	CARTER, EMORY T & W EVELYN	SCOTT, HILLARY W & PATRICIA A

PROPERTY DESCRIPTION

Year Built: 1976 Zoning Code: NC-20 Census Trcl/Bldk: /
Irregular Lot: Square Feet: 25,000 Acreage: 0.57
Land Use Code: Residential Plat Liber/Folio: / Property Card:
Property Class:R Quality Grade: BELOW AVERAGE Road Description:
Zoning Desc: NEIGH CONSRV DIST-20,000 S Xfer Devel.Right: Road Frontage:
Prop Use: RESIDENTIAL Site Influence: Topography:
Building Use: Sidewalk:
Lot Description: Pavement:

STRUCTURE DESCRIPTION

	Section 1	Section 2	Section 3	Section 4	Section 5
Construction:			Frame		
Story Type:	1				
Description:					
Dimensions:					
Area:	2,008	63	910		
Foundation:		Roofing: Shingle - Composite		# of Dormers:	
Ext Wall: Siding - Alum/Viny		Style: Standard Unit		Year Remodeled:	
Stories: 1		Units: 1		Model/Unit Type: STANDARD UNIT	
Total Building Area:			Living Area: 2,008	Base Sq Ft:	
Patio/Deck Type:	Sq Ft:		Porch Type: Open	Sq Ft: 63	
Balcony Type:	Sq Ft:		Pool Type:	Sq Ft:	
Attic Type:	Sq Ft:		Roof Type:		
Rooms:		Fireplace Type:		Fireplaces:	
Bedrooms:		Bsmt Type:		Garage Type: Attached	
Full Baths: 2		Bsmt Tot Sq Ft:		Garage Const.: FRAME	
Half Baths:		Bsmt Fin Sq Ft:		Garage Sq Ft: 910	
Baths: 2.00		Bsmt Unfin Sq Ft:		Garage Spaces:	
Other Rooms:			Air Conditioning: Combined System		
Other Amenities:			Interior Floor:		
Appliances:			Outbuildings:		
Gas:	Heat: Heat Pump(s)		Sewer: Private	Fuel:	
Electric:	Water: Private		Underground:	Walls:	

Tax Record Updated : 24-Oct-2013

Courtesy of: William Turner
Home: (410) 643-6702 Office: (410) 827-8877
Cell: (410) 643-6702 Email: filzhugh@tidewaterproperties.com
Company: Tidewater Properties
Office: (410) 827-8877 Fax: (410) 827-5018

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Information is believed to be accurate, but should not be relied upon without verification.
Accuracy of square footage, lot size and other information is not guaranteed.





Status: SOLD
 Contract Date: 06-Sep-2011

Close Date: 31-Oct-2011
 Auction: No
 Address: 210 LARCH PL
 County/State: QUEEN ANNES, MD
 Election District: 4
 Inc. City/Town:

List Price: \$309,900
 Close Price: \$303,000
 Transaction Type: Standard Sale

MLS#: QA7658960
 Postal City: Stevensville
 Class: Residential
 Listing Type: Excl. Right
 Legal Subdiv: CLOVERFIELDS
 Advertised Subdiv: CLOVERFIELDS
 Model Name:
 Tax ID: 1804062043
 Age: 33
 Style: Rancher

Total Taxes: \$2,679
 Year Built: 1981
 Type: Detached

ADC Map: QA
 Area:
 Tax Year: 2010
 Tot Sqft - Fin: 0
 TH Type:

Zip Code: 21666-2440
 Ownership: Fee Simple, Sale

TBM Map:
 Lot AC/SF: 0.69/30,000
 HOA Fee: \$160.00 / Annually
 C/C FEE: /
 # Levels: 1 # Fireplaces: 1

<u>INTERIOR</u>	<u>Total</u>	<u>Main</u>	<u>Upper 1</u>	<u>Upper 2</u>	<u>Lower 1</u>	<u>Lower 2</u>
Bedrooms:	3	3	0	0	0	0
Full Baths:	2	2	0	0	0	0
Half Baths:	0	0	0	0	0	0

Schools
 ES: Kent Island
 MS: Stevensville
 HS: Kent Island

<u>Room</u>	<u>Dimension</u>	<u>Level</u>	<u>Flooring</u>	<u>Fireplace</u>
Living Room		Main	Carpel	
Dining Room		Main	Laminate	
Bedroom-Master		Main	Carpel	
Bedroom-Second		Main	Carpel	
Kitchen		Main	Laminate	
Foyer		Main	Laminate	
Bedroom-First		Main	Carpel	
Florida/Sun Rm				

Main Entrance:
 Interior Style: Floor Plan-Traditional
 Dining/Kitchen: Kit-Dining Combo, Kit-Table Space
 Appliances: Dishwasher, Dryer, Oven-Double, Refrigerator, Washer
 Amenities: Attach Mstr Bath, Attic-Strs Pull Dwn, Auto Gar Dr Opn, Chair Railing, Crown Molding, Drapery Rods, Drapes/Curtains, FP
 Mantels, FP Screen, Shades/Blinds, W/W Carpeting
 Property Condition:
 Security:
 Windows/Doors:
 Walls/Ceilings:

Basement (Y/N): No
 Foundation:
 Handicap: None



Unit Description:		House Dimensions:
R-Factor Basement:	R-Factor Ceiling:	R-Factor Walls:
Tot Sqft - Fin: 0	Above Grade Fin/Unfin: /	Below Grade Fin/Unfin: /
		Tax Living Area: 1,344

DIRECTIONS: Rt 50 to Rt 8 to Larch Pl

AGENT REMARKS: 3 Bedroom/2 Bath Rancher on .69 lot with large 2 car attached garage in sought after community of Cloverfields. Spacious Master bedroom and sunroom overlooking the in-ground pool. Agents 1 hr show notice required. Easy commute to Bay Bridge. W/S Paid. Several flowering and fruit trees on property.

INTERNET REMARKS: 3 Bedroom/2 Bath Rancher on .69 lot with large 2 car attached garage in sought after community of Cloverfields. Spacious Master bedroom and sunroom overlooking the in-ground pool. Agents 1 hr show notice required. Easy commute to Bay Bridge. W/S Paid. Several flowering and fruit trees on property.

EXTERIOR

New Construction: No	Builder Name:	Lot Sqft: 30,000
Building Sites/Lots:	Lot Dimensions:	Lot Acreage: 0.69
Soil Type:		Total Units:
Exterior:		
Exterior Construction: Vinyl Siding		
Lot Description:		
Other Structures: Shed		
Roads:		
Roofing:		
Topography:		
Transportation:		
View Exposure:		
Transfer Development Rights:	Wooded Acres:	Fenced Acres:

PARKING: Garage, Paved Driveway, Garage Door Opener		
Type of Garage: Attached	# Garage Spaces: 2	# Assigned Spaces:
Type of Carport:	# Carport Spaces:	
Parking Block/Square:	Parking Inc in List Price: Yes	Parking Lot:
Parking Space #: 4	Parking Inc in Sale Price: Yes	

UTILITIES

Heating System: Baseboard	Heating Fuel: Electric
Cooling System: Ceiling Fan(s), Central A/C	Cooling Fuel: Electric
Hot Water: Electric	Sewer/Septic: Public Septic, Public Sewer
Water: Public	Metering:
TV/Cable/Comm:	

FARM: No

WATER: Yes

Water Oriented: Yes	Water Access: Yes	Water Front: No	Water View: No
# of Docks: 5+	Nav Water: Yes	Body of Water: CHESTER RIVER	
Mean Low Water: 1+	Water Frontage: 0.00	Dock Type: Other	
Blks to Ocn: 6-10	Phys Dock Conveys: Yes	#Boats Permitted-Power: 6+	Non Power: 6+

VACATION: No

FINANCIAL INFORMATION

Earnest Money:	Other Fees:	Other Pmt Freq:	County: \$2,679
City/Town:	Refuse:	Front Foot Fee:	Water/Swr Hook-up:
Total Taxes: \$2,679	Land: \$188,650	Improvements: \$126,040	Yr Assessed: 2011
Tax Year: 2010	Special Tax Assess:	Tot Tax Assessment: \$314,690	Tap:
Investor Ratio:	Agricultural District:	Year Renovated:	Year Converted:
Project Approved:			
Possession: Settlement			
Tenants Rights:			
Current Financing/Loan:			
New Financing:			
Cash to Assume:	Owner/Private Finance:	Interest Rate:	Years:
Amortized Years:	Balloon- # of Years:	Annual Rent Income:	Rental Year:
Special Assessment:	Remaining Yrs:	Special Assessment 2:	Remaining Yrs:



Condo/Coop Fee: – Frequency:

HOA Y/N: Yes

HOA Fee: 160.00 – Frequency: Annually

HOA/Condo/Coop Community Amenities: Beach, Boat Ramp, Boat Slip, Club House, Picnic Area, Pier/Dock, Pool-Outdoor, Tot Lots/Plygrd, Water / Lake Priv

HOA/Condo/Coop Rules:

HOA/Condo/Coop Fees Include:

HOA/Condo/Coop Management:

LEGAL INFORMATION

Lot: 1

Block/Square: S

Section:

Phase:

Parcel Number: 48

Liber #:

Folio #:

Zoning Code: NC-15

Master Plan Zoning:

Historic Designation ID:

Tax Map #:

Contract Info: None

Disclosures: Owner RE Licensee

Documents:

Special Permits:

OWNER, SHOWING CONTACT, PROPERTY MANAGEMENT INFORMATION

Owner 1 Name: Byrd

Home #:

Office #:

Showing Contact 1: DANA BYRD

Home #: (443) 994-3055

Office #: (410) 745-8537

Monthly Rent:

Lease Exp. Date:

Show Instructions: Call 1st-Lister, Lockbox-Comb

Show Time: 10 AM-8 PM

Show Days:

LISTING AGENT/BROKER/COMPENSATION

Listing Agent: DANA BYRD , ID: 3018004

Home: (443) 994-3055

Home Fax:

Cell Phone: (443) 994-3055

Agent Office: (410) 745-8537

Pager:

Voice Mail: x

Agent Email: shorebyrds3@verizon.net

Company: Cornerstone Real Estate, CNER5

Office: (410) 745-8537

Address: 8750 Cummings Rd, Wittman, MD 21676

Fax: (410) 547-1010

Sub-Agent Comp: 2.5

Buyer-Agent Comp: 2.5

Add'l Comp:

Dual Agency: Yes

Variable Rate Comp: No

Desg Rep: Yes

List Date: 28-Jul-2011

Update Date: 01-Nov-2011

Update Type: OTHER

Off Mkt Date:

Orig Price: \$309,900

Prior LP:

Days on Mkt MLS:: 40

Days on Mkt Property: 40

Photo Option: Lister will Submit All

Total Photos: 15

Advertising: IDX-PUB

SOLD/LEASED INFORMATION

Contract Date: 06-Sep-2011

Close Date: 31-Oct-2011

Close Price: \$303,000

Seller Subsidy: \$12,000

New 1st Trust Loan Amount: \$310,272

New 1st Trust Loan Type: VA

Selling Agent: Dana Byrd , ID: 3018004

Selling Agency: Buyer Agency

Selling Broker: Cornerstone Real Estate, CNER5



Sunroom



Dining Room



Living Room



Living Room



Fireplace



Bath (Master)



Bedroom (Master)



Bedroom (Master)



Large Shed



Pool



Main Bath



Community

Listing provided by: Cornerstone Real Estate

Courtesy of: William Turner
Home: (410) 643-6702 Office: (410) 827-8877
Cell: (410) 643-6702 Email: fitzhugh@tidewaterproperties.com
Company: Tidewater Properties
Office: (410) 827-8877 Fax: (410) 827-5018

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Community



Community



Community

Listing provided by: Comerstone Real Estate

Courtesy of: William Turner

Home: (410) 643-6702 Office: (410) 827-8877
Cell: (410) 643-6702 Email: fitzhugh@tidewaterproperties.com
Company: Tidewater Properties
Office: (410) 827-8877 Fax: (410) 827-5018

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Information is believed to be accurate, but should not be relied upon without verification.



Property Address: 210 LARCH PL, STEVENSVILLE MD 21666 2440

Legal Subdiv/Neighborhood: CLOVERFIELDS
 Incorporated City:
 Owner Name: JASON FRANTOM
 Addtl:
 Condo/Coop Project:
 Phone #:
 Company Owner:
 Care of Name:
 Absent Owner: No

MAILING ADDRESS: 210 LARCH PL, STEVENSVILLE, MD 21666 2440

LEGAL DESCRIPTION: LOT 1 BLK S PLAT 1 CLOVERFIELDS

Mag/Dist #: 4	Lot: 1	Block/Square:S	
Election District: 4	Legal Unit #:	Grid:	Tax Map:
Section:	Subdiv Ph:	Addl Parcel Flag/#:	Map: 49
Map Suffix:	Suffix:	Parcel: 48	Sub-Parcel:
Historic ID:	Agri Dist:	Plat Folio:	Plat Liber:

Tax Year 2013

Total Tax Bill: \$2,275	City Tax:	Tax Levy Year: 2013
State/County Tax: \$2,275	Refuse:	Tax Rate: 0.96
Spec Tax Assmt:	Exempt Class:	Homesld/Exempt Status:
Front Foot Fee:	Tax Class: 01	Mult. Class:

ASSESSMENT

Year Assessed	Total Tax Value	Land	Improvement	Land Use
2014	\$237,200	\$138,600	\$98,600	
2013	\$237,200	\$188,650	\$126,040	
2012	\$237,200	\$188,650	\$126,040	

DEED	Deed Liber: 2059	Deed Folio: 334	
<u>Transfer Date</u>	<u>Price</u>	<u>Grantor</u>	<u>Grantee</u>
09-Nov-2011	\$303,000	BYRD, JOSEPH A JR & DANA M T/E	FRANTOM, JASON
12-Jun-2003	\$239,900	MASSABNI, FADIO M II	BYRD, JOSEPH A JR & DANA M T/E
06-Jun-2001	\$175,000	RIGOLI, STEVEN D & TAMMY L	MASSABNI, FADIO M II JEANETTE

PROPERTY DESCRIPTION

Year Built: 1981	Zoning Code: NC-15	Census Trct/Blck: /
Irregular Lot:	Square Feet: 30,000	Acreage: 0.69
Land Use Code: Residential	Plat Liber/Folio: /	Property Card:
Property Class:R	Quality Grade: BELOW AVERAGE	Road Description:
Zoning Desc: NEIGH CONSRV DIST-15,000 S	Xfer Devel.Right:	Road Frontage:
Prop Use: RESIDENTIAL	Site Influence:	Topography:
Building Use:		Sidewalk:
Lot Description:		Pavement:

STRUCTURE DESCRIPTION

	<u>Section 1</u>	<u>Section 2</u>	<u>Section 3</u>	<u>Section 4</u>	<u>Section 5</u>
Construction:			Frame		
Story Type:	1				
Description:					
Dimensions:					
Area:	1,344	188	576	188	
Foundation:		Roofing: Shingle - Composite		# of Dormers:	
Ext Wall: Siding - Alum/Viny		Style: Standard Unit		Year Remodeled:	
Stories: 1		Units: 1		Model/Unit Type: STANDARD UNIT	
Total Building Area:			Living Area: 1,344	Base Sq Ft:	
Patio/Deck Type: DECK	Sq Ft: 188		Porch Type: Enclosed	Sq Ft: 224	
Balcony Type:	Sq Ft:		Pool Type: Concrete	Sq Ft: 480	
Attic Type:	Sq Ft:		Roof Type:		
Rooms:		Fireplace Type: BRK		Fireplaces: 1	
Bedrooms:		BsmI Type:		Garage Type: Attached	
Full Baths: 1		BsmI Tot Sq Ft:		Garage Const.: FRAME	
Half Baths:		BsmI Fin Sq Ft:		Garage Sq Ft: 576	
Baths: 1.00		BsmI Unfin Sq Ft:		Garage Spaces:	
Other Rooms:			Air Conditioning:		
Other Amenities:			Interior Floor:		
Appliances:			Outbuildings:		
Gas:	Heat: Electric		Sewer: Public	Fuel:	
Electric: Yes	Water: Public		Underground:	Walls:	

Tax Record Updated : 24-Oct-2013

Courtesy of: William Turner
 Home: (410) 643-6702
 Cell: (410) 643-6702
 Company: Tidewater Properties
 Office: (410) 827-8877

Office: (410) 827-8877
 Email: filzhugh@lidewaterproperties.com
 Fax: (410) 827-5018

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 Accuracy of square footage, lot size and other information is not guaranteed.





Status: SOLD
Contract Date: 20-Mar-2010

Close Date: 14-May-2010
Auction: No
Address: 103 MONROE MANOR RD
County/State: QUEEN ANNES, MD
Election District: 4
Inc. City/Town:

List Price: \$315,000
Close Price: \$302,000
Transaction Type: Standard Sale

MLS#: QA7244656
Postal City: Stevensville
Class: Residential
Listing Type: Excl. Right
Legal Subdiv: CLOVERFIELDS
Advised Subdiv: CLOVERFIELDS
Model Name:
Tax ID: 1804042506
Age: 39
Style: Rancher

Total Taxes: \$2,384
Year Built: 1975
Type: Detached

ADC Map: XXXX
Area:
Tax Year: 2009
Tot Sqft - Fin: 0
TH Type:

Zip Code: 21666-2235
Ownership: Fee Simple, Sale

TBM Map:
LoI AC/SF: 0.34/15,000
HOA Fee: \$160.00 / Annually
C/C FEE: /
Levels: 1 **# Fireplaces:** 1

<u>INTERIOR</u>	<u>Total</u>	<u>Main</u>	<u>Upper 1</u>	<u>Upper 2</u>	<u>Lower 1</u>	<u>Lower 2</u>	<u>Schools</u>
Bedrooms:	3	3	0	0	0	0	ES:
Full Baths:	2	2	0	0	0	0	MS:
Half Baths:	0	0	0	0	0	0	HS:

<u>Room</u>	<u>Dimension</u>	<u>Level</u>	<u>Flooring</u>	<u>Fireplace</u>
Living Room		Main	Wood	
Dining Room		Main	Wood	Wood Stove
Bedroom-Master		Main	Bamboo	
Bedroom-Second		Main	Bamboo	
Bedroom-Third		Main	Bamboo	
Kitchen	16 x 18	Main	Ceramic Tile	
Lndry-Sep Rm				

Main Entrance: Foyer

Interior Style:

Dining/Kitchen: Kit-Table Space

Appliances: Dishwasher, Dryer, Ice-maker, Oven/Range-Electric, Refrigerator, Stove, Washer

Amenities: Attach Mstr Bath, Attic-Stps Pull Dwn, Drapery Rods, Drapes/Curtains, Home Warranty, Rough In BA, Wd Stove Insr, Wood Floors

Property Condition:

Security:

Windows/Doors:

Walls/Ceilings:

Basement (Y/N): No

Foundation:

Handicap: None

Util Description:

House Dimensions:



R-Factor Basement:
Tot Sqft - Fin: 0

R-Factor Ceiling:
Above Grade Fin/Unfin: /

R-Factor Walls:
Below Grade Fin/Unfin: /
Tax Living Area: 1,520

DIRECTIONS: Old love point road, right on Nichols manor, Right on Monroe Manor take around to curve, house on corner

AGENT REMARKS: This 3 bedroom 2 bath(plumbed for half)has been completely renovated.Wood floors throughout,tile in kitchen and baths,pella windows,and woodstove insert.Waterviews from living room.Built in shelves in the living room and foyer,lighting,2 sets of pella doors leading out to 10x40 maintenance free deck with waterviews.French doors lead to eat in kitchen.Steps to the beach!

INTERNET REMARKS: This 3 bedroom 2 bath(plumbed for half)has been completely renovated.Wood floors throughout,tile in kitchen and baths,pella windows,and woodstove insert.Waterviews from living room.Built in shelves in the living room and foyer,lighting,2 sets of pella doors leading out to 10x40 maintenance free deck with waterviews.French doors lead to eat in kitchen.Steps to the beach!

EXTERIOR

New Construction: No
Buiding Sites/Lots:
Soll Type:
Exterior:
Exterior Construction: Vinyl Sliding
Lot Description:
Other Structures: Shed
Roads:
Roofing:
Topography:
Transportation:
View Exposure:
Transfer Development Rights:

Builder Name:
Lot Dimensions:

Lot Sqft: 15,000
Lot Acreage: 0.34
Total Units:

PARKING: Drwy/Off Str

Type of Garage:
Type of Carport:
Parking Block/Square:
Parking Space #:

Wooded Acres:

Garage Spaces:
Carport Spaces:
Parking Inc In List Price:
Parking Inc in Sale Price: Yes

Fenced Acres:

Assigned Spaces:
Parking Lot:

UTILITIES

Heating System: Baseboard
Cooling System: Ceiling Fan(s)
Hot Water: Electric
Water: Public
TV/Cable/Comm:

Heating Fuel: Electric
Cooling Fuel: None
Sewer/Septic: Public Sewer
Metering:

FARM: No

WATER: Yes

Water Oriented: Yes
of Docks: 0
Mean Low Water: 3+
Blks to Ocn: 1

Water Access: Yes
Nav Water: Yes
Water Frontage: 0.00
Phys Dock Conveys: No

Water Front: No
Body of Water: CHESTER RIVER
Dock Type: Multiple Slip
#Boats Permitted-Power: 6+

Water View: Yes
Non Power: 0

VACATION: No

FINANCIAL INFORMATION

Earnest Money:
City/Town:
Total Taxes: \$2,384
Tax Year: 2009
Investor Ratio:
Project Approved:
Possession: Negotiable
Tenants Rights:
Current Financing/Loan:
New Financing:
Cash to Assume:
Amorized Years:
Special Assessment:

Other Fees:
Refuse:
Land: \$187,150
Special Tax Assess:
Agricultural District:

Other Pmt Freq:
Front Foot Fee:
Improvements: \$87,040
Tot Tax Assessment: \$274,190
Year Renovated:

County: \$2,384
Water/Swr Hook-up:
Yr Assessed: 2009
Tap:
Year Converted:

Condo/Coop Fee: - Frequency:
HOA Fee: 160.00 - Frequency: Annually

Owner/Private Finance:
Balloon- # of Years:
Remaining Yrs:

Interest Rate:
Annual Rent Income:
Special Assessment 2:

Years:
Rental Year:
Remaining Yrs:

HOA Y/N: Yes

HOA/Condo/Coop Community Amenities: Basketball Courts, Beach, Boal Ramp, Club House, Pier/Dock, Pool-Outdoor, Tot Lots/Plygrd, Water / Lake Priv

HOA/Condo/Coop Rules: Covenants, Restrictions

HOA/Condo/Coop Fees Include: Pier/Dock Maint, Pool(s), Tot Lot(s)/Plygrd

HOA/Condo/Coop Management:

LEGAL INFORMATION

Lot: 18

Block/Square: H

Section:

Phase:

Parcel Number: 40

Liber #:

Folio #:

Zoning Code: NC-15

Master Plan Zoning:

Historic Designation ID:

Tax Map #:

Contract Info: Home Warranty

Disclosures: Prop Disclaimer, Prop Disclosure

Documents:

Special Permits:

OWNER, SHOWING CONTACT, PROPERTY MANAGEMENT INFORMATION

Owner 1 Name: Munyan

Home #:

Office #:

Showing Contact 1: CALL CSS

Home #:

Office #: (866) 891-7469

Monthly Rent:

Lease Exp. Date:

Show Instructions: Call 1st-Showing Service, Lockbox-SentriLock

Show Time: -

Show Days:

LISTING AGENT/BROKER/COMPENSATION

Listing Agent: KAREN DRIVER , ID: 69184

Home: (443) 249-3184

Home Fax: (410) 643-4051

Cell Phone: (410) 829-0331

Agent Office: (410) 643-2244

Pager:

Voice Mail: (410) 604-6308 x280

Agent Email: karen.driver@longandfoster.com

Company: Long & Foster Real Estate, Inc., LNG63

Office: (410) 643-2244

Address: 202 Thompson Creek Rd, Stevensville, MD 21666

Fax: (410) 643-4051

Sub-Agent Comp: 2.5

Buyer-Agent Comp: 2.5

Add'l Comp:

Dual Agency: Yes

Variable Rate Comp: No

Desg Rep: No

List Date: 24-Jan-2010

Update Date: 14-May-2010

Update Type: OTHER

Orig Price: \$315,000

Prior LP:

Days on Mkt MLS: 57

Off Mkt Date:

Photo Option: Lister will Submit All

Total Photos: 23

Days on Mkt Property: 57

Advertising: IDX-PUB

SOLD/LEASED INFORMATION

Contract Date: 20-Mar-2010

Close Date: 14-May-2010

Close Price: \$302,000

Seller Subsidy: \$0

New 1st Trust Loan Amount: \$240,000

New 1st Trust Loan Type: Conventional

Selling Agent: Cindy Reynolds , ID: 142212

Selling Agency: Buyer Agency

Selling Broker: Powell REALTORS, PWL1



Exterior (Main)



Deck



Great views of the Chester River



Kitchen



Kitchen #2



Master Bath



Master Bath #2



Bath #1



Bath #2



Community Amenities 1



Community Amenities 2



Community Amenities 3

Listing provided by: Long & Fosler Real Estate, Inc.

Courtesy of: William Turner
Home: (410) 643-6702 Office: (410) 827-8877
Cell: (410) 643-6702 Email: filzhugh@lidewaterproperties.com
Company: Tidewater Properties
Office: (410) 827-8877 Fax: (410) 827-5018

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Community Playground



Community Amenities 4



Community Pool 1



Community Amenities 5



Living Room



Fireplace



Living Room #2



Dining Room



Master Bedroom



Bedroom #2



Bedroom #3

Listing provided by: Long & Foster Real Estate, Inc.

Courtesy of: William Turner
Home: (410) 643-6702 Office: (410) 827-8877
Cell: (410) 643-6702 Email: fitzhugh@tidewaterproperties.com
Company: Tidewater Properties
Office: (410) 827-8877 Fax: (410) 827-5018

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Property Address: 103 MONROE MANOR RD, STEVENSVILLE MD 21666 2235

Legal Subdiv/Neighborhood: CLOVERFIELDS
 Incorporated City:
 Owner Name: JASON EDGAR SCOTT
 Addtl: J/T, CASEY MARIE RICE
 MAILING ADDRESS: 103 MONROE MANOR RD, STEVENSVILLE, MD 21666 2235

Condo/Coop Project:
 Phone #:
 Company Owner:
 Care of Name:
 Absent Owner: No

LEGAL DESCRIPTION: LOT 18-BLK H-PLAT 3 CLOVERFIELDS

Mag/Dist #: 4	Lot: 18	Block/Square:H	
Election District: 4	Legal Unit #:	Grid:	Tax Map:
Section:	Subdiv Ph:	Addl Parcel Flag/#:	Map: 49
Map Suffix:	Suffix:	Parcel: 40	Sub-Parcel:
Historic ID:	Agri Dist:	Plat Folio:	Plat Liber:

Tax Year 2013

Total Tax Bill: \$2,048	City Tax:	Tax Levy Year: 2013
State/County Tax: \$2,047	Refuse:	Tax Rate: 0.96
Spec Tax Assmt:	Exempt Class:	Homestd/Exempt Status:
Front Foot Fee:	Tax Class: 01	Mull. Class:

ASSESSMENT

<u>Year Assessed</u>	<u>Total Tax Value</u>	<u>Land</u>	<u>Improvement</u>	<u>Land Use</u>
2014	\$213,500	\$137,100	\$76,400	
2013	\$213,500	\$187,150	\$87,040	
2012	\$213,500	\$187,150	\$87,040	

DEED Deed Liber: 1947

<u>Transfer Date</u>	<u>Price</u>	<u>Grantor</u>	<u>Deed Folio: 148</u>	<u>Grantee</u>
19-May-2010	\$302,000	MUNYAN, DAVID B		SCOTT, JASON EDGAR & CASEY,
19-Nov-1996	\$120,000	KELLY, THOMAS A, SR & THERESA		MUNYAN, DAVID B AND
	\$0			KELLY, THOMAS A, SR & THERESA

PROPERTY DESCRIPTION

Year Built: 1975	Zoning Code: NC-15	Census Trct/Blck: /
Irregular Lot:	Square Feet: 15,000	Acreage: 0.34
Land Use Code: Residential	Plat Liber/Folio: /	Property Card:
Property Class:R	Quality Grade: BELOW AVERAGE	Road Description:
Zoning Desc: NEIGH CONSRV DIST-15,000 S	Xfer Devel.Right:	Road Frontage:
Prop Use: RESIDENTIAL	Site Influence:	Topography:
Building Use:		Sidewalk:
Lot Description:		Pavement:

STRUCTURE DESCRIPTION

	<u>Section 1</u>	<u>Section 2</u>	<u>Section 3</u>	<u>Section 4</u>	<u>Section 5</u>
Construction:					
Story Type:	1				
Description:					
Dimensions:					
Area:	1,520	400			
Foundation:		Roofing: Shingle - Composite		# of Dormers:	
Ext Wall: Siding - Alum/Viny		Style: Standard Unit		Year Remodeled:	
Stories: 1		Units: 1		Model/Unit Type: STANDARD UNIT	
Total Building Area:			Living Area: 1,520	Base Sq Ft:	
Patio/Deck Type: DECK	Sq Ft: 400		Porch Type:	Sq Ft:	
Balcony Type:	Sq Ft:		Pool Type:	Sq Ft:	
Attic Type:	Sq Ft:		Roof Type:		
Rooms:		Fireplace Type: BRK		Fireplaces: 1	
Bedrooms:		Bsmt Type:		Garage Type:	
Full Baths: 2		Bsmt Tot Sq Ft:		Garage Const.:	
Half Baths:		Bsmt Fin Sq Ft:		Garage Sq Ft:	
Baths: 2.00		Bsmt Unfin Sq Ft:		Garage Spaces:	
Other Rooms:			Air Conditioning:		
Other Amenities:			Interior Floor:		
Appliances:			Outbuildings:		
Gas:	Heat: Electric		Sewer: Public	Fuel:	
Electric: Yes	Water: Public		Underground:	Walls:	

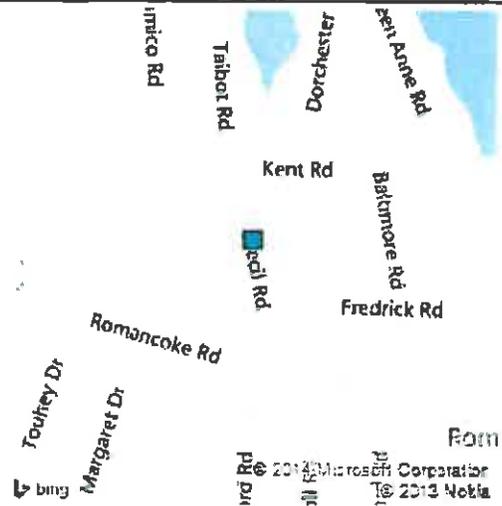
Tax Record Updated : 24-Oct-2013

Courtesy of: William Turner
 Home: (410) 643-6702
 Cell: (410) 643-6702
 Company: Tidewater Properties
 Office: (410) 827-8877

Office: (410) 827-8877
 Email: flizhugh@lidewaterproperties.com
 Fax: (410) 827-5018

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Status: SOLD
Contract Date: 07-Oct-2010

Close Date: 22-Nov-2010
Auction: No
Address: 122 CECIL RD
County/State: QUEEN ANNES, MD
Election District: 4
Inc. City/Town:

List Price: \$314,900
Close Price: \$300,000
Transaction Type: Standard Sale

MLS#: QA7355534
Postal City: Stevensville
Class: Residential
Listing Type: Excl. Right
Legal Subdiv: KENT ISLAND ESTATES

Advertised Subdiv: KENT ISLAND ESTATES

Model Name:
Tax ID: 1804049470
Age: 27
Style: Contemporary
Total Taxes: \$3,140
Year Built: 1987
Type: Detached

ADC Map: XXX
Area:
Tax Year: 2009
Tot Sqft - Fin: 0
TH Type:

Zip Code: 21666-3560
Ownership: Fee Simple, Sale

TBM Map:
Lot AC/SF: 0.34/15,000
HOA Fee: \$15.00 / Annually
C/C FEE: /
Levels: 2
Fireplaces: 1

<u>INTERIOR</u>	<u>Total</u>	<u>Main</u>	<u>Upper 1</u>	<u>Upper 2</u>	<u>Lower 1</u>	<u>Lower 2</u>	<u>Schools</u>
Bedrooms:	3	2	1	0	0	0	ES:
Full Baths:	2	1	1	0	0	0	MS:
Half Baths:	0	0	0	0	0	0	HS:

<u>Room</u>	<u>Dimension</u>	<u>Level</u>	<u>Flooring</u>	<u>Fireplace</u>
-------------	------------------	--------------	-----------------	------------------

Main Entrance: Living Room

Interior Style: Floor Plan-Open

Dining/Kitchen: Fam Rm Off Kit, Kil-Breakfast Bar, Sep Dining Rm

Appliances: Dishwasher, Dryer-front loading, Icemaker, Microwave, Refrigerator, Stove, Washer-front loading, Water Conditioner

Amenities: Attach Mstr Bath, Bath Ceramic Tile, Corian Counters, Drapery Rods, Drapes/Curtains, Entry Lvl BR, FP gas insert, FP Mantels, FP Screen, MBR-BA Full, Master Walk-in Closet, Shades/Blinds, W/W Carpeting, Walk-in Closet(s), Washer/Dryer Hookup, Wood Floors

Property Condition: Shows Well

Security:

Windows/Doors: Insulated Door(s), Insulated Window(s), Low-E windows, Screens, Six Panel Doors, Skylight(s), Sliding Glass Dr, Storm Door(s), Triple Pane Wind

Walls/Ceilings:

Basement (Y/N): No

Foundation:

Handicap: None

Unit Description:

R-Factor Basement:

Tot Sqft - Fin: 0

R-Factor Ceiling:

Above Grade Fin/Unfin: /

House Dimensions:

R-Factor Walls:

Below Grade Fin/Unfin: /

Tax Living Area: 2,002

DIRECTIONS: Route 8 South to left on Cecil Drive (just past Kent Point Road). House will be on right on quiet, dead end street.



AGENT REMARKS: Beautifully updated Contemporary with an open & airy layout! This house has wonderful space for entertaining both inside & outside! Screened-in porch perfect for crab feasts! The second story deck & expansive main deck are great for enjoying the private, park like setting! Long list of recent updates include new windows, roof, siding, kitchen, master bathroom, & so much more! Take a look & see!

INTERNET REMARKS: Beautifully updated Contemporary with an open & airy layout! This house has wonderful space for entertaining both inside & outside! Screened-in porch perfect for crab feasts! The second story deck & expansive main deck are great for enjoying the private, park like setting! Long list of recent updates include new windows, roof, siding, kitchen, master bathroom, & so much more! Take a look & see!

EXTERIOR

New Construction: No	Builder Name:	Lot Sqft: 15,000
Building Sites/Lots:	Lot Dimensions:	Lot Acreage: 0.34
Soil Type:		Total Units:
Exterior:		
Exterior Construction: Vinyl Siding		
Lot Description:		
Other Structures:		
Roads:		
Roofing:		
Topography:		
Transportation:		
View Exposure:		
Transfer Development Rights:	Wooded Acres:	Fenced Acres:

PARKING: Drvwy/Off Str		
Type of Garage:	# Garage Spaces:	# Assigned Spaces:
Type of Carport:	# Carport Spaces:	
Parking Block/Square:	Parking Inc in List Price: Yes	Parking Lot:
Parking Space #:	Parking Inc in Sale Price: Yes	

UTILITIES

Heating System: Heat Pump(s)	Heating Fuel: Electric
Cooling System: Central A/C	Cooling Fuel: Electric
Hot Water: 60+ Gallon Tank, Electric	Sewer/Septic: Septic
Water: Well	Metering:
TV/Cable/Comm:	

FARM: No

WATER: No

VACATION: No

FINANCIAL INFORMATION

Earnest Money:	Other Fees:	Other Pmt Freq:	County: \$3,140
City/Town:	Refuse:	Front Foot Fee:	Water/Swr Hook-up:
Total Taxes: \$3,140	Land: \$127,150	Improvements: \$254,150	Yr Assessed: 2010
Tax Year: 2009	Special Tax Assess:	Tot Tax Assessment: \$381,300	Tap:
Investor Ratio:	Agricultural District:	Year Renovated:	Year Converted:
Project Approved:			
Possession: Negotiable, Settlement			
Tenants Rights:			
Current Financing/Loan:			
New Financing:			
Cash to Assume:	Owner/Private Finance:	Interest Rate:	Years:
Amortized Years:	Balloon- # of Years:	Annual Rent Income:	Rental Year:
Special Assessment:	Remaining Yrs:	Special Assessment 2:	Remaining Yrs:
Condo/Coop Fee: - Frequency:			HOA Y/N: Yes
HOA Fee: 15.00 - Frequency: Annually			
HOA/Condo/Coop Community Amenities:			
HOA/Condo/Coop Rules:			
HOA/Condo/Coop Fees Include:			
HOA/Condo/Coop Management:			

LEGAL INFORMATION



Residential Full Listing**122 CECIL RD, STEVENSVILLE, MD 21666-3560**

Lot: 39P41	Block/Square: F	Section: 2	Phase:
Parcel Number: 41	Liber #:	Folio #:	Zoning Code: NC-20
Master Plan Zoning:	Historic Designation ID:		Tax Map #:
Contract Info: None			
Disclosures: Prop Disclosure			
Documents:			
Special Permits:			

OWNER, SHOWING CONTACT, PROPERTY MANAGEMENT INFORMATION

Owner 1 Name: Milburn	Home #:	Office #:
Showing Contact 1: CALL CSS CALL CSS	Home #: (866) 891-7469	Office #:
	Monthly Rent:	Lease Exp. Date:
Show Instructions: Call 1st-Showing Service, Lockbox-Sentrilock		
Show Time: -	Show Days:	

LISTING AGENT/BROKER/COMPENSATION

Listing Agent: DAVID DAUSES Jr., ID: 99042	Home: (443) 994-4180	Home Fax: (410) 643-5213
Cell Phone: (443) 994-4180	Agent Office: (800) 787-5005	Voice Mail: x
Agent Email: DJDauses@mriss.com	Pager:	
Company: Coldwell Banker Waterman Realty, CBW1		Office: (410) 643-5005
Address: 109 Country Day Rd # 1, Chester, MD 21619		Fax: (410) 643-5213

Sub-Agent Comp: 3	Buyer-Agent Comp: 3	Add'l Comp:
Dual Agency: Yes	Variable Rate Comp: No	Desg Rep: No
List Date: 04-Jun-2010	Update Date: 22-Nov-2010	Update Type: OTHER
Orig Price: \$334,900	Prior LP: \$324,900	Days on Mkt MLS:: 126
Photo Option: Lister will Submit All		Total Photos: 20
		Off Mkt Date:
		Days on Mkt Property: 126
		Advertising: IDX-PUB

SOLD/LEASED INFORMATION

Contract Date: 07-Oct-2010	Close Date: 22-Nov-2010	Close Price: \$300,000	Seller Subsidy: \$0
New 1st Trust Loan Amount: \$0		New 1st Trust Loan Type: Cash	
Selling Agent: David Dauses Jr., ID: 99042			Selling Agency: Buyer Agency
Selling Broker: Coldwell Banker Waterman Realty, CBW1			





Newer siding, roof, & windows!!!



Exterior #2



Family Room



Gas Fireplacel (Can convert back to wood burning)



Kraftmade Cabinets! Tons of storage!



Ceramic Tile Flooring!



Family Room #2



1st Floor & Loft



Loft



Family Room into Dining Room



Full Ceramic Tile Shower / Floor



Acoustic Tile Ceilings, Light, Bright, PERFECT!!!

Listing provided by: Coldwell Banker Waterman Realty

Courtesy of: William Turner

Home: (410) 643-6702

Office: (410) 827-8877

Cell: (410) 643-6702

Email: fitzhugh@tidewaterproperties.com

Company: Tidewater Properties

Office: (410) 827-8877

Fax: (410) 827-5018

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Information is believed to be accurate, but should not be relied upon without verification.





Built In Cabinets / Granite Vanity Top!



2nd Story Deck!



PRIVATE!



Screened-In Porch



Patio



Screened-In Porch / Deck



Front Entrance



Exterior (Rear)

Listing provided by: Coldwell Banker Waterman Realty

Courtesy of: William Turner
Home: (410) 643-6702 Office: (410) 827-8877
Cell: (410) 643-6702 Email: fitzhugh@tidewaterproperties.com
Company: Tidewater Properties
Office: (410) 827-8877 Fax: (410) 827-5018

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Information is believed to be accurate, but should not be relied upon without verification.



Property Address: 122 CECIL RD, STEVENSVILLE MD 21666 3560

Legal Subdiv/Neighborhood: KENT ISLAND ESTATES
 Incorporated City:
 Owner Name:
 Addtnl:
 Condo/Coop Project:
 Phone #:
 Absent Owner: Yes
 Company Owner: TORGERSON CHRISTOPHER A TR
 Care of Name:

MAILING ADDRESS: 160 HENSON DR, HUNTSVILLE, AL 35811 8837

LEGAL DESCRIPTION: LOTS 39 & 1/2 OF 41 BLK F-SECTION 2 KENT ISLAND ESTATES

Mag/Dist #: 4	Lot: 39P41	Block/Square:F	
Election District: 4	Legal Unit #:	Grid:	Tax Map:
Section: 2	Subdiv Ph:	Addl Parcel Flag/#:	Map: 76
Map Suffix:	Suffix:	Parcel: 41	Sub-Parcel:
Historic ID:	Agri Dist:	Plat Folio:	Plat Liber:

Tax Year 2013

Total Tax Bill: \$2,579	City Tax:	Tax Levy Year: 2013
State/County Tax: \$2,579	Refuse:	Tax Rate: 0.96
Spec Tax Assmt:	Homestd/Exempt Status:	
Front Foot Fee:	Mult. Class:	
Exempt Class:		
Tax Class: 09		

ASSESSMENT

Year Assessed	Total Tax Value	Land	Improvement	Land Use
2014	\$268,900	\$97,100	\$171,800	
2013	\$268,900	\$127,150	\$254,150	
2012	\$268,900	\$127,150	\$254,150	

DEED	Deed Liber: 1995	Deed Folio: 730	
<u>Transfer Date</u>	<u>Price</u>	<u>Grantor</u>	<u>Grantee</u>
29-Dec-2010	\$300,000	MILBURN, WILLIAM L JR & SHARI	TORGERSON, CHRISTOPHER A TRUST
16-Sep-1993	\$159,900	PETER, MICHAEL RICHARD & JUDIT	MILBURN, WILLIAM L JR AND SHAR
10-Mar-1986	\$12,000	BLUM, WILLIAM L	PETER, MICHAEL RICHARD & JUDIT

PROPERTY DESCRIPTION

Year Built: 1987	Zoning Code: NC-20	Census Trct/Blck: /
Irregular Lot:	Square Feet: 15,000	Acreage: 0.34
Land Use Code: Residential	Plat Liber/Folio: /	Property Card:
Property Class:R	Quality Grade: ABOVE AVERAGE	Road Description:
Zoning Desc: NEIGH CONSRV DIST-20,000 S	Xfer Devel.Right:	Road Frontage:
Prop Use: RESIDENTIAL	Site Influence:	Topography:
Building Use:		Sidewalk:
Lot Description:		Pavement:

STRUCTURE DESCRIPTION

	<u>Section 1</u>	<u>Section 2</u>	<u>Section 3</u>	<u>Section 4</u>	<u>Section 5</u>
Construction:					
Story Type:	2	1		1.5	
Description:					
Dimensions:					
Area:	1,392	250	135	360	135
Foundation:		Roofing: Shingle - Composite		# of Dormers:	
Ext Wall: Other		Style: Standard Unit		Year Remodeled:	
Stories: 2		Units: 1		Model/Unit Type: STANDARD UNIT	
Total Building Area:			Living Area: 2,002	Base Sq Ft:	
Patio/Deck Type: DECK	Sq Ft: 637		Porch Type: Open	Sq Ft: 216	
Balcony Type:	Sq Ft:		Pool Type:	Sq Ft:	
Attic Type:	Sq Ft:		Roof Type:		
Rooms:		Fireplace Type: FRAM		Fireplaces: 1	
Bedrooms:		Bsm1 Type:		Garage Type:	
Full Baths: 1		Bsm1 Tot Sq Ft:		Garage Const.:	
Half Baths: 1		Bsm1 Fin Sq Ft:		Garage Sq Ft:	
Baths: 1.50		Bsm1 Unfin Sq Ft:		Garage Spaces:	
Other Rooms:			Air Conditioning: Combined System		
Other Amenities:			Interior Floor:		
Appliances:			Outbuildings:		
Gas:	Heat: Heat Pump(s)		Sewer: Private	Fuel:	
Electric:	Water: Private		Underground:	Walls:Cathedral Ceilings	

Tax Record Updated : 22-Nov-2013

Courtesy of: William Turner
 Home: (410) 643-6702
 Cell: (410) 643-6702
 Company: Tidewater Properties
 Office: (410) 827-8877
 Office: (410) 827-8877
 Email: fitzhugh@tidewaterproperties.com
 Fax: (410) 827-5018

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 Information is believed to be accurate, but should not be relied upon without verification.
 Accuracy of square footage, lot size and other information is not guaranteed.





Status: SOLD
Contract Date: 05-Apr-2011

Close Date: 12-May-2011
Auction: No
Address: 407 SKIPPER LN
County/State: QUEEN ANNES, MD
Election District: 4
Inc. City/Town:

List Price: \$329,000
Close Price: \$300,000
Transaction Type: Standard Sale

MLS#: QA7565679
Postal City: Chester
Class: Residential
Listing Type: Excl. Right
Legal Subdiv: CASTLE MARINA
Advised Subdiv: CASTLE MARINA
Model Name:
Tax ID: 1804011694
Age: 35
Style: Colonial

Total Taxes: \$3,775
Year Built: 1979
Type: Detached

ADC Map: 23D1
Area:
Tax Year: 2010
Tot Sqft - Fin: 2,600
TH Type:

Zip Code: 21619-2519
Ownership: Fee Simple, Sale
TBM Map:
LoL AC/SF: 0.48/20,944
HOA Fee: /
C/C FEE: /
Levels: 2 **# Fireplaces:** 2

<u>INTERIOR</u>	<u>Total</u>	<u>Main</u>	<u>Upper 1</u>	<u>Upper 2</u>	<u>Lower 1</u>	<u>Lower 2</u>	<u>Schools</u>
Bedrooms:	4	0	4	0	0	0	ES:
Full Baths:	2	0	2	0	0	0	MS:
Half Baths:	1	1	0	0	0	0	HS:

<u>Room</u>	<u>Dimension</u>	<u>Level</u>	<u>Flooring</u>	<u>Fireplace</u>
Living Room	21 x 11	Main	Carpet	
Dining Room	15 x 14	Main	Vinyl	Wood Stove
Bedroom-Master	21 x 11	Upper 1	Carpet	Wood Burning
Bedroom-Second	14 x 13	Upper 1	Carpet	
Bedroom-Thrd	14 x 12	Upper 1	Carpet	
Bedroom-Fourth	10 x 11	Upper 1	Carpet	
Kitchen	16 x 13	Main	Vinyl	
Den	13 x 12	Main	Carpet	
Other Room 1	31 x 12	Main		
Florida/Sun Rm				

Main Entrance:
Interior Style: Floor Plan-Traditional
Dining/Kitchen: Kit-Breakfast Bar, Kil-Country, Sep Dining Rm
Appliances: Dryer, Exhaust Fan, Microwave, Oven/Range-Electric, Range hood, Refrigerator, Washer
Amenities: Attach Mstr Bath, Shades/Blinds, W/W Carpeting
Property Condition: Shows Well
Security:
Windows/Doors:
Walls/Ceilings:

Basement (Y/N): No
Foundation: Concrete Slab



Handicap: None
Unit Description:
R-Factor Basement:
Tot Sqft - Fin: 2,600

R-Factor Ceiling:
Above Grade Fin/Unfin:2,600 /

House Dimensions:
R-Factor Walls:
Below Grade Fin/Unfin: /
Tax Living Area: 2,712

DIRECTIONS: CASTLE MARINA ROAD, RIGHT ON ANCHORAGE, RIGHT ON SKIPPER LANE

AGENT REMARKS: SPACIOUS FLOOR PLAN WITH MANY OPTIONS FOR DECORATING. NEW KITCHEN, CARPET, FRESH PAINT, DINING AND LIVING ROOMS AND A YEAR ROUND SUNROOM LOOKING OUT OVER THE INGROUND GUNITE POOL AND GENEROUSLY LANDSCAPE YARD W/PRIVACY FENCE. MASTER SUITE OFFERS FIREPLACE, SITTING/EXERCISE AREA AND A BALCONY THAT OVERLOOKS POOL. GREAT FAMILY HOUSE W/MANY EXTRAS. SELLERS MOVING WEST

INTERNET REMARKS: SPACIOUS FLOOR PLAN WITH MANY OPTIONS FOR DECORATING. NEW KITCHEN, CARPET, FRESH PAINT, DINING AND LIVING ROOMS AND A YEAR ROUND SUNROOM LOOKING OUT OVER THE INGROUND GUNITE POOL AND GENEROUSLY LANDSCAPE YARD W/PRIVACY FENCE. MASTER SUITE OFFERS FIREPLACE, SITTING/EXERCISE AREA AND A BALCONY THAT OVERLOOKS THE POOL. GREAT FAMILY HOUSE W/MANY EXTRAS. SELLERS MOVING WEST

EXTERIOR

New Construction: No
Building Sites/Lots:
Soil Type:
Exterior:
Exterior Construction: Vinyl Siding
Lot Description:
Other Structures: Above Grade, Other
Roads:
Roofing: Shingle/F-Glass
Topography:
Transportation:
View Exposure:
Transfer Development Rights:

Builder Name:
Lot Dimensions:

Lot Sqft: 20,944
Lot Acreage: 0.48
Total Units:

PARKING: Drvwy/Off Str

Type of Garage:
Type of Carport:
Parking Block/Square:
Parking Space #:

Wooded Acres:

Garage Spaces:
Carport Spaces:
Parking Inc in List Price: Yes
Parking Inc in Sale Price: Yes

Fenced Acres:

Assigned Spaces:

Parking Lot:

UTILITIES

Heating System: 90% Forced Air
Cooling System: Ceiling Fan(s), Central A/C
Hot Water: Electric
Water: Well
TV/Cable/Comm:

Heating Fuel: Electric, Oil, Wood
Cooling Fuel: Electric
Sewer/Septic: Public Sewer
Metering:

FARM: No

WATER: No

VACATION: No

FINANCIAL INFORMATION

Earnest Money:
City/Town:
Total Taxes: \$3,775
Tax Year: 2010
Investor Ratio:
Project Approved:
Possession: 31-60 Days CD
Tenants Rights:
Current Financing/Loan:
New Financing:
Cash to Assume:
Amortized Years:
Special Assessment:

Other Fees:
Refuse:
Land: \$172,740
Special Tax Assess:
Agricultural District:

Other Pmt Freq:
Front Foot Fee:
Improvements: \$267,150
Tot Tax Assessment: \$439,890
Year Renovated:

County: \$3,775
Water/Swr Hook-up:
Yr Assessed: 2010
Tap:
Year Converted:

Owner/Private Finance:
Balloon- # of Years:
Remaining Yrs:

Interest Rate:
Annual Rent Income:
Special Assessment 2:

Years:
Rental Year:
Remaining Yrs:

LEGAL INFORMATION



Lot: 13	Block/Square: B	Section:	Phase:
Parcel Number: 383	Liber #:	Folio #:	Zoning Code: NC-15
Master Plan Zoning:	Historic Designation ID:		Tax Map #:
Contract Info: Other			
Disclosures: Prop Disclaimer			
Documents: Other			
Special Permits:			

OWNER, SHOWING CONTACT, PROPERTY MANAGEMENT INFORMATION

Owner 1 Name: HALL	Home #:	Office #:
Showing Contact 1: CALL CSS CSS CSS CALL CSS CSS CSS	Home #:	Office #:
	Monthly Rent:	Lease Exp. Date:
Show Instructions: Call 1st-Showing Service		
Show Time: -	Show Days:	

LISTING AGENT/BROKER/COMPENSATION

Listing Agent: SHARON TRYON , ID: 10192	Home: (410) 604-0850	Home Fax: (410) 643-4051
Cell Phone:	Agent Office: (800) 447-1419	Voice Mail: (410) 643-2244 x267
Agent Email: sharon.tryon@longandfoster.com	Pager:	
Company: Long & Foster Real Estate, Inc., LNG63		Office: (410) 643-2244
Address: 202 Thompson Creek Rd, Stevensville, MD 21666		Fax: (410) 643-4051
Sub-Agent Comp: 2.5	Buyer-Agent Comp: 2.5	Add'l Comp: NO
Dual Agency: Yes	Variable Rate Comp: No	Desg Rep: No
List Date: 01-Apr-2011	Update Date: 12-May-2011	Update Type: OTHER
Orig Price: \$329,000	Prior LP:	Days on Mkt MLS:: 4
Photo Option: Lister will Submit All		Total Photos: 19
		Off Mkt Date:
		Days on Mkt Property: 4
		Advertising: IDX-PUB

SOLD/LEASED INFORMATION

Contract Date: 05-Apr-2011	Close Date: 12-May-2011	Close Price: \$300,000	Seller Subsidy: \$0
New 1st Trust Loan Amount: \$320,000		New 1st Trust Loan Type: Conventional	
Selling Agent: Angela Busch , ID: 121533			Selling Agency: Disclosed Dual Age
Selling Broker: Long & Foster Real Estate, Inc., LNG233			





Exterior (Main)



Exterior #2



Swimming Pool



Swimming Pool 2



Unique #1



Unique #2



Patio



Deck



Living Room



Family Room



Kitchen



Kitchen #2

Listing provided by: Long & Foster Real Estate, Inc.

Courtesy of: William Turner
Home: (410) 643-6702 Office: (410) 827-8877
Cell: (410) 643-6702 Email: fitzhugh@tidewaterproperties.com
Company: Tidewater Properties
Office: (410) 827-8877 Fax: (410) 827-5018

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Other #4



Other #2



Master Bedroom



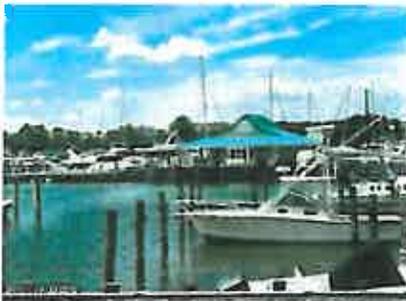
Bedroom #2



Other #1



Other #3



Community Amenities 1

Listing provided by: Long & Foster Real Estate, Inc.

Courtesy of: William Turner
Home: (410) 643-6702 Office: (410) 827-8877
Cell: (410) 643-6702 Email: fitzhugh@tidewaterproperties.com
Company: Tidewater Properties
Office: (410) 827-8877 Fax: (410) 827-5018

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Tax ID: 1804011694
County: QUEEN ANNES
Property Address: 407 SKIPPER LN, CHESTER MD 21619 2519

Metropolitan Regional Information Systems, Inc.
Full Tax Record

Page 1 of 1
01-Apr-2014
1:36 pm

Legal Subdiv/Neighborhood: CASTLE MARINA
Incorporated City:
Owner Name: NICHOLAS M TELLAM
Addtl: SHERIA
Mailing Address: 407 SKIPPER LN, CHESTER, MD 21619 2519
LEGAL DESCRIPTION: LOT 13 BLK B CASTLE MARINA

Condo/Coop Project:
Phone #:
Company Owner:
Care of Name:
Absent Owner: No

Mag/Dist #: 4
Election District: 4
Section:
Map Suffix:
Historic ID:
Tax Year 2013

Lot: 13
Legal Unit #:
Subdiv Ph:
Suffix:
Agri Dist:

Block/Square: B
Grid: 2
Addl Parcel Flag/#:
Parcel: 383
Plat Folio:
Tax Map:
Map: 57
Sub-Parcel:
Plat Liber:

Total Tax Bill: \$3,082
State/County Tax: \$3,081
Spec Tax Assmt:
Front Foot Fee:
Exempt Class:
Tax Class: 01
City Tax:
Refuse:
Homestd/Exempt Status:
Mult. Class:
Tax Levy Year: 2013
Tax Rate: 0.96

ASSESSMENT

Year Assessed	Total Tax Value	Land	Improvement	Land Use
2014	\$321,300	\$132,600	\$188,700	
2013	\$321,300	\$172,700	\$267,100	
2012	\$321,300	\$172,700	\$267,100	

DEED Deed Liber: 2025 Deed Folio: 626
Transfer Date 16-May-2011 Price \$300,000 Grantor HALL, BRYAN Grantee TELLAM, NICHOLAS M & SHERIA HALL, BRYAN L AND NANCY E

PROPERTY DESCRIPTION

Year Built: 1979
Irregular Lot:
Land Use Code: Residential
Property Class: R
Zoning Desc: NEIGH CONSRV DIST-15,000 S
Prop Use: RESIDENTIAL
Building Use:
Lol Description:
Zoning Code: NC-15
Square Feet: 20,944
Plat Liber/Folio: /
Quality Grade: AVERAGE
Xfer Devel.Right:
Site Influence:
Census Trct/Blck: /
Acreage: 0.48
Property Card:
Road Description:
Road Frontage:
Topography:
Sidewalk:
Pavement:

STRUCTURE DESCRIPTION

	Section 1	Section 2	Section 3	Section 4	Section 5
Construction:					
Story Type:	2	1			
Description:					
Dimensions:					
Area:	2,472	240	96	96	96
Foundation:		Roofing: Shingle - Composite		# of Dormers:	
Ext Wall: Siding - Alum/Viny		Style: Standard Unit		Year Remodeled:	
Stories: 2		Units: 1		Model/Unit Type: STANDARD UNIT	
Total Building Area:			Living Area: 2,712	Base Sq Ft:	
Patio/Deck Type: DECK	Sq Ft: 480		Porch Type: Open	Sq Ft: 144	
Balcony Type:	Sq Ft:		Pool Type: Concrete	Sq Ft: 900	
Attic Type:	Sq Ft:		Roof Type:		
Rooms:		Fireplace Type: BRK		Fireplaces: 2	
Bedrooms:		Bsmt Type:		Garage Type:	
Full Baths: 2		Bsmt Tot Sq Ft:		Garage Const.:	
Half Baths: 1		Bsmt Fin Sq Ft:		Garage Sq Ft:	
Baths: 2.50		Bsmt Unfin Sq Ft:		Garage Spaces:	
Other Rooms:			Air Conditioning: Combined System		
Other Amenities:			Interior Floor:		
Appliances:			Outbuildings:		
Gas:	Heat: Forced Air		Sewer: Public	Fuel:	
Electric:	Water: Private		Underground:	Walls:	

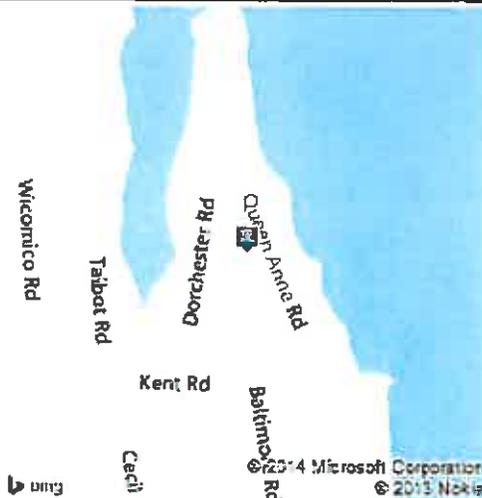
Tax Record Updated : 24-Oct-2013

Courtesy of: William Turner
Home: (410) 643-6702
Cell: (410) 643-6702
Company: Tidewater Properties
Office: (410) 827-8877
Office: (410) 827-8877
Office: (410) 827-8877
Email: fitzhugh@lidewaterproperties.com
Fax: (410) 827-5018

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Accuracy of square footage, lot size and other information is not guaranteed.



8



Status: SOLD
 Contract Date: 04-Jun-2011

Close Date: 10-Aug-2011
 Auction: No
 Address: 335 QUEEN ANNE RD
 County/State: QUEEN ANNES, MD
 Election District: 4
 Inc. City/Town:

List Price: \$325,000
 Close Price: \$300,000
 Transaction Type: Standard Sale
 Zip Code: 21666-3549
 Ownership: Fee Simple, Sale

MLS#: QA7573383
 Postal City: Stevensville
 Class: Residential
 Listing Type: Excl. Right
 Legal Subdiv: KENT ISLAND ESTATES
 Advertised Subdiv: KENT ISLAND ESTATES
 Model Name:
 Tax ID: 1804027051
 Age: 42
 Style: Rancher

Total Taxes: \$2,221
 Year Built: 1972
 Type: Detached

ADC Map: 29,G,5
 Area:
 Tax Year: 2010
 Tot Sqft - Fin: 0
 TH Type:

TBM Map:
 Lot AC/SF: 0.46/20,000
 HOA Fee: /
 C/C FEE: /
 # Levels: 1 # Fireplaces: 0

INTERIOR	Total	Main	Upper 1	Upper 2	Lower 1	Lower 2	Schools
Bedrooms:	3	3	0	0	0	0	ES:
Full Baths:	2	2	0	0	0	0	MS:
Half Baths:	0	0	0	0	0	0	HS:

Room	Dimension	Level	Flooring	Fireplace
Bedroom-Master		Main	Carpel	
Bedroom-Third		Main	Carpel	
Bedroom-First		Main	Carpel	

Main Entrance: Living Room
 Interior Style:
 Dining/Kitchen: Kit-Dining Combo
 Appliances: Dishwasher, Dryer, Refrigerator, Stove, Washer
 Amenities:
 Property Condition:
 Security:
 Windows/Doors:
 Walls/Ceilings:

Basement (Y/N): No

Foundation:
 Handicap: None
 Unil Description:
 R-Factor Basement:
 Tot Sqft - Fin: 0

R-Factor Ceiling:
 Above Grade Fin/Unfin: /

House Dimensions:
 R-Factor Walls:
 Below Grade Fin/Unfin: /
 Tax Living Area: 1,248

DIRECTIONS: RT 50 to MD 8, take MD 8 south approximately 8 miles. Left on Queen Anne Rd, house on the right. Sign posted.



AGENT REMARKS: This charming property has been completely renovated and upgraded including HVAC work, stainless steel appliances, carpet, cabinets and bathrooms. Situated on approximately 1 acre lot with limited water views of Eastern Bay, a contiguous building lot is included with this property. The home includes 3 bedrooms, 3 baths, screened-in porch and deck. A must see that is truly move in ready!

INTERNET REMARKS: This charming property has been completely renovated and upgraded including HVAC work, stainless steel appliances, carpet, cabinets and bathrooms. Situated on approximately 1 acre lot with limited water views of Eastern Bay, a contiguous building lot is included with this property. The home includes 3 bedrooms, 2 baths, screened in porch and deck. A must see that is truly move in ready!

EXTERIOR

New Construction: No	Builder Name:	Lot Sqft: 20,000
Building Sites/Lots:	Lot Dimensions:	Lot Acreage: 0.46
Soil Type:		Total Units:
Exterior:		
Exterior Construction: Vinyl Siding		
Lot Description:		
Other Structures: Shed		
Roads:		
Roofing:		
Topography:		
Transportation:		
View Exposure:		
Transfer Development Rights:	Wooded Acres:	Fenced Acres:

PARKING: Drvwy/Off Str		
Type of Garage:	# Garage Spaces:	# Assigned Spaces:
Type of Carport:	# Carport Spaces:	
Parking Block/Square:	Parking Inc in List Price: Yes	Parking Lot:
Parking Space #:	Parking Inc In Sale Price: Yes	

UTILITIES

Heating System: Forced Air	Heating Fuel: Electric
Cooling System: Central A/C	Cooling Fuel: Electric
Hot Water: Electric	Sewer/Septic: Septic
Water: Well	Metering:
TV/Cable/Comm:	

FARM: No

WATER: Yes		
Water Oriented: Yes	Water Access: Yes	Water Front: No
# of Docks: 0	Nav Water: Yes	Body of Water: EASTERN BAY
Mean Low Water: 3+	Water Frontage: 0.00	Dock Type: None
Blks to Ocn: 4	Phys Dock Conveys: No	#Boats Permitted-Power: 0
		Water View: No
		Non Power: 0

VACATION: No

FINANCIAL INFORMATION

Earnest Money:	Other Fees:	Other Pmt Freq:	County: \$2,221
City/Town:	Refuse:	Front Foot Fee:	Water/Swr Hook-up:
Total Taxes: \$2,221	Land: \$137,150	Improvements: \$117,630	Yr Assessed: 2010
Tax Year: 2010	Special Tax Assess:	Tot Tax Assessment: \$254,780	Tap:
Investor Ratio:	Agricultural District:	Year Renovated:	Year Converted:
Project Approved:			
Possession: Settlement			
Tenants Rights:			
Current Financing/Loan:			
New Financing:			
Cash to Assume:	Owner/Private Finance:	Interest Rate:	Years:
Amorized Years:	Balloon- # of Years:	Annual Rent Income:	Rental Year:
Special Assessment:	Remaining Yrs:	Special Assessment 2:	Remaining Yrs:

LEGAL INFORMATION



Lot: 35 37	Block/Square: B	Section: 1	Phase:
Parcel Number: 101	Liber #:	Folio #:	Zoning Code: NC-20
Master Plan Zoning:	Historic Designation ID:		Tax Map #:
Contract Info: None			
Disclosures: Flood Ins.-Req, Prop Disclaimer, Lead Based Paint Documents:			
Special Permits:			

OWNER, SHOWING CONTACT, PROPERTY MANAGEMENT INFORMATION

Owner 1 Name: Hiller	Home #:	Office #:
Showing Contact 1: MONICA PENWELL	Home #: (310) 310-0225	Office #:
	Monthly Rent:	Lease Exp. Date:
Show Instructions: Call 1st-Lister, Lockbox-Comb, Show Anytime, Sign on Property		
Show Time: -	Show Days:	

LISTING AGENT/BROKER/COMPENSATION

Listing Agent: MONICA PENWELL, ID: 100048	Home: (410) 745-3982	Home Fax:
Cell Phone: (410) 310-0225	Agent Office:	Pager:
Agent Email: monicapenwell@mriss.com		Voice Mail: x
Company: Lacaze Meredith Real Estate, LCMD3		Office: (410) 745-0283
Address: 109 Talbot St S, Saint Michaels, MD 21663		Fax: (410) 745-0288

Sub-Agent Comp: 2.5	Buyer-Agent Comp: 2.5	Add'l Comp:	
Dual Agency: Yes	Variable Rate Comp: No	Desg Rep: No	
List Date: 09-Apr-2011	Update Date: 10-Aug-2011	Update Type: OTHER	Off Mkt Date:
Orig Price: \$325,000	Prior LP:	Days on Mkt MLS:: 59	Days on Mkt Property: 59
Photo Option: Lister will Submit All		Total Photos: 20	Advertising: IDX-PUB

SOLD/LEASED INFORMATION

Contract Date: 04-Jun-2011	Close Date: 10-Aug-2011	Close Price: \$300,000	Seller Subsidy: \$0
New 1st Trust Loan Amount: \$0		New 1st Trust Loan Type: Cash	
Selling Agent: Monica Penwell, ID: 100048			Selling Agency: Seller Agency
Selling Broker: Lacaze Meredith Real Estate, LCMD3			





Exterior (Main)



Exterior #2



Exterior (Rear)



Kitchen/Dining Room



Kitchen



Kitchen #2



Kitchen #3



Family Room #3



Family Room



Family Room #2



Master Bedroom



Master Bedroom #2

Listing provided by: Lacaze Meredith Real Estate

Courtesy of: William Turner
Home: (410) 643-6702 Office: (410) 827-8877
Cell: (410) 643-6702 Email: fitzhugh@tidewaterproperties.com
Company: Tidewater Properties
Office: (410) 827-8877 Fax: (410) 827-5018

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Bedroom #1



Bedroom #2



Bath #1



Bath #2



Deck



Screened-In Porch



Shed



Other #1

Listing provided by: Lacaze Meredith Real Estate

Courtesy of: William Turner
Home: (410) 643-6702 Office: (410) 827-8877
Cell: (410) 643-6702 Email: fitzhugh@tidewaterproperties.com
Company: Tidewater Properties
Office: (410) 827-8877 Fax: (410) 827-5018

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Information is believed to be accurate, but should not be relied upon without verification.



Property Address: 335 QUEEN ANNE RD, STEVENSVILLE MD 21666 3549

Legal Subdiv/Neighborhood: KENT ISLAND ESTATES
Incorporated City:
Owner Name: JOHN P MCMAHON
Addnl: CATHERINE C
Condo/Coop Project:
Phone #:
Company Owner:
Care of Name:
Absent Owner: No

MAILING ADDRESS: 335 QUEEN ANNE RD, STEVENSVILLE, MD 21666 3549

LEGAL DESCRIPTION: LOTS 35-37/BLK B KENT ISLAND ESTATES SECTION ONE

Mag/Dist #: 4
Election District: 4
Section: 1
Map Suffix:
Historic ID:
Tax Year 2013
Lot: 35 37
Legal Unit #:
Subdiv Ph:
Suffix:
Agri Dist:
Block/Square: B
Grid:
Addl Parcel Flag/#:
Parcel: 101
Plat Folio:
Tax Map:
Map: 70
Sub-Parcel:
Plat Liber:

Total Tax Bill: \$2,179
State/County Tax: \$2,179
Spec Tax Assmt:
Front Foot Fee:
Exempt Class:
Tax Class: 09
City Tax:
Refuse:
Homestd/Exempt Status:
Mult. Class:
Tax Levy Year: 2013
Tax Rate: 0.96

ASSESSMENT

Year Assessed	Total Tax Value	Land	Improvement	Land Use
2014	\$227,200	\$107,100	\$120,100	
2013	\$227,200	\$137,150	\$117,630	
2012	\$227,200	\$137,150	\$117,630	

DEED Deed Liber: 2041 Deed Folio: 94

Transfer Date	Price	Grantor	Grantee
11-Aug-2011	\$300,000	HILLER, EDWARD J	MCMAHON, JOHN P JR
30-Aug-2007	\$256,250	BUTLER, B T	HILLER, EDWARD J
18-Aug-1983	\$73,500	GROVE, STEPHEN P	BUTLER, B T

PROPERTY DESCRIPTION

Year Built: 1972
Irregular Lot:
Land Use Code: Residential
Property Class: R
Zoning Desc: NEIGH CONSRV DIST-20,000 S
Prop Use: RESIDENTIAL
Building Use:
Lot Description:
Zoning Code: NC-20
Square Feet: 20,000
Plat Liber/Folio: /
Quality Grade: BELOW AVERAGE
Xfer Devel.Right:
Site Influence:
Census Trct/Blck: /
Acreage: 0.46
Property Card:
Road Description:
Road Frontage:
Topography:
Sidewalk:
Pavement:

STRUCTURE DESCRIPTION

	Section 1	Section 2	Section 3	Section 4	Section 5
Construction:					
Story Type:	1				
Description:					
Dimensions:					
Area:	1,248	448	448		
Foundation:		Roofing: Shingle - Composite		# of Dormers:	
Ext Wall: Siding - Alum/Viny		Style: Standard Unit		Year Remodeled:	
Stories: 1		Units: 1		Model/Unit Type: STANDARD UNIT	
Total Building Area:			Living Area: 1,248	Base Sq Ft:	
Patio/Deck Type:	Sq Ft:		Porch Type: Enclosed/Open	Sq Ft: 728	
Balcony Type:	Sq Ft:		Pool Type:	Sq Ft:	
Attic Type:	Sq Ft:		Roof Type:		
Rooms:		Fireplace Type:		Fireplaces:	
Bedrooms:		Bsmt Type:		Garage Type:	
Full Baths: 1		Bsmt Tot Sq Ft:		Garage Const.:	
Half Baths:		Bsmt Fin Sq Ft:		Garage Sq Ft:	
Baths: 1.00		Bsmt Unfin Sq Ft:		Garage Spaces:	
Other Rooms:			Air Conditioning:		
Other Amenities:			Interior Floor:		
Appliances:			Outbuildings: SHED		
Gas:	Heat: Electric		Sewer: Private	Fuel:	
Electric: Yes	Water: Private		Underground:	Walls:	

Tax Record Updated : 24-Oct-2013

Courtesy of: William Turner
Home: (410) 643-6702
Cell: (410) 643-6702
Company: Tidewater Properties
Office: (410) 827-8877
Office: (410) 827-8877
Email: fitzhugh@tidewaterproperties.com
Fax: (410) 827-5018

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Accuracy of square footage, lot size and other information is not guaranteed.





Status: SOLD	Close Date: 31-Dec-2010	List Price: \$314,900
Contract Date: 10-Nov-2010	Auction: No	Close Price: \$299,900
MLS#: QA7430215	Address: 135 NORTH LAKE DR N	Transaction Type: Standard Sale
Postal City: Stevensville	County/State: QUEEN ANNES, MD	Zip Code: 21666-3901
Class: Residential	Election District: 4	Ownership: Fee Simple, Sale
Listing Type: Excl. Right	Inc. City/Town:	
Legal Subdiv: TOWER GARDENS	ADC Map: 29D7	TBM Map:
Advertised Subdiv: TOWER GARDENS	Area:	Lot AC/SF: 0.46/19,840
Model Name:	Tax Year: 2010	HOA Fee: \$35.00 / Annually
Tax ID: 1804071484	Total Taxes: \$2,899	C/C FEE: /
Age: 38	Year Built: 1976	# Levels: 1
Style: Rancher	Type: Detached	# Fireplaces: 1
	Tol Sqft - Fin: 1,588	
	TH Type:	

<u>INTERIOR</u>	<u>Total</u>	<u>Main</u>	<u>Upper 1</u>	<u>Upper 2</u>	<u>Lower 1</u>	<u>Lower 2</u>	<u>Schools</u>
Bedrooms:	3	3	0	0	0	0	ES:
Full Baths:	2	2	0	0	0	0	MS: Matapeake
Half Baths:	0	0	0	0	0	0	HS: Kent Island

<u>Room</u>	<u>Dimension</u>	<u>Level</u>	<u>Flooring</u>	<u>Fireplace</u>
Dining Room		Main	Carpet	
Bedroom-Master	18 x 13	Main	Carpet	
Bedroom-Second	13 x 12	Main	Carpet	
Bedroom-Third	13 x 12	Main	Carpet	
Kitchen	19 x 13	Main	Wood	Gas
Family Rm	18 x 13	Main	Carpet	
Main Lvl BR				

Main Entrance:
 Interior Style: Floor Plan-Traditional
 Dining/Kitchen: Kit-Breakfast Bar, Kit-Dining Combo, Sep Dining Rm, Eat-In Kitchen
 Appliances: Dishwasher, Dryer, Exhaust Fan, Oven/Range-Electric, Range hood, Refrigerator, Washer, Water Conditioner
 Amenities: Auto Gar Dr Opn, Built-in Bookcases, Entry Lvl BR, Fireplace Equip., FP Mantels, FP Screen, Lwn Mwr/Trac, MBA/Sep Shwr, Shades/Blinds, W/W Carpeting, Washer/Dryer Hookup, Wood Floors
 Property Condition: Shows Well
 Security:
 Windows/Doors:
 Walls/Ceilings:

Basement (Y/N): No
 Foundation:
 Handicap: None
 Unit Description:

House Dimensions:



R-Factor Basement:
 Tot Sqft - Fin: 1,588

R-Factor Ceiling:
 Above Grade Fin/Unfin:1,588 /

R-Factor Walls:
 Below Grade Fin/Unfin: /
 Tax Living Area: 1,588

DIRECTIONS: ROUTE 50 TO ROUTE 8 SOUTH. GO ABOUT 7-8 MILES AND MAKE RIGHT ONTO KENT POINT RD. THEN MAKE RIGHT ONTO NORTH LAKE DRIVE. HOUSE ON LEFT. SIGN ON PROPERTY.

AGENT REMARKS: Spacious country kitchen with fireplace and wood floor, carpet throughout, built-in bookcases, triple paned windows and an attached 600 sq ft garage with workbench. Great neighborhood which includes community beaches,boat ramps, and play areas. Close to Bay Bridge for commuters.

INTERNET REMARKS: Spacious country kitchen with fireplace and wood floor, carpet throughout, built-in bookcases, triple paned windows and an attached 600 sq ft garage with workbench. Great neighborhood which includes community beaches,boat ramps, and play areas. Close to Bay Bridge for commuters.

EXTERIOR

New Construction: No
 Buiding Sites/Lots:
 Soil Type:
 Exterior:
 Exterior Construction: Brick and Siding
 Lot Description:
 Other Structures: Above Grade
 Roads:
 Roofing: Shingle-Asphalt
 Topography:
 Transportatlon:
 View Exposure:
 Transfer Development Rights:

Builder Name:
 Lot Dimensions:

Lot Sqft: 19,840
 Lot Acreage: 0.46
 Total Units:

PARKING: Drvwy/Off Str, Garage, Paved Driveway, Garage Door Opener

Type of Garage: Attached, Front Loading Garage
 Type of Carport:
 Parking Block/Square:
 Parking Space #:

Wooded Acres:
 # Garage Spaces: 2
 # Carport Spaces:
 Parking Inc In Llst Price: Yes
 Parking Inc in Sale Price: Yes

Fenced Acres:
 # Assigned Spaces:
 Parking Lot:

UTILITIES

Heating System: Heat Pump(s)
 Cooling System: Ceiling Fan(s), Central A/C, Heat Pump(s)
 Hot Water: Electric
 Water: Well
 TV/Cable/Comm: CATV/Dwelling

Heating Fuel: Bottled Gas/Prop, Electric
 Cooling Fuel: Electric
 Sewer/Septic: Mound System, Public Septic
 Metering:

FARM: No

WATER: Yes

Water Oriented: Yes
 # of Docks: 0
 Mean Low Water: 3+
 Blks to Ocn: 5

Water Access: Yes
 Nav Water: Yes
 Water Frontage: 0.00
 Phys Dock Conveys: No

Water Front: No
 Body of Water: CHESAPEAKE BAY
 Dock Type: None
 #Boats Permitted-Power: 0

Water View: No
 Non Power: 0

VACATION: No

FINANCIAL INFORMATION

Earnest Money:
 City/Town:
 Total Taxes: \$2,899
 Tax Year: 2010
 Investor Ratio:
 Project Approved:
 Possession: Settlement
 Tenants Rights:
 Current Financing/Loan:
 New Financing:
 Cash to Assume:
 Amortized Years:
 Special Assessment:

Other Fees:
 Refuse:
 Land: \$167,630
 Special Tax Assess:
 Agricultural District:
 Owner/Private Finance:
 Balloon- # of Years:
 Remaining Yrs:

Other Pmt Freq:
 Front Foot Fee:
 Improvements: \$176,420
 Tot Tax Assessment: \$344,050
 Year Renovated:
 Interest Rate:
 Annual Rent Income:
 Special Assessment 2:

County: \$2,899
 Water/Swr Hook-up:
 Yr Assessed: 2010
 Tap:
 Year Converted:
 Years:
 Rental Year:
 Remaining Yrs:



Condo/Coop Fee: -- Frequency:

HOA Y/N: Yes

HOA Fee: 35.00 -- Frequency: Annually

HOA/Condo/Coop Community Amenities:

HOA/Condo/Coop Rules:

HOA/Condo/Coop Fees Include:

HOA/Condo/Coop Management:

LEGAL INFORMATION

Lot: 20

Block/Square: N

Section:

Phase:

Parcel Number: 14

Liber #:

Folio #:

Zoning Code: NC-1

Master Plan Zoning:

Historic Designation ID:

Tax Map #:

Contract Info: Call LA-cont info

Disclosures: Prop Disclaimer, Subj to Condo/HOA Docs

Documents:

Special Permits:

OWNER, SHOWING CONTACT, PROPERTY MANAGEMENT INFORMATION

Owner 1 Name: PUBLIC RECORDS

Home #:

Office #:

Showing Contact 1: CALL CSS

Home #:

Office #: (866) 891-7469

Monthly Rent:

Lease Exp. Date:

Show Instructions: Call 1st-Showing Contact, Lockbox-SentriLock, Show Anytime, Sign on Property

Show Time: 10 AM-7 PM

Show Days: All Days

LISTING AGENT/BROKER/COMPENSATION

Listing Agent: LISA LONGEST, ID: 92028

Home: (443) 786-4200

Home Fax:

Cell Phone: (443) 786-4200

Agent Office: (410) 643-4111

Pager:

Voice Mail: x

Agent Email: LisaLongest@ExitGoldRealty.com

Alt Agent: Debbie Houck, ID: 61112

Home: (443) 496-1252

Fax: (410) 643-4366

Cell: (443) 496-1252

Agent Office: (443) 496-1252

Pager:

Voice Mail: (410) 643-4111, x

Company: EXIT Gold Realty, EGOL2

Address: 1241 Shopping Center Rd, Stevensville, MD 21666

Office: (410) 643-4111

Fax: (410) 643-4366

Sub-Agent Comp: 0.00

Buyer-Agent Comp: 2.5

Add'l Comp:

Dual Agency: Yes

Variable Rate Comp: No

Desg Rep: Yes

List Date: 05-Sep-2010

Update Date: 11-Jan-2011

Update Type: OTHER

Off Mkt Date:

Orig Price: \$314,900

Prior LP:

Days on Mkt MLS: 66

Days on Mkt Property: 66

Photo Option: Lister will Submit All

Total Photos: 30

Advertising: IDX-PUB

SOLD/LEASED INFORMATION

Contract Date: 10-Nov-2010

Close Date: 31-Dec-2010

Close Price: \$299,900

Seller Subsidy: \$0

New 1st Trust Loan Amount: \$150,000

New 1st Trust Loan Type: Conventional

Selling Agent: Richard Curtis, ID: 64976

Selling Agency: Buyer Agency

Selling Broker: Richard M Curtis, P.A, RCPA1





Exterior (Main)



Exterior (Rear)



Exterior #2



Exterior #3



Exterior #4



Exterior #5



Entrance / Foyer



Kitchen #2



Kitchen



Kitchen #3



Dining Area



Fireplace

Listing provided by: EXIT Gold Realty

Courtesy of: William Turner
Home: (410) 643-6702 Office: (410) 827-8877
Cell: (410) 643-6702 Email: fitzhugh@tidewaterproperties.com
Company: Tidewater Properties
Office: (410) 827-8877 Fax: (410) 827-5018

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Other #3



Living Room



Living Room #2



Dining Room



Other #2



Bath #1



Master Bedroom



Master Bedroom #2



Master Bedroom #3



Master Bath



Master Bath #2



Bedroom #2

Listing provided by: EXIT Gold Realty

Courtesy of: William Turner

Home: (410) 643-6702 Office: (410) 827-8877
Cell: (410) 643-6702 Email: fitzhugh@tidewaterproperties.com
Company: Tidewater Properties
Office: (410) 827-8877 Fax: (410) 827-5018

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Bedroom #3



built-in bookcases in 3rd bedroom



Community Amenities 1



One of the 2 beaches



Community Boat Ramp



Playing Field

Listing provided by: EXIT Gold Realty

Courtesy of: William Turner
Home: (410) 643-6702 Office: (410) 827-8877
Cell: (410) 643-6702 Email: fitzhugh@tidewaterproperties.com
Company: Tidewater Properties
Office: (410) 827-8877 Fax: (410) 827-5018

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Information is believed to be accurate, but should not be relied upon without verification.



Property Address: 135 N LAKE DR, STEVENSVILLE MD 21666 3901

Legal Subdiv/Neighborhood: TOWER GARDENS
Incorporated City:
Owner Name: MICHAEL S KALINE
Addtl:
Condo/Coop Project:
Phone #:
Company Owner:
Care of Name:
Absent Owner: No

MAILING ADDRESS: 135 N LAKE DR, STEVENSVILLE, MD 21666 3901

LEGAL DESCRIPTION: LOT 20-BLK N TOWER GARDENS

Mag/Dist #: 4
Election District: 4
Section:
Map Suffix:
Historic ID:
Tax Year 2013
Lot: 20
Legal Unit #:
Subdiv Ph:
Suffix:
Agri Dist:
Block/Square:N
Grid: 8
Addl Parcel Flag/#:
Parcel: 14
Plat Folio:
Tax Map:
Map: 76
Sub-Parcel:
Plat Liber:

Total Tax Bill: \$2,389
State/County Tax: \$2,389
Spec Tax Assmt:
Front Foot Fee:
Exempt Class:
Tax Class: 09
City Tax:
Refuse:
Homestd/Exempt Status:
Mult. Class:
Tax Levy Year: 2013
Tax Rate: 0.96

ASSESSMENT

Year Assessed	Total Tax Value	Land	Improvement	Land Use
2014	\$249,100	\$137,500	\$111,600	
2013	\$249,100	\$167,630	\$176,420	
2012	\$249,100	\$167,630	\$176,420	

DEED	Deed Liber: 1999	Deed Folio: 280	
Transfer Date	Price	Grantor	Grantee
10-Jan-2011	\$282,500	STEELE, TOM & JUDY T/E	KALINE, MICHAEL S
19-Apr-2004	\$263,500	GRIER, VERNON E SR & MILDRED L	STEELE, TOM & JUDY T/E
24-Oct-1989	\$129,900	GEORGE, WM E JR & PAMELA KATHE	GRIER, VERNON E, SR & MILDRED

PROPERTY DESCRIPTION

Year Built: 1976
Irregular Lot:
Land Use Code: Residential
Property Class: R
Zoning Desc: NEIGH CONSRV DIST-1 AC
Prop Use: RESIDENTIAL
Building Use:
Lot Description:
Zoning Code: NC-1
Square Feet: 19,840
Plat Liber/Folio: /
Quality Grade: BELOW AVERAGE
Xfer Devel.Right:
Site Influence:
Census Trct/Blck: /
Acreage: 0.46
Property Card:
Road Description:
Road Frontage:
Topography:
Sidewalk:
Pavement:

STRUCTURE DESCRIPTION

	Section 1	Section 2	Section 3	Section 4	Section 5
Construction:		Frame			
Story Type:	1				
Description:					
Dimensions:					
Area:	1,588	600	56	56	
Foundation:		Roofing: Shingle - Composite		# of Dormers:	
Ext Wall: Brick/Stone		Style: Standard Unit		Year Remodeled:	
Stories: 1		Units: 1		Model/Unit Type: STANDARD UNIT	
Total Building Area:			Living Area: 1,588	Base Sq Ft:	
Patio/Deck Type:	Sq Ft:		Porch Type: Open	Sq Ft: 212	
Balcony Type:	Sq Ft:		Pool Type:	Sq Ft:	
Attic Type:	Sq Ft:		Roof Type:		
Rooms:		Fireplace Type: BRK		Fireplaces: 1	
Bedrooms:		Bsmt Type:		Garage Type: Attached	
Full Baths: 2		Bsmt Tot Sq Ft:		Garage Const.: FRAME	
Half Baths:		Bsmt Fin Sq Ft:		Garage Sq Ft: 600	
Baths: 2.00		Bsmt Unfin Sq Ft:		Garage Spaces:	
Other Rooms:			Air Conditioning: Combined System		
Other Amenities:			Interior Floor:		
Appliances:			Outbuildings:		
Gas:	Heat: Electric		Sewer: Private	Fuel:	
Electric: Yes	Water: Private		Underground:	Walls:	

Tax Record Updated : 24-Oct-2013

Courtesy of: William Turner
Home: (410) 643-6702
Cell: (410) 643-6702
Company: Tidewater Properties
Office: (410) 827-8877
Office: (410) 827-8877

Office: (410) 827-8877
Email: fitzhugh@tidewaterproperties.com
Fax: (410) 827-5018

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Accuracy of square footage, lot size and other information is not guaranteed.





Status: SOLD	Contract Date: 16-Apr-2010	Close Date: 01-Jun-2010	List Price: \$299,000
MLS#: QA7290519	Postal City: Chester	Auction: No	Close Price: \$295,000
Class: Residential	Legal Subdiv: HARBOR VIEW	Address: 1810 HARBOR DR	Transaction Type: Standard Sale
Listing Type: Excl. Agency	Advised Subdiv: HARBOR VIEW	County/State: QUEEN ANNES, MD	Zip Code: 21619-2108
Model Name:	Tax ID: 1804017404	Election District: 4	Ownership: Fee Simple, Sale
Age: 38	Total Taxes: \$2,416	Inc. City/Town:	TBM Map:
Style: Rancher	Year Built: 1976	ADC Map: 23B3	Lot AC/SF: 0.28/12,000
	Type: Detached	Area: N/A	HOA Fee: /
		Tax Year: 2009	C/C FEE: /
		Tot Sqft - Fin: 0	# Levels: 1
		TH Type:	# Fireplaces: 1

<u>INTERIOR</u>	<u>Total</u>	<u>Main</u>	<u>Upper 1</u>	<u>Upper 2</u>	<u>Lower 1</u>	<u>Lower 2</u>	<u>Schools</u>
Bedrooms:	3	3	0	0	0	0	ES:
Full Baths:	2	2	0	0	0	0	MS:
Half Baths:	0	0	0	0	0	0	HS:

<u>Room</u>	<u>Dimension</u>	<u>Level</u>	<u>Flooring</u>	<u>Fireplace</u>
Living Room				Wood Stove
Dining Room				
Bedroom-Master				
Bedroom-Second				
Bedroom-Third				
Kitchen				
Other Room 1				
Other Room 2				
Lndry-Sep Rm				
Main Lvl BR				

Main Entrance:
 Interior Style: Floor Plan-Open, Floor Plan-Traditional
 Dining/Kitchen: Kit-Table Space, Liv-Din Combo, Sep Dining Rm
 Appliances: Dryer, Exhaust Fan, Oven-SCC, Oven/Range-Electric, Refrigerator, Stove, Washer
 Amenities: Attic-Storage Only, Drapery Rods, Entry Lvl BR, FP Screen, Granite Counters, MBA/Sep Tub, MBR-BA Full, Master Walk-in Closet, Shades/Blinds, Tub-2 + person, Tub-Soaking, Walk-in Closes(s), Washer/Dryer Hookup, Wd Stove Insr, Wood Floors
 Property Condition: Renov/Remod, Restored, Shows Well
Security:
 Windows/Doors: Dble Pane Wind, Screens
 Walls/Ceilings: Cathedral Ceilings, Dry Wall, Vaulted Ceilings

Basement (Y/N): No



Foundation:

Handicap: Other

Unit Description:

R-Factor Basement:

Tot Sqft - Fin: 0

R-Factor Ceiling:

Above Grade Fin/Unfin: /

House Dimensions:

R-Factor Walls:

Below Grade Fin/Unfin: /

Tax Living Area: 1,440

DIRECTIONS: COX NECK RD**RIGHT ON HARBOR DR**DOWN SEVERAL BLOCKS**HOUSE ON LEFT**ACROSS FROM THE WATER!!

AGENT REMARKS: REDUCED OVER \$75,000**GORGEOUS WATERVIEWS**HANDSOME HOME**REFURBISHED THRUOUTII NEW MASTER SUITE & BATH ADDITION!! NEW FRONT ADDITION**NEW HALL BATH**UPDATED KITCHEN**W/GRANITE!! NEW HEAT**CAC**NEW WELL!! NEW HARDWOOD FLRS**NEW DRIVEWAY**SHED!! GORGEOUS WATERVIEWS**COMM OFFERS BEACH & MORE!! WE ARE MOTIVATED TO MOVE!!**ALL OFFERS!!!

INTERNET REMARKS: PRICE REDUCED \$50,000**GORGEOUS WATERVIEWS**HANDSOME HOME**REFURBISHED THRUOUT!! NEW MASTER SUITE & BATH ADDITION!! NEW FRONT ADDITION**NEW HALL BATH**UPDATED KITCHEN**W/GRANITE!! NEW HEAT & CAC**NEW WELL!! NEW HARDWOOD FLRS**NEW DRIVEWAY**SHED!! BROAD WATERVIEWS**COMM OFFERS BEACH & MORE!! WE ARE MOTIVATED TO MOVE!!!

EXTERIOR

New Construction: No

Builder Name:

Lot Sqft: 12,000

Buiding Sites/Lots:

Lot Dimenslons:

Lot Acreage: 0.28

Soil Type:

Total Units:

Exterior: Deck, Fenced - Rear, Patio, Pool (Abv Ground), Secure Storage

Exterior Construction: Alum/Steel Siding

Lot Description: Landscaping, Water Access, Water View

Other Structures: Shed

Roads:

Roofing:

Topography: Level

Transportation:

View Exposure: River, Water View

Transfer Development Rights:

Wooded Acres:

Fenced Acres:

PARKING: Drvwy/Off Str, Free, Paved Driveway, Surface

Type of Garage:

Garage Spaces:

Assigned Spaces:

Type of Carport:

Carport Spaces:

Parking Block/Square:

Parking Inc in List Price: Yes

Parking Lot:

Parking Space #: 5

Parking Inc In Sale Price: Yes

UTILITIES

Heating System: Central

Heating Fuel: Bottled Gas/Prop, Central

Cooling System: Ceiling Fan(s), Central A/C, Whole House Fan

Cooling Fuel: Electric

Hot Water: Electric

Sewer/Septic: Public Sewer

Water: Well

Metering:

TV/Cable/Comm:

FARM: No

WATER: Yes

Water Oriented: Yes

Water Access: Yes

Water Front: No

Water View: Yes

of Docks: 0

Nav Water: Yes

Body of Water: COX CREEK

Mean Low Water: 3+

Water Frontage: 0.00

Dock Type: Other

Blks to Ocn: 2

Phys Dock Conveys: No

#Boats Permitted-Power: 0

Non Power: 0

VACATION: No

FINANCIAL INFORMATION

Earnest Money:

Other Fees:

Other Pmt Freq:

County:

City/Town:

Refuse:

Front Foot Fee: 0.00

Water/Swr Hook-up:

Total Taxes: \$2,416

Land: \$178,850

Improvements: \$157,190

Yr Assessed: 2009

Tax Year: 2009

Special Tax Assess:

Tot Tax Assessment: \$336,040

Tap:

Investor Ratio:

Agricultural District:

Year Renovated: 2008

Year Converted:

Project Approved:

Possession: 0-30 Days CD, 120-180 Days, 31-60 Days CD, 61-90 Days CD, 90-120 Days CD, Negotiable, Other

Tenants Rights:

Current Financing/Loan:

New Financing: CDA, Cash, Conventional, FHA, Federal Land Bank, FmHA, HPAP, Negotiable, Other, Rnt w/Opt to Buy, VA



QA7290519

Residential Full Listing

1810 HARBOR DR, CHESTER, MD 21619-2108



Cash to Assume:	Owner/Private Finance:	Interest Rate:	Years:
Amortized Years:	Balloon- # of Years:	Annual Rent Income:	Rental Year:
Special Assessment:	Remaining Yrs:	Special Assessment 2:	Remaining Yrs:

LEGAL INFORMATION

Lot: 4	Block/Square: G	Section:	Phase:
Parcel Number: 511	Liber #:	Folio #:	Zoning Code: NC-15
Master Plan Zoning:	Historic Designation ID:		Tax Map #:

Contract Info: Call LA-cont info, Comp on all Homes, Registration Req, Spec Addndm Req
Disclosures: Prop Disclaimer
Documents:
Special Permits:

OWNER, SHOWING CONTACT, PROPERTY MANAGEMENT INFORMATION

Owner 1 Name: CALL CCS CALL CCS	Home #: (866) 891-7469	Office #:
Showing Contact 1: CALL CCS CALL CCS	Home #: (866) 891-7469	Office #:
	Monthly Rent:	Lease Exp. Date:

Show Instructions: Call 1st-Showing Contact, Call 1st-Showing Service, Lockbox-Sentrilock
Show Time: -
Show Days: All Days

LISTING AGENT/BROKER/COMPENSATION

Listing Agent: CAROLYN GARDINER , ID: 31253	Home: (410) 224-6633	Home Fax: (443) 782-0341
Cell Phone: (410) 562-3145	Agent Office: (410) 721-9600	Voicemail: x
Agent Email: Gardnhouse@comcast.net		
All Agent: Michele Monti , ID: 86699	Home: (410) 841-8295	Fax: (410) 768-0607
Cell: (410) 841-8295	Agent Office: (410) 647-2222	Voicemail: , x
Company: Century 21 Associates, CASO4		Office: (410) 268-1646
Address: 47 Spa Rd, Annapolis, MD 21401		Fax: (410) 268-1804

Sub-Agent Comp: 3	Buyer-Agent Comp: 3	Add'l Comp: 0	
Dual Agency: Yes	Variable Rate Comp: No	Desg Rep: No	
List Date: 25-Mar-2010	Update Date: 03-Jun-2010	Update Type: OTHER	Off Mkt Date:
Orig Price: \$299,000	Prior LP:	Days on Mkt MLS:: 22	Days on Mkt Property: 366
Photo Option: Lister will Submit All		Total Photos: 8	Advertising: IDX-PUB

SOLD/LEASED INFORMATION

Contract Date: 16-Apr-2010	Close Date: 01-Jun-2010	Close Price: \$295,000	Seller Subsidy: \$0
New 1st Trust Loan Amount: \$135,000		New 1st Trust Loan Type: Conventional	
Selling Agent: Charlotte Hardman , ID: 40706			Selling Agency: Buyer Agency
Selling Broker: Long & Foster Real Estate, Inc., LNG63			





Exterior (Main)



Kitchen



Kitchen #2



Kitchen/Dining Room



Bath #1



Bath #2



Bedroom #1



Bedroom #2

Listing provided by: Century 21 Associates

Courtesy of: William Turner
Home: (410) 643-6702 Office: (410) 827-8877
Cell: (410) 643-6702 Email: fitzhugh@lidewaterproperties.com
Company: Tidewater Properties
Office: (410) 827-8877 Fax: (410) 827-5018

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Property Address: 1810 HARBOR DR, CHESTER MD 21619 2108

Legal Subdiv/Neighborhood: HARBOR VIEW
 Incorporated City:

Owner Name: PAUL MITCHELL
 Addtn: RUSSELL-MITCHELL, ROBIN

MAILING ADDRESS: 1810 HARBOR DR, CHESTER, MD 21619 2108

LEGAL DESCRIPTION: LOT 4 BLK G HARBOR VIEW

Mag/Dist #: 4
 Election District: 4
 Section:
 Map Suffix:
 Historic ID:

Lot: 4
 Legal Unit #:
 Subdiv Ph:
 Suffix:
 Agri Dist:

Condo/Coop Project:
 Phone #:
 Company Owner:
 Care of Name:

Absent Owner: No

Tax Year 2013

Total Tax Bill: \$2,400
 State/County Tax: \$2,399
 Spec Tax Assmt:
 Front Foot Fee:

Exempt Class:
 Tax Class: 01

City Tax:
 Refuse:
 Homestd/Exempt Status:
 Mult. Class:

Tax Levy Year: 2013
 Tax Rate: 0.96

ASSESSMENT

Year Assessed	Total Tax Value	Land	Improvement	Land Use
2014	\$250,200	\$126,800	\$123,400	
2013	\$250,200	\$156,850	\$157,190	
2012	\$250,200	\$156,850	\$157,190	

DEED

Deed Liber: 2003

Deed Folio: 150

Transfer Date	Price	Grantor	Grantee
25-Jan-2011	\$0	MITCHELL, PAUL	MITCHELL, PAUL & ROBIN,
03-Jun-2010	\$295,000	RIEPE, ERIC C & SHARI M T/E	MITCHELL, PAUL
19-Apr-2007	\$271,000	CROMPTON, PAUL M & CORA L T/E	RIEPE, ERIC C & SHARI M T/E

PROPERTY DESCRIPTION

Year Built: 1976
 Irregular Lot:
 Land Use Code: Residential
 Property Class:R
 Zoning Desc: NEIGH CONSRV DIST-15,000 S
 Prop Use: RESIDENTIAL
 Building Use:
 Lot Description: WATER VIEW

Zoning Code: NC-15
 Square Feet: 12,000
 Plat Liber/Folio: /
 Quality Grade: BELOW AVERAGE
 Xfer Devel.Right:
 Site Influence:

Census Trct/Blck: /
 Acreage: 0.28
 Property Card:
 Road Description:
 Road Frontage:
 Topography:
 Sidewalk:
 Pavement:

STRUCTURE DESCRIPTION

	Section 1	Section 2	Section 3	Section 4	Section 5
Construction:					
Story Type:		1			
Description:					
Dimensions:					
Area:	200	1,440	200		
Foundation:		Roofing: Shingle - Composite		# of Dormers:	
Ext Wall: Siding - Alum/Viny		Style: Standard Unit		Year Remodeled:	
Stories: 1		Units: 1		Model/Unit Type: STANDARD UNIT	
Total Building Area:			Living Area: 1,440	Base Sq Ft:	
Patio/Deck Type: DECK	Sq Ft: 120		Porch Type: Enclosed	Sq Ft: 200	
Balcony Type:	Sq Ft:		Pool Type:	Sq Ft:	
Attic Type:	Sq Ft:		Roof Type:		
Rooms:		Fireplace Type:		Fireplaces:	
Bedrooms:		Bsm1 Type:		Garage Type:	
Full Baths: 2		Bsm1 Tot Sq Ft:		Garage Consl.:	
Half Baths:		Bsm1 Fin Sq Ft:		Garage Sq Ft:	
Baths: 2.00		Bsm1 Unfin Sq Ft:		Garage Spaces:	
Other Rooms:			Alr Conditioning: Combined System		
Other Amenities:			Interior Floor:		
Appliances:			Outbuildings:		
Gas:	Heat: Heat Pump(s)		Sewer: Public	Fuel:	
Electric:	Water: Private		Underground:	Walls:	

Tax Record Updated : 24-Oct-2013

Courtesy of: William Turner
 Home: (410) 643-6702
 Cell: (410) 643-6702
 Company: Tidewater Properties
 Office: (410) 827-8877

Office: (410) 827-8877
 Email: fitzhugh@tidewaterproperties.com
 Fax: (410) 827-5018

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Status: SOLD
Contract Date: 09-Mar-2011
MLS#: QA7411100
Postal City: Stevensville
Class: Residential
Listing Type: Excl. Right
Legal Subdiv: BAY CITY
Advised Subdiv: BAY CITY
Model Name:
Tax ID: 1804002121
Age: 38
Style: Rancher

Close Date: 29-Apr-2011
Auction: No
Address: 214 MCKAY RD
County/State: QUEEN ANNES, MD
Election District: 4
Inc. City/Town:

List Price: \$299,900
Close Price: \$295,000
Transaction Type: Standard Sale

Zip Code: 21666-2742
Ownership: Fee Simple, Sale

ADC Map: 22F4
Area:
Tax Year: 2009
Tot Sqft - Fin: 0
TH Type:

TBM Map:
Lot AC/SF: 0.96/41,640
HOA Fee: \$120.00 / Annually
C/C FEE: /
Levels: 1
Fireplaces: 1

Total Taxes: \$2,868
Year Built: 1976
Type: Detached

<u>INTERIOR</u>	<u>Total</u>	<u>Main</u>	<u>Upper 1</u>	<u>Upper 2</u>	<u>Lower 1</u>	<u>Lower 2</u>	<u>Schools</u>
Bedrooms:	3	3	0	0	0	0	ES:
Full Baths:	2	2	0	0	0	0	MS:
Half Baths:	0	0	0	0	0	0	HS:

<u>Room</u>	<u>Dimension</u>	<u>Level</u>	<u>Flooring</u>	<u>Fireplace</u>
Living Room	23 x 13	Main	Carpet	
Dining Room	9 x 11	Main	Carpet	
Bedroom-Master	14 x 12	Main	Carpet	
Bedroom-Second	11 x 11	Main	Carpet	
Kitchen	12 x 19	Main	Vinyl	
Other Room 1	10 x 9	Main	Carpet	
Foyer	5 x 7	Main	Carpet	
Bedroom-First	10 x 11	Main	Carpet	
Laundry-BR Lvl				
Lndry-Sep Rm				
Main Lvl BR				
Workshop				

Main Entrance: Center Hall
Interior Style:
Dining/Kitchen: Kit-Table Space, Sep Dining Rm
Appliances: Dishwasher, Dryer, Microwave, Oven/Range-Electric, Refrigerator, Washer
Amenities: Chair Relling, Entry Lvl BR, MBR-BA Full, Wainscotting, Washer/Dryer Hookup, Wd Stove Insr
Property Condition:
Security:
Windows/Doors:
Walls/Ceilings:



Basement (Y/N): No

Foundation:

Handicap: None

Unit Description:

R-Factor Basement:

Tot Sqft - Fin: 0

R-Factor Ceiling:

Above Grade Fin/Unfin: /

House Dimensions:

R-Factor Walls:

Below Grade Fin/Unfin: /

Tax Living Area: 1,601

DIRECTIONS: Rt 50 to South on Rte 8 to Bayside Dr to Right on Chesapeake to Right on McKay - House on Left

AGENT REMARKS: Beautiful Acre Lot - 3 BRs 2 Full Baths, Raised Hearth FP in LR - New Flooring, Bathrooms redone, New Appliances - Large Screened In Porch, Huge 2 Car Garage w/Lg adjoining Shed - no W/S Assessment - Well still hooked up for watering - Water Priv Comm. w/pier,boat ramp, beach and Bayfront playground

INTERNET REMARKS: Beautiful Acre Lot - 3 BRs 2 Full Baths, Raised Hearth FP in LR - New Flooring, Bathrooms redone, New Appliances - Large Screened in Porch, Huge 2 Car Garage w/Lg adjoining Shed - no W/S Assessment - Well still hooked up for watering - Water Priv Comm. w/pier,boat ramp, beach and Bayfront playground

EXTERIOR

New Construction: No

Building Sites/Lots:

Soil Type:

Exterior: Porch-screened

Exterior Construction: Other

Lot Description: Partly Wooded, Water Access

Other Structures:

Roads:

Roofing:

Topography:

Transportation:

View Exposure:

Transfer Development Rights:

Builder Name:

Lot Dimensions:

Lot Sqft: 41,640

Lot Acreage: 0.96

Total Units:

Wooded Acres:

Fenced Acres:

PARKING: Drvwy/Off Str, Garage

Type of Garage: Detached, Front Loading Garage

Type of Carport:

Parking Block/Square:

Parking Space #:

Garage Spaces: 2

Carport Spaces:

Parking Inc in List Price: Yes

Parking Inc in Sale Price: Yes

Assigned Spaces:

Parking Lot:

UTILITIES

Heating System: Baseboard

Cooling System: Central A/C

Hot Water: Electric

Water: Public

TV/Cable/Comm:

Heating Fuel: Electric

Cooling Fuel: Electric

Sewer/Septic: Public Sewer

Metering:

FARM: No

WATER: Yes

Water Oriented: Yes

of Docks: 1

Mean Low Water: 3+

Blks to Ocn: 6-10

Water Access: Yes

Nav Water: Yes

Water Frontage: 0.00

Phys Dock Conveys: No

Water Front: No

Body of Water: CHESAPEAKE BAY

Dock Type: Pier

#Boats Permitted-Power: 0

Water View: No

Non Power: 0

VACATION: No

FINANCIAL INFORMATION

Earnest Money:

City/Town:

Total Taxes: \$2,868

Tax Year: 2009

Investor Ratio:

Project Approved:

Possession: 0-30 Days CD, 31-60 Days CD, Settlement

Tenants Rights:

Current Financing/Loan:

New Financing:

Other Fees:

Refuse:

Land: \$194,310

Special Tax Assess:

Agricultural District:

Other Pmt Freq:

Front Foot Fee:

Improvements: \$130,900

Tot Tax Assessment: \$325,210

Year Renovated: 2009

County: \$2,868

Water/Swr Hook-up:

Yr Assessed: 2010

Tap:

Year Converted:

Cash to Assume: Owner/Private Finance: Interest Rate: Years:
Amortized Years: Balloon- # of Years: Annual Rent Income: Rental Year:
Special Assessment: Remaining Yrs: Special Assessment 2: Remaining Yrs:

Condo/Coop Fee: -- Frequency: HOA Y/N: Yes
HOA Fee: 120.00 -- Frequency: Annually
HOA/Condo/Coop Community Amenities:
HOA/Condo/Coop Rules:
HOA/Condo/Coop Fees Include:
HOA/Condo/Coop Management:

LEGAL INFORMATION

Lot: 19 Block/Square: 31 Section: 2 Phase:
Parcel Number: 420 Liber #: Folio #: Zoning Code: NC-20
Master Plan Zoning: Historic Designation ID: Tax Map #:
Contract Info: None
Disclosures: Prop Disclaimer
Documents:
Special Permits:

OWNER, SHOWING CONTACT, PROPERTY MANAGEMENT INFORMATION

Owner 1 Name: dicus Home #: Office #:
Showing Contact 1: CALL CSS Home #: (866) 891-7469 Office #:
Monthly Rent: Lease Exp. Date:
Show Instructions: Call 1st-Showing Service, Lockbox-Sentrilock
Show Time: - Show Days:

LISTING AGENT/BROKER/COMPENSATION

Listing Agent: DIANE BLAKE , ID: 24969 Home: (410) 960-8248 Home Fax: (410) 255-7985
Cell Phone: (410) 960-8248 Agent Office: (410) 544-8800 Pager: Voice Mail: (410) 960-8248 x
Agent Email: bldiane@aol.com Office: (410) 544-8800
Company: RE/MAX Advantage Realty, RMA7 Fax: (410) 544-4666
Address: 650 Ritchie Hwy Ste# 100, Severna Park, MD 21146
Sub-Agent Comp: 2.5 Buyer-Agent Comp: 2.5 Add'l Comp:
Dual Agency: Yes Variable Rate Comp: No Desg Rep: Yes
List Date: 10-Aug-2010 Update Date: 11-May-2011 Update Type: OTHER Off Mkt Date:
Orig Price: \$349,900 Prior LP: \$324,900 Days on Mkt MLS:: 211 Days on Mkt Property: 211
Photo Option: Lister will Submit All Total Photos: 11 Advertising: IDX-PUB

SOLD/LEASED INFORMATION

Contract Date: 09-Mar-2011 Close Date: 29-Apr-2011 Close Price: \$295,000 Seller Subsidy: \$9,919
New 1st Trust Loan Amount: \$287,521 New 1st Trust Loan Type: FHA
Selling Agent: Londa Litten , ID: 93722 Selling Agency: Buyer Agency
Selling Broker: RE/MAX Leading Edge, Inc., RMLE1





Nestled in matured Landscaping



2 Car Garage



Kitchen



Dining Room



Living room Fireplace



Porch



Screened Porch



Lg Shed Attached and Open to Garage



Boat Ramp



community Beach



Comm Playground

Listing provided by: RE/MAX Advantage Realty

Courtesy of: William Turner
Home: (410) 643-6702 Office: (410) 827-8877
Cell: (410) 643-6702 Email: fitzhugh@lidewaterproperties.com
Company: Tidewater Properties
Office: (410) 827-8877 Fax: (410) 827-5018

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Property Address: 214 MCKAY RD, STEVENSVILLE MD 21666 2742

Legal Subdiv/Neighborhood: BAY CITY
Incorporated City:
Owner Name: SCOTT L MOORE
Addtl: AUDREY N
Condo/Coop Project:
Phone #:
Company Owner:
Care of Name:
Absent Owner: No

MAILING ADDRESS: 214 MCKAY RD, STEVENSVILLE, MD 21666 2742

LEGAL DESCRIPTION: LOT 19 BLK 31 BAY CITY SECT 2

Mag/Dist #: 4
Election District: 4
Section: 2
Map Suffix:
Historic ID:
Lot: 19
Legal Unit #:
Subdiv Ph:
Suffix:
Agri Dist:
Block/Square:31
Grid:
Addl Parcel Flag/#:
Parcel: 420
Plat Folio:
Tax Map:
Map: 56
Sub-Parcel:
Plat Liber:

Tax Year 2013

Total Tax Bill: \$2,447
State/County Tax: \$2,446
Spec Tax Assmt:
Front Foot Fee:
Exmpt Class:
Tax Class: 01
City Tax:
Refuse:
Homestd/Exmpt Status:
Mult. Class:
Tax Levy Year: 2013
Tax Rate: 0.96

ASSESSMENT

Year Assessed	Total Tax Value	Land	Improvement	Land Use
2014	\$255,100	\$169,200	\$85,900	
2013	\$255,100	\$194,300	\$130,900	
2012	\$255,100	\$194,300	\$130,900	

Transfer Date	Price	Grantor	Grantee
11-May-2011	\$295,000	DICUS, ROBERT L & MARY LOUISE	MOORE, SCOTT L & AUDREY N
27-Feb-1990	\$0	DICUS, SAMUEL L	DICUS, ROBERT L & MARY LOUISE
15-May-1984	\$71,000	PUPJAK, JOHN G & IDA J	DICUS, SAMUEL L

PROPERTY DESCRIPTION

Year Built: 1976
Irregular Lot:
Land Use Code: Residential
Property Class:R
Zoning Desc: NEIGH CONSRV DIST-20,000 S
Prop Use: RESIDENTIAL
Building Use:
Lot Description:
Zoning Code: NC-20
Square Feet: 41,640
Plat Liber/Folio: /
Quality Grade: BELOW AVERAGE
Xfer Devel.Right:
Site Influence:
Census Trct/Blck: /
Acreage: 0.96
Property Card:
Road Description: UNPAVED
Road Frontage:
Topography:
Sidewalk:
Pavement:

STRUCTURE DESCRIPTION

	Section 1	Section 2	Section 3	Section 4	Section 5
Construction:					
Story Type:	1				
Description:					
Dimensions:					
Area:	1,601	280			
Foundation:		Roofing: Shingle - Composite		# of Dormers:	
Ext Wall: Siding - Alum/Viny		Style: Standard Unit		Year Remodeled:	
Stories: 1		Units: 1		Model/Unit Type: STANDARD UNIT	
Total Building Area:			Living Area: 1,601	Base Sq Ft:	
Patio/Deck Type:	Sq Ft:		Porch Type: Open	Sq Ft: 280	
Balcony Type:	Sq Ft:		Pool Type:	Sq Ft:	
Attic Type:	Sq Ft:		Roof Type:		
Rooms:		Fireplace Type: BRK		Fireplaces: 1	
Bedrooms:		Bsmt Type:		Garage Type: Garage	
Full Baths: 1		Bsmt Tot Sq Ft:		Garage Const.: FRAME	
Half Baths: 1		Bsmt Fin Sq Ft:		Garage Sq Ft: 1048	
Baths: 1.50		Bsmt Unfin Sq Ft:		Garage Spaces:	
Other Rooms:			Air Conditioning: Combined System		
Other Amenities:			Interior Floor:		
Appliances:			Outbuildings:		
Gas:	Heat: Heat Pump(s)		Sewer: Public	Fuel:	
Electric:	Water: Public		Underground:	Walls:	

Tax Record Updated : 24-Oct-2013

Courtesy of: William Turner
Home: (410) 643-6702
Cell: (410) 643-6702
Company: Tidewater Properties
Office: (410) 827-8877
Office: (410) 827-8877
Email: filzhugh@tidewaterproperties.com
Fax: (410) 827-5018

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Accuracy of square footage, lot size and other information is not guaranteed.





Status: SOLD	Contract Date: 06-Jul-2012	Close Date: 06-Sep-2012	List Price: \$299,000
MLS#: QA7792445	Postal City: Stevensville	Auction: No	Close Price: \$295,000
Class: Residential	Address: 336 OREGON RD	County/State: QUEEN ANNES, MD	Transaction Type: Standard Sale
Listing Type: Excl. Right	Election District: 4	Inc. City/Town:	Zip Code: 21666-3480
Legal Subdiv: KENT ISLAND ESTATES	ADC Map: 29-C-4	TBM Map:	Ownership: Fee Simple, Sale
Advised Subdiv: KENT ISLAND ESTATES	Area:	Lot AC/SF: 0.55/24,000	
Model Name:	Tax ID: 1804028589	Tax Year: 2011	HOA Fee: \$20.00 / Annually
Age: 28	Total Taxes: \$3,821	Tot Sqft - Fin: 0	C/C FEE: /
Style: Split Level	Year Built: 1986	TH Type:	# Levels: 3 # Fireplaces: 1

<u>INTERIOR</u>	<u>Total</u>	<u>Main</u>	<u>Upper 1</u>	<u>Upper 2</u>	<u>Lower 1</u>	<u>Lower 2</u>	<u>Schools</u>
Bedrooms:	3	0	3	0	0	0	ES:
Full Baths:	2	0	1	0	1	0	MS:
Half Baths:	0	0	0	0	0	0	HS:

<u>Room</u>	<u>Dimension</u>	<u>Level</u>	<u>Flooring</u>	<u>Fireplace</u>
Florida/Sun Rm				
Living Room	15 x 12	Main	Wood	
Dining Room	10 x 8	Main	Wood	
Bedroom-Master	15 x 13	Upper 1	Carpet	
Bedroom-Second	10 x 9	Upper 1	Carpet	
Other Room 1	11 x 9	Main	Ceramic Tile	
Kitchen	10 x 8	Main	Ceramic Tile	
Lndry-Sep Rm				
Recreation Rm	20 x 16	Lower 1	Carpet	Wood Burning
Bedroom-Third	9 x 8	Upper 1	Carpet	

Main Entrance: Living Room
Interior Style: Floor Plan-Open
Dining/Kitchen: Kit-Breakfast Bar, Kil-Dining Combo
Appliances: Dishwasher, Dryer, Oven/Range-Electric, Refrigerator, Washer
Amenities: Dual Entry Bathroom, Home Warranty, MBA/Sep Shwr, MBA/Sep Tub, Tub-2 + person, W/W Carpeting, Wood Floors, Wpool Jets
Property Condition: Shows Well
Security:
Windows/Doors:
Walls/Ceilings: Cathedral Ceilings, Dry Wall, Vaulted Ceilings

Basement (Y/N): No
Foundation:



Handicap: None

Unit Description:

R-Factor Basement:

Tot Sqft - Fin: 0

R-Factor Ceiling:

Above Grade Fin/Unfin: /

House Dimensions:

R-Factor Walls:

Below Grade Fin/Unfin: /

Tax Living Area: 1,708

DIRECTIONS: Rt. 8 S. Romancoke Road, aprox 6 miles. Turn R onto Oregon Rd. Home is closer toward end of road on R. Sign on Property.

AGENT REMARKS: WATERVIEW. Country setting with gorgeous views from sunroom, master bedroom and family room, all have siding doors to rear multi-level decks. Walkway to water. Vaulted ceiling, skylights, and hardwood floors. Private back yard, double lot, storage shed, and a blacktop drive. 10 minutes to Bay Bridge.

INTERNET REMARKS: WATERVIEW. Country setting with gorgeous views from sunroom, master bedroom and family room, all have siding doors to rear multi-level decks. Walkway to water. Vaulted ceiling, skylights, and hardwood floors. Private back yard, double lot, storage shed, and a blacktop drive. 10 minutes to Bay Bridge.

EXTERIOR

New Construction: No

Building Sites/Lots:

Soil Type:

Exterior: Deck - Tiered, Decks - Multiple

Exterior Construction: Wood

Lot Description:

Other Structures: Shed

Roads:

Roofing: Shingle/F-Glass

Topography:

Transportation:

View Exposure:

Transfer Development Rights:

Builder Name:

Lot Dimensions:

Lot Sqft: 24,000

Lot Acreage: 0.55

Total Units:

Wooded Acres:

Fenced Acres:

PARKING: Drwy/Off Str, DW - Circular, Paved Driveway

Type of Garage:

Type of Carport:

Parking Block/Square:

Parking Space #:

Garage Spaces:

Carport Spaces:

Parking Inc in List Price: Yes

Parking Inc in Sale Price: Yes

Assigned Spaces:

Parking Lot:

UTILITIES

Heating System: Heat Pump(s)

Cooling System: Central A/C

Hot Water: Electric

Water: Well

TV/Cable/Comm:

Heating Fuel: Electric, Wood

Cooling Fuel: Electric

Sewer/Septic: Septic

Metering:

FARM: No**WATER:** Yes

Water Oriented: Yes

of Docks: 0

Mean Low Water: 0+

Blks to Ocn: 0

Water Access: Yes

Nav Water: Yes

Water Frontage: 0.00

Phys Dock Conveys: No

Water Front: No

Body of Water: PRICES CREEK

Dock Type: None

#Boats Permitted-Power: 0

Water View: Yes

Non Power: 0

VACATION: No**FINANCIAL INFORMATION**

Earnest Money:

City/Town:

Total Taxes: \$3,821

Tax Year: 2011

Investor Ratio:

Project Approved:

Possession: Settlement

Tenants Rights: Tenant-Notified

Current Financing/Loan:

New Financing:

Cash to Assume:

Amortized Years:

Special Assessment:

Other Fees:

Refuse:

Land: \$187,550

Special Tax Assess:

Agricultural District:

Other Pmt Freq:

Front Foot Fee:

Improvements: \$210,820

Tot Tax Assessment: \$398,370

Year Renovated:

County: \$3,821

Water/Swr Hook-up:

Yr Assessed: 2011

Tap:

Year Converted:

Owner/Private Finance:

Balloon- # of Years:

Remaining Yrs:

Interest Rate:

Annual Rent Income:

Special Assessment 2:

Years:

Rental Year:

Remaining Yrs:

Condo/Coop Fee: – Frequency:

HOA Fee: 20.00 – Frequency: Annually

HOA/Condo/Coop Community Amenities:

HOA/Condo/Coop Rules:

HOA/Condo/Coop Fees Include:

HOA/Condo/Coop Management:

HOA Y/N: Yes

LEGAL INFORMATION

Lot: 51 52

Parcel Number: 77

Master Plan Zoning:

Contract Info:

Disclosures: Prop Disclaimer, Under Lease

Documents:

Special Permits:

Block/Square: B

Liber #:

Historic Designation ID:

Section: 3

Folio #:

Phase:

Zoning Code: NC-20

Tax Map #:

OWNER, SHOWING CONTACT, PROPERTY MANAGEMENT INFORMATION

Owner 1 Name: Owner of Record

Showing Contact 1: CALL CSS

Showing Contact 2: CALL CSS

Show Instructions: Call 1st-Showing Service, Restr Times, Show Anytime, Sign on Property

Show Time: -

Home #:

Home #: (866) 891-7469

Monthly Rent:

Home #: (866) 891-7469

Monthly Rent 2:

Office #:

Office #:

Lease Exp. Date:

Office #:

Lease Exp.Date 2:

Show Days: All Days

LISTING AGENT/BROKER/COMPENSATION

Listing Agent: JANICE DUTY , ID: 135545

Cell Phone: (410) 490-4903

Agent Email: janiceduty@mriss.com

Alt Agent: BJ Duty IV, ID: 3027622

Cell: (410) 490-6127

Agent Office: (410) 643-5005

Agent Office: (410) 643-5005

Home: (410) 643-5005

Pager:

Home: (410) 490-6127

Pager:

Home Fax:

Voice Mail: x

Fax:

Voice Mail: , x

Company: Coldwell Banker Waterman Realty, CBW1

Address: 109 Country Day Rd # 1, Chester, MD 21619

Office: (410) 643-5005

Fax: (410) 643-5213

Sub-Agent Comp: 0

Dual Agency: Yes

List Date: 12-Mar-2012

Orig Price: \$299,000

Photo Option: Lister will Submit All

Buyer-Agent Comp: 3.

Variable Rate Comp: No

Update Date: 06-Sep-2012

Prior LP:

Add'l Comp:

Desg Rep: No

Update Type: OTHER

Days on Mkt MLS:: 116

Total Photos: 3

Off Mkt Date:

Days on Mkt Property: 116

Advertising: IDX-PUB

SOLD/LEASED INFORMATION

Contract Date: 06-Jul-2012

New 1st Trust Loan Amount: \$301,020

Selling Agent: Veronica Lawson , ID: 3012908

Selling Broker: EXIT Latham Realty, EXLR1

Close Date: 06-Sep-2012

Close Price: \$295,000

New 1st Trust Loan Type: Other

Seller Subsidy: \$11,743

Selling Agency: Buyer Agency



Exterior (Front)



Exterior (Rear)



View

Listing provided by: Coldwell Banker Waterman Realty

Courtesy of: William Turner
Home: (410) 643-6702 Office: (410) 827-8877
Cell: (410) 643-6702 Email: fitzhugh@tidewaterproperties.com
Company: Tidewater Properties
Office: (410) 827-8877 Fax: (410) 827-5018

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Information is believed to be accurate, but should not be relied upon without verification.



Property Address: 336 OREGON RD, STEVENSVILLE MD 21666 3480

Legal Subdiv/Neighborhood: KENT ISLAND ESTATES
 Incorporated City:
 Owner Name: JOSEPH W WINGO
 Addtl: ATKINS MARIBETH L
 Condo/Coop Project:
 Phone #:
 Company Owner:
 Care of Name:
 Absent Owner: No

MAILING ADDRESS: 336 OREGON RD, STEVENSVILLE, MD 21666 3480

LEGAL DESCRIPTION: LOTS 51-52 BLK B SECTION 3 KENT ISLAND ESTATES/

Mag/Dist #: 4	Lot: 51 52	Block/Square: B	Tax Map:
Election District: 4	Legal Unit #:	Grid:	Map: 70
Section: 3	Subdiv Ph:	Addl Parcel Flag/#:	Sub-Parcel:
Map Suffix:	Suffix:	Parcel: 77	Plat Liber:
Historic ID:	Agri Dist:	Plat Folio:	

Tax Year 2013

Total Tax Bill: \$3,068	City Tax:	Tax Levy Year: 2013
State/County Tax: \$3,068	Refuse:	Tax Rate: 0.96
Spec Tax Assmt:	Exempt Class:	Homestd/Exempt Status:
Front Foot Fee:	Tax Class: 09	Mult. Class:

ASSESSMENT

<u>Year Assessed</u>	<u>Total Tax Value</u>	<u>Land</u>	<u>Improvement</u>	<u>Land Use</u>
2014	\$319,900	\$147,500	\$172,400	
2013	\$319,900	\$187,550	\$210,820	
2012	\$319,900	\$187,550	\$210,820	

DEED Deed Liber: 2131

Deed Folio: 169

<u>Transfer Date</u>	<u>Price</u>	<u>Grantor</u>	<u>Grantee</u>
12-Sep-2012	\$295,000	COLE, FRANCIS & LADDA T/E	WINGO, JOSEPH W
24-Jun-2004	\$300,000	INGBER, ILENE & WAYNE HILMER T	COLE, FRANCIS & LADDA T/E
07-Feb-2001	\$185,000	GRUNSTRA, DARYL L & CHRISTINA	INGBER, ILENE & WAYNE HILMER T

PROPERTY DESCRIPTION

Year Built: 1986	Zoning Code: NC-20	Census Trct/Blck: /
Irregular Lot:	Square Feet: 24,000	Acreage: 0.55
Land Use Code: Residential	Plat Liber/Folio: /	Property Card:
Property Class: R	Quality Grade: AVERAGE	Road Description:
Zoning Desc: NEIGH CONSRV DIST-20,000 S	Xfer Devel.Right:	Road Frontage:
Prop Use: RESIDENTIAL	Site Influence:	Topography:
Building Use:		Sidewalk:
Lot Description:		Pavement:

STRUCTURE DESCRIPTION

	<u>Section 1</u>	<u>Section 2</u>	<u>Section 3</u>	<u>Section 4</u>	<u>Section 5</u>
Construction:					
Story Type:	2	1	1		
Description:					
Dimensions:					
Area:	1,056	44	608	370	370
Foundation:		Roofing: Shingle - Composite		# of Dormers:	
Ext Wall: Other		Style: Bi-Level		Year Remodeled:	
Stories: 2		Units: 1		Model/Unit Type: SPLIT LEVEL	
Total Building Area:			Living Area: 1,708	Base Sq Ft:	
Patio/Deck Type: DECK	Sq Ft: 826		Porch Type:	Sq Ft:	
Balcony Type:	Sq Ft:		Pool Type:	Sq Ft:	
Attic Type:	Sq Ft:		Roof Type:		
Rooms:		Fireplace Type: FRAM		Fireplaces: 1	
Bedrooms:		Bsmt Type:		Garage Type:	
Full Baths: 2		Bsmt Tot Sq Ft:		Garage Const.:	
Half Baths:		Bsmt Fin Sq Ft:		Garage Sq Ft:	
Baths: 2.00		Bsmt Unfin Sq Ft:		Garage Spaces:	
Other Rooms:			Air Conditioning: Combined System		
Other Amenities:			Interior Floor:		
Appliances:			Outbuildings:		
Gas:	Heat: Forced Air		Sewer: Private	Fuel:	
Electric:	Water: Private		Underground:	Walls:	

Tax Record Updated : 24-Oct-2013

Courtesy of: William Turner
 Home: (410) 643-6702
 Cell: (410) 643-6702
 Company: Tidewater Properties
 Office: (410) 827-8877
 Office: (410) 827-8877
 Office: (410) 827-8877
 Email: fitzhugh@lidewaterproperties.com
 Fax: (410) 827-5018

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ert Rd
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Status: SOLD
Contract Date: 27-Jul-2011
MLS#: QA7542633
Postal City: Stevensville
Class: Residential
Listing Type: Excl. Right
Legal Subdiv: TOWER GARDENS
Advertised Subdiv: TOWER GARDENS
Model Name:
Tax ID: 1804071506
Age: 39
Style: Rancher

Close Date: 26-Aug-2011
Auction: No
Address: 123 NORTH LAKE DR
County/State: QUEEN ANNES, MD
Election District: 4
Inc. City/Town:

List Price: \$299,999
Close Price: \$293,000
Transaction Type: Standard Sale

Zip Code: 21666-3901
Ownership: Fee Simple, Sale

ADC Map: 29D7
Area:
Tax Year: 2010
Tot Sqft - Fin: 0
TH Type:

TBM Map:
Lot AC/SF: 1.05/45,738
HOA Fee: \$75.00 / Annually
C/C FEE: /
Levels: 1 **# Fireplaces:** 1

Total Taxes: \$2,601
Year Built: 1975
Type: Detached

<u>INTERIOR</u>	<u>Total</u>	<u>Main</u>	<u>Upper 1</u>	<u>Upper 2</u>	<u>Lower 1</u>	<u>Lower 2</u>
Bedrooms:	3	3	0	0	0	0
Full Baths:	2	2	0	0	0	0
Half Baths:	0	0	0	0	0	0

Schools
 ES: Malapeake
 MS: Malapeake
 HS: Kent Island

<u>Room</u>	<u>Dimension</u>	<u>Level</u>	<u>Flooring</u>	<u>Fireplace</u>
Living Room	20 x 13	Main	Wood	
Dining Room				
Bedroom-Master	13 x 12	Main	Carpel	
Bedroom-Second	12 x 11	Main	Carpel	
Bedroom-Third	10 x 9	Main	Pergo	
Kitchen	16 x 13	Main	Ceramic Tile	
Family Rm	18 x 11	Main	Carpel	
Lndry-Sep Rm				

Main Entrance:
Interior Style: Floor Plan-Open
Dining/Kitchen: Kit-Country, Kit-Table Space, Sep Dining Rm
Appliances: Dishwasher, Dryer, Icemaker, Microwave, Refrigerator, Stove, Trash Compactor, Washer, Water Conditioner
Amenities: Entry Lvl BR, Shades/Blinds, W/W Carpeting, Wood Floors
Property Condition: Shows Well
Security:
Windows/Doors:
Walls/Ceilings:

Basement (Y/N): No
Foundation: Crawl Space
Handicap: None
Unit Description:

House Dimensions:



QA7542633

Residential Full Listing

123 NORTH LAKE DR, STEVENSVILLE, MD 21666-3901



R-Factor Basement:
Tot Sqft - Fin: 0

R-Factor Ceiling:
Above Grade Fin/Unfin: /

R-Factor Walls:
Below Grade Fin/Unfin: /
Tax Living Area: 1,548

DIRECTIONS: Route 50 E to 1st Exit (Route 8 South) go eight miles make a right on Kent Point Road to a Right on North Lake Drive. House on the left.

AGENT REMARKS: Tower Gardens - This home is property you are looking for located on 1.05 acres. The house has had many upgrades inside and out and is in move in condition. Upgrades include all new vinyl windows, gorgeous Brazilian Cherry hardwood floors, new 16 SEER HVAC, and the list goes on. Call today for your personal showing appointment.

INTERNET REMARKS: Tower Gardens - This home is property you are looking for located on 1.05 acres. The house has had many upgrades inside and out and is in move in condition. Upgrades include all new vinyl windows, gorgeous Brazilian Cherry hardwood floors, new 16 SEER HVAC, and the list goes on. Call today for your personal showing appointment.

EXTERIOR

New Construction: No
Buiding Sites/Lots:
Soil Type:
Exterior:
Exterior Construction: Vinyl Siding
Lot Description: Landscaping
Other Structures: Shed
Roads:
Roofing:
Topography:
Transportation:
View Exposure:
Transfer Development Rights:

Builder Name:
Lot Dimensions:

Lot Sqft: 45,738
Lot Acreage: 1.05
Total Units:

PARKING: Drvwy/Off Str

Type of Garage:
Type of Carport:
Parking Block/Square:
Parking Spaca #:

Wooded Acres:

Garage Spaces:
Carport Spaces:
Parking Inc in List Price:
Parking Inc in Sale Price: Yes

Fenced Acres:

Assigned Spaces:

Parking Lot:

UTILITIES

Heating System: Heat Pump(s)
Cooling System: Ceiling Fan(s), Central A/C, Heat Pump(s)
Hot Water: Electric
Water: Well
TV/Cable/Comm:

Heating Fuel: Electric
Cooling Fuel: Electric
Sewer/Septic: Septic
Metering:

FARM: No

WATER: Yes

Water Oriented: Yes
of Docks: 0
Mean Low Water: 3+
Blks to Ocn: 0

Water Access: Yes
Nav Water: Yes
Water Frontage: 0.00
Phys Dock Conveys: No

Water Front: No
Body of Water: CHESAPEAKE BAY
Dock Type: None
#Boals Permitted-Power: 0

Water View: Yes

Non Power: 0

VACATION: No

FINANCIAL INFORMATION

Earnest Money:
City/Town:
Total Taxes: \$2,601
Tax Year: 2010
Investor Ratio:
Project Approved:
Possession: Immediate
Tenants Rights:
Current Financing/Loan:
New Financing:
Cash to Assume:
Amortized Years:
Special Assessment:

Other Fees:
Refuse:
Land: \$171,250
Special Tax Assess:
Agricultural District:
Owner/Private Finance:
Balloon- # of Years:
Remalning Yrs:

Other Pml Freq:
Front Foot Fee:
Improvements: \$135,840
Tot Tax Assessment: \$307,090
Year Renovated: 2010
Interest Rate:
Annual Rent Income:
Special Assessment 2:

County: \$2,601
Water/Swr Hook-up:
Yr Assessed: 2010
Tap:
Year Converted:
Years:
Rental Year:
Remaining Yrs:



Condo/Coop Fee: -- Frequency:

HOA Y/N: Yes

HOA Fee: 75.00 -- Frequency: Annually

HOA/Condo/Coop Community Amenities: Boat Ramp, Pier/Dock, Tot Lots/Plygrd

HOA/Condo/Coop Rules:

HOA/Condo/Coop Fees Include:

HOA/Condo/Coop Management:

LEGAL INFORMATION

Lot: 26

Block/Square: N

Section:

Phase:

Parcel Number: 14

Liber #:

Folio #:

Zoning Code: NC-1

Master Plan Zoning:

Historic Designation ID:

Tax Map #:

Contract Info: None

Disclosures: Prop Disclaimer

Documents:

Special Permits:

OWNER, SHOWING CONTACT, PROPERTY MANAGEMENT INFORMATION

Owner 1 Name: Call Office

Home #:

Office #:

Showing Contact 1: CSS CSS CSS CSS CSS CSS CSS CSS C

Home #: (866) 891-7469

Office #: (866) 891-7469

Monthly Rent:

Lease Exp. Date:

Show Instructions: Call 1st-Showing Service, Lockbox-Fmt Dr, Lockbox-Sentrilock, Show Anytime

Show Time: -

Show Days: All Days

LISTING AGENT/BROKER/COMPENSATION

Listing Agent: LINDA AUSTIN , ID: 50146

Home: (410) 643-0297

Home Fax: (410) 643-1292

Call Phone: (410) 829-3136

Agent Office: (410) 604-6330

Pager:

Voice Mail: (410) 604-6330 x259

Agent Email: linda.austin@longandfoster.com

Company: Long & Foster Real Estate, Inc., LNG63

Office: (410) 643-2244

Address: 202 Thompson Creek Rd, Stevensville, MD 21666

Fax: (410) 643-4051

Sub-Agent Comp: 2.5

Buyer-Agent Comp: 2.5

Add'l Comp:

Dual Agency: Yes

Variable Rate Comp: No

Desg Rep: No

List Date: 02-Mar-2011

Update Date: 26-Aug-2011

Update Type: OTHER

Off Mkt Date:

Orig Price: \$325,000

Prior LP: \$315,000

Days on Mkt MLS:: 148

Days on Mkt Property: 148

Photo Option: Lister will Submit All

Total Photos: 25

Advertising: IDX-PUB

SOLD/LEASED INFORMATION

Contract Date: 27-Jul-2011

Close Date: 26-Aug-2011

Close Price: \$293,000

Seller Subsidy: \$12,000

New 1st Trust Loan Amount: \$263,700

New 1st Trust Loan Type: Conventional

Selling Agent: Linda Austin , ID: 50146

Selling Agency: Seller Agency

Selling Broker: Long & Foster Real Estate, Inc., LNG63





Exterior #2



Exterior (Main)



Exterior #3



Exterior (Rear)



Exterior #4



Living Room



Living Room #2



Family Room



Family Room #2



Family Room #3



Kitchen



Dining Area

Listing provided by: Long & Foster Real Estate, Inc.

Courtesy of: William Turner
Home: (410) 643-6702 Office: (410) 827-8877
Cell: (410) 643-6702 Email: fitzhugh@tidewaterproperties.com
Company: Tidewater Properties
Office: (410) 827-8877 Fax: (410) 827-5018

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Master Bedroom



Master Bath



Bedroom #1



Bath #1



OFFICE



Bath #2



Living Room #3



Other #2



Other #3



Other #4



Bay Window



Guest Room

Listing provided by: Long & Foster Real Estate, Inc.

Courtesy of: William Turner
Home: (410) 643-6702 Office: (410) 827-8877
Cell: (410) 643-6702 Email: fitzhugh@tidewaterproperties.com
Company: Tidewater Properties
Office: (410) 827-8877 Fax: (410) 827-5018

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Entrance / Foyer

Listing provided by: Long & Foster Real Estate, Inc.

Courtesy of: William Turner
Home: (410) 643-6702 Office: (410) 827-8877
Cell: (410) 643-6702 Email: fitzhugh@tidewaterproperties.com
Company: Tidewater Properties
Office: (410) 827-8877 Fax: (410) 827-5018

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Property Address: 123 N LAKE DR, STEVENSVILLE MD 21666 3901

Legal Subdiv/Neighborhood: TOWER GARDENS
 Incorporated City:
 Owner Name: KIMBERLY J ARBOGAST
 Addtl:
 Condo/Coop Project:
 Phone #:
 Company Owner:
 Care of Name:
 Absent Owner: No

MAILING ADDRESS: 123 N LAKE DR, STEVENSVILLE, MD 21666 3901

LEGAL DESCRIPTION: LOT 26 BLK N TOWER GARDENS

Mag/Dist #: 4 Lot: 26 Block/Square:N
 Election District: 4 Legal Unit #:
 Section: Subdiv Ph:
 Map Suffix: Suffix:
 Historic ID: Agri Dist:
 Grid: 8 Tax Map:
 Addl Parcel Flag#/: Map: 76
 Parcel: 14 Sub-Parcel:
 Plat Folio: Plat Liber:

Tax Year 2013

Total Tax Bill: \$2,235 City Tax:
 State/County Tax: \$2,234 Refuse:
 Spec Tax Assmt: Exempt Class:
 Front Foot Fee: Tax Class: 09 Homesld/Exempt Status:
 Mult. Class:
 Tax Levy Year: 2013
 Tax Rate: 0.96

ASSESSMENT

Year Assessed	Total Tax Value	Land	Improvement	Land Use
2014	\$233,000	\$141,000	\$92,000	
2013	\$233,000	\$171,250	\$135,840	
2012	\$233,000	\$171,250	\$135,840	

DEED Deed Liber: 2044

Transfer Date	Price	Grantor	Grantee
31-Aug-2011	\$293,000	LONGOBARDI, JOSEPH C	ARBOGAST, KIMBERLY J
14-Dec-2004	\$0	LONGOBARDI, JOSEPH C	LONGOBARDI, JOSEPH C &
19-Nov-2003	\$242,500	BOWEN, ALLEN L & DEBORAH M	LONGOBARDI, JOSEPH C &

PROPERTY DESCRIPTION

Year Built: 1975 Zoning Code: NC-1 Census Trct/Blck: /
 Irregular Lot: Square Feet: 45,738 Acreage: 1.05
 Land Use Code: Residential Plat Liber/Folio: / Property Card:
 Property Class:R Quality Grade: BELOW AVERAGE Road Description:
 Zoning Desc: NEIGH CONSRV DIST-1 AC Xfer Devel.Right:
 Prop Use: RESIDENTIAL Site Influence:
 Building Use:
 Lot Description:
 Road Frontage:
 Topography:
 Sidewalk:
 Pavement:

STRUCTURE DESCRIPTION

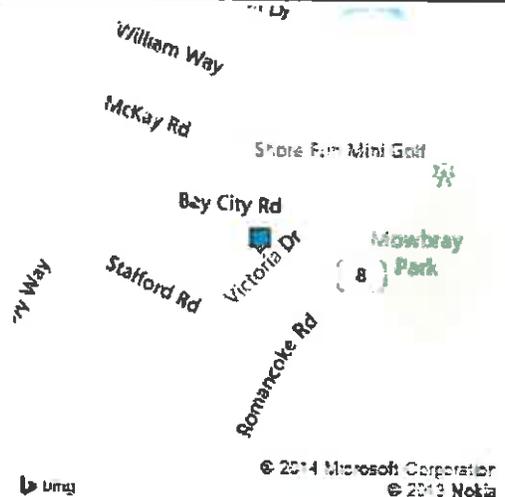
	Section 1	Section 2	Section 3	Section 4	Section 5
Construction:					
Story Type:	1				
Description:					
Dimensions:					
Area:	1,548	176			
Foundation:		Roofing: Shingle - Composite		# of Dormers:	
Ext Wall: Siding - Alum/Viny		Style: Standard Unit		Year Remodeled:	
Stories: 1		Units: 1		Model/Unit Type: STANDARD UNIT	
Total Building Area:			Living Area: 1,548	Base Sq Ft:	
Patio/Deck Type: DECK	Sq Ft: 176		Porch Type:	Sq Ft:	
Balcony Type:	Sq Ft:		Pool Type:	Sq Ft:	
Attic Type:	Sq Ft:		Roof Type:		
Rooms:		Fireplace Type: BRK		Fireplaces: 1	
Bedrooms:		Bsmt Type:		Garage Type:	
Full Baths: 2		Bsmt Tot Sq Ft:		Garage Const.:	
Half Baths:		Bsmt Fin Sq Ft:		Garage Sq Ft:	
Baths: 2.00		Bsmt Unfin Sq Ft:		Garage Spaces:	
Other Rooms:			Air Conditioning: Combined System		
Other Amenities:			Interior Floor:		
Appliances:			Outbuildings:		
Gas:	Heat: Electric		Sewer: Private	Fuel:	
Electric: Yes	Water: Private		Underground:	Walls:	

Tax Record Updated : 24-Oct-2013

Courtesy of: William Turner
 Home: (410) 643-6702 Office: (410) 827-8877
 Cell: (410) 643-6702 Email: fitzhugh@tidewaterproperties.com
 Company: Tidewater Properties
 Office: (410) 827-8877 Fax: (410) 827-5018

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 Accuracy of square footage, lot size and other information is not guaranteed.





Status: SOLD
Contract Date: 18-Feb-2011

Close Date: 17-Mar-2011
Auction: No
Address: 702 VICTORIA DR
County/State: QUEEN ANNES, MD
Election District: 4
Inc. City/Town:

List Price: \$294,900
Close Price: \$290,000
Transaction Type: Standard Sale
Zip Code: 21666-2784
Ownership: Fee Simple, Sale

MLS#: QA7493539
Postal City: Stevensville
Class: Residential
Listing Type: Excl. Right
Legal Subdiv: BAY CITY
Advertised Subdiv: BAY CITY
Model Name:
Tax ID: 1804062051
Age: 42
Style: Rancher

Total Taxes: \$2,473
Year Built: 1972
Type: Detached

ADC Map: XXX
Area:
Tax Year: 2010
Tot Sqft - Fin: 0
TH Type:

TBM Map:
Lot AC/SF: 0.59/25,600
HOA Fee: \$100.00 / Annually
C/C FEE: /
Levels: 1 **# Fireplaces:** 0

<u>INTERIOR</u>	<u>Total</u>	<u>Main</u>	<u>Upper 1</u>	<u>Upper 2</u>	<u>Lower 1</u>	<u>Lower 2</u>
Bedrooms:	3	3	0	0	0	0
Full Baths:	2	2	0	0	0	0
Half Baths:	0	0	0	0	0	0

Schools
 ES: Matapeake
 MS: Matapeake
 HS: Kent Island

<u>Room</u>	<u>Dimension</u>	<u>Level</u>	<u>Flooring</u>	<u>Fireplace</u>
-------------	------------------	--------------	-----------------	------------------

Main Entrance:
Interior Style:
Dining/Kitchen: Fam Rm Off Kit, Kil-Breakfast Bar, Sep Dining Rm
Appliances:
Amenities: Attach Mstr Bath, Attic-Access Only, Bath Ceramic Tile, Chair Railing, Crown Molding, Granite Counters, MBR-BA Full, Sump Pump, Wood Floors
Property Condition: Renov/Remod, Shows Well
Security:
Windows/Doors:
Walls/Ceilings:

Basement (Y/N): No

Foundation:
Handicap: Other
Unit Description:
R-Factor Basement:
Tot Sqft - Fin: 0

R-Factor Ceiling:
Above Grade Fin/Unfin: /

House Dimensions:
R-Factor Walls:
Below Grade Fin/Unfin: /
Tax Living Area: 1,248

DIRECTIONS: Route 8 South to right on Bay City Road, Left on Victoria, House on Right



AGENT REMARKS: WONDERFULLY RENOVATED! All new drywall, trim, interior doors, flooring, cabinets, granite countertops, and so much more!!! Professionally painted! Crown & Chairrail Hardwood floors throughout the entire main house! Ceramic Tile in Full Baths! Granite Countertops! Great location! Walk to Mowbray Park & Matapeake Schools! Community playground, waterfront park, boat ramp! \$5,000 Closing Cost Help!!!

INTERNET REMARKS: WONDERFULLY RENOVATED! All new drywall, trim, interior doors, flooring, cabinets, granite countertops, and so much more!!! Professionally painted! Crown & Chairrail Hardwood floors throughout the entire main house! Ceramic Tile in Full Baths! Granite Countertops! Great location! Walk to Mowbray Park & Matapeake Schools! Community playground, waterfront park, boat ramp! \$5,000 Closing Cost Help!!!

EXTERIOR

New Construction: No

Building Sites/Lots:

Soil Type:

Exterior:

Exterior Construction: Vinyl Siding

Lot Description:

Other Structures:

Roads:

Roofing:

Topography:

Transportation:

View Exposure:

Transfer Development Rights:

Builder Name:

Lot Dimensions:

Lot Sqft: 25,600

Lot Acreage: 0.59

Total Units:

Wooded Acres:

Fenced Acres:

PARKING: Drwy/Off Str, Garage

Type of Garage: Attached, Front Loading Garage

Type of Carport:

Parking Block/Square:

Parking Space #:

Garage Spaces: 2

Carport Spaces:

Parking Inc in List Price: Yes

Parking Inc in Sale Price: Yes

Assigned Spaces:

Parking Lot:

UTILITIES

Heating System: Heat Pump(s)

Cooling System: Central A/C

Hot Water: Electric

Water: Public

TV/Cable/Comm:

Heating Fuel: Electric

Cooling Fuel: Electric

Sewer/Septic: Public Sewer

Metering:

FARM: No**WATER:** Yes

Water Oriented: Yes

of Docks: 0

Mean Low Water: 1+

Blks to Ocn: 4

Water Access: Yes

Nav Water: Yes

Water Frontage: 0.00

Phys Dock Conveys: No

Water Front: No

Body of Water: BROAD CREEK

Dock Type: None

#Boats Permitted-Power: 0

Water View: No

Non Power: 0

VACATION: No**FINANCIAL INFORMATION**

Earnest Money:

City/Town:

Total Taxes: \$2,473

Tax Year: 2010

Investor Ratio:

Project Approved:

Possession: Immediate, Negotiable, Settlement

Tenants Rights:

Current Financing/Loan:

New Financing:

Cash to Assume:

Amortized Years:

Special Assessment:

Other Fees:

Refuse:

Land: \$173,210

Special Tax Assess:

Agricultural District:

Other Pmt Freq:

Front Foot Fee:

Improvements: \$108,150

Tot Tax Assessment: \$281,360

Year Renovated: 2010

County: \$2,473

Water/Swr Hook-up:

Yr Assessed: 2010

Tap:

Year Converted:

Owner/Private Finance:

Balloon- # of Years:

Remaining Yrs:

Interest Rate:

Annual Rent Income:

Special Assessment 2:

Years:

Rental Year:

Remaining Yrs:

Condo/Coop Fee: - Frequency:

HOA Fee: 100.00 - Frequency: Annually

HOA/Condo/Coop Community Amenities: Boat Ramp, Common Grounds, Picnic Area, Pier/Dock, Tot Lots/Plygrd, Water / Lake Priv

HOA/Condo/Coop Rules:

HOA/Condo/Coop Fees Include:

HOA Y/N: Yes



HOA/Condo/Coop Management:

LEGAL INFORMATION

Lot: 15P16	Block/Square: 2	Section: 1	Phase:
Parcel Number: 391	Liber #:	Folio #:	Zoning Code: NC-20
Master Plan Zoning:	Historic Designation ID:		Tax Map #:
Contract Info: None			
Disclosures: Ag/Rel to Own, Prop Disclaimer			
Documents:			
Special Permits:			

OWNER, SHOWING CONTACT, PROPERTY MANAGEMENT INFORMATION

Owner 1 Name: Davidson Development	Home #:	Office #:
Showing Contact 1: CSS CSS	Home #: (866) 891-7469	Office #:
	Monthly Rent:	Lease Exp. Date:
Show Instructions: Call 1st-Showing Service		
Show Time: -	Show Days:	

LISTING AGENT/BROKER/COMPENSATION

Listing Agent: DAVID DAUSES Jr., ID: 99042	Home: (443) 994-4180	Home Fax: (410) 643-5213
Cell Phone: (443) 994-4180	Pager:	Voice Mail: x
Agent Office: (800) 787-5005		
Agent Email: DJDauses@mrisc.com		
Company: Coldwell Banker Waterman Realty, CBW1		Office: (410) 643-5005
Address: 109 Country Day Rd # 1, Chester, MD 21619		Fax: (410) 643-5213

Sub-Agent Comp: 0	Buyer-Agent Comp: 2.5	Add'l Comp:	
Dual Agency: Yes	Variable Rate Comp: No	Desg Rep: No	
List Date: 08-Dec-2010	Update Date: 17-Mar-2011	Update Type: OTHER	Off Mkt Date:
Orig Price: \$294,900	Prior LP:	Days on Mkt MLS: 75	Days on Mkt Property: 75
Photo Option: Lister will Submit All		Total Photos: 20	Advertising: IDX-PUB

SOLD/LEASED INFORMATION

Contract Date: 18-Feb-2011	Close Date: 17-Mar-2011	Close Price: \$290,000	Seller Subsidy: \$11,513
New 1st Trust Loan Amount: \$282,648		New 1st Trust Loan Type: FHA	
Selling Agent: Patricia Herold , ID: 116842			Selling Agency: Buyer Agency
Selling Broker: Keller Williams Flagship of Maryland, KWF1			





Exterior (Main)



Kitchen



Kitchen #2



Family Room



Kitchen/Dining Room



Family Room #2



Dining Room



Recreation Room



Master Bedroom



Master Bath



Deck - View from



Bath #2

Listing provided by: Coldwell Banker Waterman Realty

Courtesy of: William Turner
Home: (410) 643-6702 Office: (410) 827-8877
Cell: (410) 643-6702 Email: fitzhugh@tidewaterproperties.com
Company: Tidewater Properties
Office: (410) 827-8877 Fax: (410) 827-5018

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Bedroom #2



Bedroom #3



Deck



Exterior (Rear)



Garage 2



Exterior #2



Exterior #3



Shed

Listing provided by: Coldwell Banker Waterman Realty

Courtesy of: William Turner
Home: (410) 643-6702 Office: (410) 827-8877
Cell: (410) 643-6702 Email: fitzhugh@tidewaterproperties.com
Company: Tidewater Properties
Office: (410) 827-8877 Fax: (410) 827-5018

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Property Address: 702 VICTORIA DR, STEVENSVILLE MD 21666 2784

Legal Subdiv/Neighborhood: BAY CITY
 Incorporated City:
 Owner Name: TOSHIHISA MATSUI
 Addtnl:
 Condo/Coop Project:
 Phone #:
 Company Owner:
 Care of Name:
 Absent Owner: No

MAILING ADDRESS: 702 VICTORIA DR, STEVENSVILLE, MD 21666 2784

LEGAL DESCRIPTION: LOT 15 AND 1/2 OF 16 BLK 2 BAY CITY SECT 1

Mag/Dist #: 4	Lot: 15P16	Block/Square:2	
Election District: 4	Legal Unit #:	Grid:	Tax Map:
Section: 1	Subdiv Ph:	Addl Parcel Flag#:	Map: 56
Map Suffix:	Suffix:	Parcel: 391	Sub-Parcel:
Historic ID:	Agri Dist:	Plat Folio:	Plat Liber:

Tax Year 2013

Total Tax Bill: \$2,021	City Tax:	Tax Levy Year: 2013
State/County Tax: \$2,021	Refuse:	Tax Rate: 0.96
Spec Tax Assmt:	Homestd/Exempt Status:	
Front Foot Fee:	Mult. Class:	
Exempt Class:		
Tax Class: 01		

ASSESSMENT

Year Assessed	Total Tax Value	Land	Improvement	Land Use
2014	\$210,700	\$148,100	\$62,600	
2013	\$210,700	\$173,200	\$108,100	
2012	\$210,700	\$173,200	\$108,100	

DEED Deed Liber: 2020 Deed Folio: 675

Transfer Date	Price	Grantor	Grantee
26-Apr-2011	\$290,000	DAVIDSON DEVELOPMENT INC	MATSUI, TOSHIHISA
08-Jul-2010	\$149,000	SHAW, KEVIN & DEBORAH S	DAVIDSON DEVELOPMENT INC
30-Aug-2004	\$0	SHAW, DEBORAH S	SHAW, KEVIN & DEBORAH S

PROPERTY DESCRIPTION

Year Built: 1972	Zoning Code: NC-20	Census Trct/Blck: /
Irregular Lot:	Square Feet: 25,600	Acreage: 0.59
Land Use Code: Residential	Plat Liber/Folio: /	Property Card:
Property Class:R	Quality Grade: BELOW AVERAGE	Road Description: UNPAVED
Zoning Desc: NEIGH CONSRV DIST-20,000 S	Xfer Devel.Right:	Road Frontage:
Prop Use: RESIDENTIAL	Site Influence:	Topography:
Building Use:		Sidewalk:
Lot Description:		Pavement:

STRUCTURE DESCRIPTION

	Section 1	Section 2	Section 3	Section 4	Section 5
Construction:		Frame			
Story Type:	1				
Description:					
Dimensions:					
Area:	1,248	400	320	320	
Foundation:		Roofing: Shingle - Composite		# of Dormers:	
Ext Wall: Siding - Alum/Viny		Style: Standard Unit		Year Remodeled:	
Stories: 1		Units: 1		Model/Unit Type: STANDARD UNIT	
Total Building Area:			Living Area: 1,248	Base Sq Ft:	
Patio/Deck Type: DECK	Sq Ft: 240		Porch Type:	Sq Ft:	
Balcony Type:	Sq Ft:		Pool Type:	Sq Ft:	
Attic Type:	Sq Ft:		Roof Type:		
Rooms:		Fireplace Type:		Fireplaces:	
Bedrooms:		Bsm1 Type:		Garage Type: Attached	
Full Baths: 1		Bsm1 Tot Sq Ft:		Garage Consl.: FRAME	
Half Baths: 1		Bsm1 Fin Sq Ft:		Garage Sq Ft: 400	
Baths: 1.50		Bsm1 Unfin Sq Ft:		Garage Spaces:	
Other Rooms:			Air Conditioning: Combined System		
Other Amenities:			Interior Floor:		
Appliances:			Outbuildings:		
Gas:	Heat: Electric		Sewer: Public	Fuel:	
Electric: Yes	Water: Public		Underground:	Walls:	

Tax Record Updated : 24-Oct-2013

Courtesy of: William Turner
 Home: (410) 643-6702 Office: (410) 827-8877
 Cell: (410) 643-6702 Email: fitzhugh@tidewaterproperties.com
 Company: Tidewater Properties
 Office: (410) 827-8877 Fax: (410) 827-5018

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 Accuracy of square footage, lot size and other information is not guaranteed.





Status: SOLD
Contract Date: 25-Sep-2011

Close Date: 21-Oct-2011
Auction: No
Address: 1623 BAYSIDE DR
County/State: QUEEN ANNES, MD
Election District: 4
Inc. City/Town:

List Price: \$299,900
Close Price: \$290,000
Transaction Type: Standard Sale

MLS#: QA7694339
Postal City: Chester
Class: Residential
Listing Type: Excl. Right
Legal Subdiv: MARLING FARMS
Advertised Subdiv: MARLING FARMS
Model Name:
Tax ID: 1804075056
Age: 36
Style: Split Foyer

Total Taxes: \$2,694
Year Built: 1978
Type: Detached

ADC Map: 23G11
Area:
Tax Year: 2010
Tot Sqft - Fin: 0
TH Type:

Zip Code: 21619-2837
Ownership: Fee Simple, Sale
TBM Map:
Lot AC/SF: 0.33/14,500
HOA Fee: \$50.00 / Annually
C/C FEE: /
Levels: 2 **# Fireplaces:** 0

<u>INTERIOR</u>	<u>Total</u>	<u>Main</u>	<u>Upper 1</u>	<u>Upper 2</u>	<u>Lower 1</u>	<u>Lower 2</u>	<u>Schools</u>
Bedrooms:	4	3	0	0	1	0	ES:
Full Baths:	3	2	0	0	1	0	MS:
Half Baths:	0	0	0	0	0	0	HS:

<u>Room</u>	<u>Dimension</u>	<u>Level</u>	<u>Flooring</u>	<u>Fireplace</u>
Living Room				
Dining Room				
Bedroom-Master				
Bedroom-Second				
Family Rm				
Kitchen				
Bedroom-Fourth				
Bedroom-Third				

Main Entrance:
Interior Style:
Dining/Kitchen: Liv-Din Combo
Appliances:
Amenities:
Property Condition:
Security:
Windows/Doors:
Walls/Ceilings:

Basement (Y/N): No
Foundation:
Handicap: None
Unit Description:

House Dimensions:



R-Factor Basement:
Tot Sqft - Flr: 0

R-Factor Ceiling:
Above Grade Flr/Unfin: /

R-Factor Walls:
Below Grade Flr/Unfin: /
Tax Living Area: 1,080

DIRECTIONS: RT 50 EAST. RIGHT ON DOMINION RD. LEFT AT THE JUNCTION TOAWRD MARLING FARMS TO LEFT ON QUEEN ANNES DR. RIGHT ON BAYSIDE DR. 1623 ON LEFT

AGENT REMARKS: MUST SEE TO BELIEVE ALL OF THE UPGRADES! BEAUTIFUL WATERVIEW, CLOSE TO COMM. BOATRAMP & PLAYGROUND. NEW SEPTIC SYSTEM & ROOF. 4 BR W/ NEW CARPET, 3 NEW BATHS, GORGEOUS KITCHEN W/ NEW CABINETS, GRANITE AND NEW SAMSUNG SS APPLIANCES, LAUNDRY RM W/ WASHER & DRYER. NEW SOLID OAK WOOD FLRS, CROWN MOLDING & WIDE BASEBOARD, LARGE FAMILY RM W/ NEW CARPET & WALK OUT PATIO & DECK OVERLOOKING LARGE BACKYARD

INTERNET REMARKS: MUST SEE TO BELIEVE ALL OF THE UPGRADES! BEAUTIFUL WATERVIEW, CLOSE TO COMM. BOATRAMP & PLAYGROUND. NEW SEPTIC SYSTEM & ROOF. 4 BR W/ NEW CARPET, 3 NEW BATHS, GORGEOUS KITCHEN W/ NEW CABINETS, GRANITE AND NEW SAMSUNG SS APPLIANCES, LAUNDRY RM W/ WASHER & DRYER. NEW SOLID OAK WOOD FLRS, CROWN MOLDING & WIDE BASEBOARD, LARGE FAMILY RM W/ NEW CARPET & WALK OUT PATIO & DECK OVERLOOKING LARGE BACKYARD

EXTERIOR

New Construction: No
Buiding Sites/Lots:
Soil Type:
Exterior:
Exterior Construction: Brick and Siding
Lot Description:
Other Structures:
Roads:
Roofing:
Topography:
Transportation:
View Exposure:
Transfer Development Rights:

Builder Name:
Lot Dimensions:

Lot Sqft: 14,500
Lot Acreage: 0.33
Total Units:

PARKING: Drvwy/Off Str

Type of Garage:
Type of Carport:
Parking Block/Square:
Parking Space #:

Wooded Acres:
Garage Spaces:
Carport Spaces:
Parking Inc In List Price:
Parking Inc In Sale Price: Yes

Fenced Acres:
Assigned Spaces:
Parking Lot:

UTILITIES

Heating System: Heat Pump(s)
Cooling System: Heat Pump(s)
Hot Water: Electric
Water: Well
TV/Cable/Comm:

Heating Fuel: Electric
Cooling Fuel: Electric
Sewer/Septic: Septic
Metering:

FARM: No**WATER:** Yes

Water Oriented: Yes
of Docks: 0
Mean Low Water: 1+
Blks to Ocn: 0

Water Access: Yes
Nav Water: Yes
Water Frontage: 0.00
Phys Dock Conveys: No

Water Front: No
Body of Water: EASTERN BAY
Dock Type: None
#Boats Permitted-Power: 0

Water View: Yes
Non Power: 0

VACATION: No**FINANCIAL INFORMATION**

Earnest Money:
City/Town:
Total Taxes: \$2,694
Tax Year: 2010
Investor Ratio:
Project Approved:
Possession: 90-120 Days CD
Tenants Rights:
Current Financing/Loan:
New Financlng:
Cash to Assume:
Amortized Years:
Special Assessment:

Other Fees:
Refuse:
Land: \$202,100
Special Tax Assess:
Agricultural District:

Other Pml Freq:
Front Foot Fee:
Improvements: \$119,790
Tot Tax Assessment: \$321,890
Year Renovated:

County: \$2,694
Water/Swr Hook-up:
Yr Assessed: 2011
Tap:
Year Converted:

Owner/Private Finance:
Balloon- # of Years:
Remaining Yrs:

Interest Rate:
Annual Rent Income:
Special Assessment 2:

Years:
Rental Year:
Remaining Yrs:



QA7694339

Residential Full Listing

1623 BAYSIDE DR, CHESTER, MD 21619-2837



Condo/Coop Fee: -- Frequency:
HOA Fee: 50.00 -- Frequency: Annually
HOA/Condo/Coop Community Amenities:
HOA/Condo/Coop Rules:
HOA/Condo/Coop Fees Include:
HOA/Condo/Coop Management:

HOA Y/N: Yes

LEGAL INFORMATION

Lot: 40
Parcel Number: 209
Master Plan Zoning:
Contract Info: Other
Disclosures: Prop Disclosure
Documents:
Special Permits:

Block/Square: E
Liber #:
Historic Designation ID:

Section: 1
Folio #:

Phase:
Zoning Code: NC-20
Tax Map #:

OWNER, SHOWING CONTACT, PROPERTY MANAGEMENT INFORMATION

Owner 1 Name: DEWINTON
Showing Contact 1: CALL CSS CALL CSS

Home #:
Home #:
Monthly Rent:

Office #:
Office #:
Lease Exp. Date:

Show Instructions: Call 1st-Showing Service
Show Time: -

Show Days:

LISTING AGENT/BROKER/COMPENSATION

Listing Agent: JIMMY WHITE Jr., ID: 137786
Cell Phone: (410) 320-3647 Agent Office: (410) 643-2244
Agent Email: jimmy.white@longandfoster.com

Home: (410) 320-3647
Pager:

Home Fax:
Voice Mail: (410) 643-2244 x302

All Agent: Mary Casson , ID: 86885
Cell: (410) 310-3715 Agent Office: (410) 604-6312

Home: (410) 310-3715
Pager:

Fax:
Voice Mail: , x

Company: Long & Foster Real Estate, Inc., LNG63
Address: 202 Thompson Creek Rd, Stevensville, MD 21666

Office: (410) 643-2244
Fax: (410) 643-4051

Sub-Agent Comp: 2.5 Buyer-Agent Comp: 2.5
Dual Agency: No Variable Rate Comp: No
List Date: 21-Sep-2011 Update Date: 26-Oct-2011
Orig Price: \$299,900 Prior LP:
Photo Option: Lister will Submit All

Add'l Comp:
Desg Rep: No
Update Type: OTHER
Days on Mkt MLS:: 6
Total Photos: 27

Off Mkt Date:
Days on Mkt Property: 6
Advertising: IDX-PUB

SOLD/LEASED INFORMATION

Contract Date: 25-Sep-2011 Close Date: 21-Oct-2011
New 1st Trust Loan Amount: \$282,648
Selling Agent: Kristina Shannon , ID: 113679
Selling Broker: Keller Williams Realty Centre, KWR15

Close Price: \$290,000
New 1st Trust Loan Type: FHA

Seller Subsidy: \$9,975
Selling Agency: Buyer Agency





Exterior (Front)



Exterior (Front)



FOYER



Kitchen



Kitchen



Kitchen



Kitchen



Living Room



View



Bedroom (Master)



Bedroom (Master)



Bath (Master)

Listing provided by: Long & Foster Real Estate, Inc.

Courtesy of: William Turner
Home: (410) 643-6702 Office: (410) 827-8877
Cell: (410) 643-6702 Email: fitzhugh@tidewaterproperties.com
Company: Tidewater Properties
Office: (410) 827-8877 Fax: (410) 827-5018

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Bedroom 2



Bedroom 2



Bedroom 3



Bedroom 3



Bath 2



STAIRS



Family Room



Family Room



Bedroom 4



Bedroom 4



Bath 3



OFFICE

Listing provided by: Long & Foster Real Estate, Inc.

Courtesy of: William Turner
Home: (410) 643-6702 Office: (410) 827-8877
Cell: (410) 643-6702 Email: fitzhugh@tidewaterproperties.com
Company: Tidewater Properties
Office: (410) 827-8877 Fax: (410) 827-5018

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LAUNDRY ROOM



Exterior (Rear)



SHED

Listing provided by: Long & Foster Real Estate, Inc.

Courtesy of: William Turner
Home: (410) 643-6702 Office: (410) 827-8877
Cell: (410) 643-6702 Email: fitzhugh@tidewaterproperties.com
Company: Tidewater Properties
Office: (410) 827-8877 Fax: (410) 827-5018

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Tax ID: 1804075056
County: QUEEN ANNES

Metropolitan Regional Information Systems, Inc.
Full Tax Record

Page 1 of 1
02-Apr-2014
12:16 pm

Property Address: 1623 BAYSIDE DR, CHESTER MD 21619 2837

Legal Subdiv/Neighborhood: MARLING FARMS
Incorporated City:
Owner Name: MARK E KURTZ
Addtnl: KRISTEN M

Condo/Coop Project:
Phone #:
Company Owner:
Care of Name:
Absent Owner: No

MAILING ADDRESS: 1623 BAYSIDE DR, CHESTER, MD 21619 2837

LEGAL DESCRIPTION: LOT 40 SECTION 1 MARLING FARMS

Mag/Dist #: 4 Lot: 40 Block/Square:E
Election District: 4 Legal Unit #: Grid: 16 Tax Map:
Section: 1 Subdiv Ph: Addl Parcel Flag/#: Map: 64
Map Suffix: Suffix: Parcel: 209 Sub-Parcel:
Historic ID: Agri Dist: Plat Folio: Plat Liber:

Tax Year 2013

Total Tax Bill: \$2,533 City Tax: Tax Levy Year: 2013
State/County Tax: \$2,533 Refuse: Tax Rate: 0.96
Spec Tax Assmt: Exempt Class: Homestd/Exempt Status:
Front Foot Fee: Tax Class: 01 Mult. Class:

ASSESSMENT

Year Assessed	Total Tax Value	Land	Improvement	Land Use
2014	\$264,100	\$157,000	\$107,100	
2013	\$264,100	\$202,100	\$119,700	
2012	\$264,100	\$202,100	\$119,700	

DEED Deed Liber: 2063 Deed Folio: 334

Transfer Date	Price	Grantor	Grantee
29-Nov-2011	\$290,000	M & C VENTURES LLC	KURTZ, MARK E
20-Apr-2011	\$138,000	DEUTSCHE BANK NATIONAL TRUST	M & C VENTURES LLC
25-May-2010	\$208,000	CRUTCHLEY, PENNY	DEUTSCHE BANK NATIONAL TRUST C

PROPERTY DESCRIPTION

Year Built: 1978 Zoning Code: NC-20 Census Trct/Blck: /
Irregular Lot: Square Feet: 14,500 Acreage: 0.33
Land Use Code: Residential Plat Liber/Folio: / Property Card:
Property Class:1101 Quality Grade: BELOW AVERAGE Road Description:
Zoning Desc: NEIGH CONSRV DIST-20,000 S Xfer Devel.Right: Road Frontage:
Prop Use: RESIDENTIAL Site Influence: Topography:
Building Use: Sidewalk:
Lot Description: WATER VIEW Pavement:

STRUCTURE DESCRIPTION

	Section 1	Section 2	Section 3	Section 4	Section 5
Construction:					
Story Type:		1	1		
Description:					
Dimensions:					
Area:	1,008	28	44	128	
Foundation:		Roofing: Shingle - Composite		# of Dormers:	
Ext Wall: Siding - Alum/Viny		Style: Split Foyer		Year Remodeled:	
Stories:		Units: 1		Model/Unit Type: SPLIT FOYER	
Total Building Area:			Living Area: 1,080	Base Sq Ft:	
Patio/Deck Type: DECK	Sq Ft: 128		Porch Type:	Sq Ft:	
Balcony Type:	Sq Ft:		Pool Type:	Sq Ft:	
Attic Type:	Sq Ft:		Roof Type:		
Rooms:		Fireplace Type:		Fireplaces:	
Bedrooms:		Bsmt Type: Fully Finished		Garage Type:	
Full Baths: 2		Bsmt Tot Sq Ft:		Garage Consl.:	
Half Baths:		Bsmt Fin Sq Ft: 525		Garage Sq Ft:	
Baths: 2.00		Bsmt Unfin Sq Ft:		Garage Spaces:	
Other Rooms:			Air Conditioning: Comblned System		
Other Amenities:			Interior Floor:		
Appliances:			Outbuildings:		
Gas:	Heat: Heat Pump(s)		Sewer: Private	Fuel:	
Electric:	Water: Private		Underground:	Walls:	

Tax Record Updated : 02-Apr-2014

Courtesy of: William Turner
Home: (410) 643-6702 Office: (410) 827-8877
Call: (410) 643-6702 Email: fitzhugh@tldewaterproperties.com
Company: Tidewater Properties
Office: (410) 827-8877 Fax: (410) 827-5018

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Accuracy of square footage, lot size and other information is not guaranteed.





Status: SOLD
Contract Date: 03-Dec-2010

Close Date: 28-Jan-2011
Auction: No
Address: 220 BALTIMORE RD
County/State: QUEEN ANNES, MD
Election District: 4
Inc. City/Town:

List Price: \$227,900
Close Price: \$210,000
Transaction Type: Standard Sale

MLS#: QA7472140
Postal City: Stevensville
Class: Residential
Listing Type: Excl. Right
Legal Subdiv: TOWER GARDENS

Advertised Subdiv: KENT ISLAND ESTATES

ADC Map: 29-G-06

TBM Map:

Model Name:

Area:

Lot AC/SF: 0.46/20,000

Tax ID: 1804048210

Total Taxes: \$2,028

Tax Year: 2010

HOA Fee: \$20.00 / Annually

Age: 43

Year Built: 1971

Tot Sqft - Fin: 0

C/C FEE: /

Style: Rancher

Type: Detached

TH Type:

Levels: 1 **# Fireplaces:** 1

INTERIOR	Total	Main	Upper 1	Upper 2	Lower 1	Lower 2
Bedrooms:	2	2	0	0	0	0
Full Baths:	1	1	0	0	0	0
Half Baths:	0	0	0	0	0	0

Schools

ES: Call School Board
 MS: Call School Board
 HS: Call School Board

Room	Dimension	Level	Flooring	Fireplace
Living Room	14 x 18	Main	Wood Under Carpet	Wood Burning
Bedroom-Master	12 x 12	Main	Wood	
Bedroom-Second	11 x 13	Main	Wood	
Kitchen	12 x 14	Main	Vinyl	
Den	9 x 12	Main	Wood	
Florida/Sun Rm				
Laundry-BR Lvl				
Laundry-Kit Lvl				

Main Entrance: Living Room

Interior Style: Floor Plan-Traditional

Dining/Kitchen: Kit-Country

Appliances: Dryer, Oven/Range-Electric, Refrigerator, Washer

Amenities: Attic-Floored, Attic-Strs Pull Dwn, Buil-in Bookcases, Drapery Rods, Entry Lvl BR, Fireplace Equip., FP Mantels, FP Screen,

Home Warranty, Shades/Blinds, W/W Carpeting, Wood Floors

Property Condition: Shows Well

Security:

Windows/Doors:

Walls/Ceilings:

Basement (Y/N): No

Foundation:

Handicap: Grab Bars Modify



Unit Description:

R-Factor Basement:

Tot Sqft - Fin: 0

R-Factor Ceiling:

Above Grade Fin/Unfin: /

House Dimensions:

R-Factor Walls:

Below Grade Fin/Unfin: /

Tax Living Area: 1,080

DIRECTIONS: Follow Rt. 8 toward Romancoke. Take next to last road on Left. Cross at stop sign. House on right, sign on property.

AGENT REMARKS: Very nice well-maintained ranch style home in Kent Island Estates. 2 BR, 1 BA, easy to add 3rd BR. Hardwood floors, country kitchen, rear sunroom, mature trees, beautiful landscaped yard. Property is almost 1/2 acre, rear fenced yard. In walking distance to Romancoke pier clubhouse. Make this home your home, call to see today!!

INTERNET REMARKS: Very nice well-maintained ranch style home in Kent Island Estates. 2 BR, 1 BA, easy to add 3rd BR. Hardwood floors, country kitchen, rear sunroom, mature trees, beautiful landscaped yard. Property is almost 1/2 acre, rear fenced yard. In walking distance to Romancoke pier clubhouse. Make this home your home, call to see today!!

EXTERIOR

New Construction: No

Buiding Sites/Lots:

Soil Type:

Exterior: Fenced - Rear, Porch-front, Sidewalks

Exterior Construction: Brick and Siding

Lot Description:

Other Structures: Storage Barn/Shed

Roads: Tar and Chip

Roofing: Shingle/F-Glass

Topography:

Transportation:

View Exposure:

Transfer Development Rights:

Builder Name:

Lot Dlmensions:

Lot Sqft: 20,000

Lot Acreage: 0.46

Total Units:

PARKING: Carport, Concrete Driveway

Type of Garage:

Type of Carport: Attached

Parking Block/Square:

Parking Space #:

Wooded Acres:

Garage Spaces:

Carport Spaces: 1

Parking Inc in List Price: Yes

Parking Inc in Sale Price: Yes

Fenced Acres:

Assigned Spaces:

Parking Lot:

UTILITIES

Heating System: Baseboard

Cooling System: Ceiling Fan(s), Central A/C

Hot Water: Electric

Water: Well

TV/Cable/Comm:

Heating Fuel: Electric

Cooling Fuel: Electric

Sewer/Septic: Septic

Metering:

FARM: No

WATER: No

VACATION: No

FINANCIAL INFORMATION

Earnest Money:

City/Town:

Total Taxes: \$2,028

Tax Year: 2010

Investor Ratio:

Project Approved:

Possession: Settlement

Tenants Rights:

Current Financing/Loan:

New Financing:

Cash to Assume:

Amortized Years:

Special Assessment:

Other Fees:

Refuse:

Land: \$137,150

Special Tax Assess:

Agricultural District:

Other Pmt Freq:

Front Foot Fee:

Improvements: \$96,120

Tot Tax Assessment: \$233,270

Year Renovated:

County: \$2,028

Water/Swr Hook-up:

Yr Assessed: 2010

Tap:

Year Converted:

Owner/Private Finance:

Balloon- # of Years:

Remainng Yrs:

Interest Rate:

Annual Rent Income:

Special Assessment 2:

Years:

Rental Year:

Remaining Yrs:

Condo/Coop Fee: - Frequency:

HOA Fee: 20.00 - Frequency: Annually

HOA/Condo/Coop Community Amenities:

HOA/Condo/Coop Rules:

HOA/Condo/Coop Fees Include:

HOA/Condo/Coop Management:

HOA Y/N: Yes



LEGAL INFORMATION

Lot: 22	Block/Square: B	Section: 2	Phase:
Parcel Number:	Liber #:	Folio #:	Zoning Code: NC-20
Master Plan Zoning:	Historic Designation ID:		Tax Map #:
Contract Info: Home Warranty			
Disclosures: Prop Disclosure			
Documents:			
Special Permits:			

OWNER, SHOWING CONTACT, PROPERTY MANAGEMENT INFORMATION

Owner 1 Name: Price	Home #:	Office #:
Showing Contact 1: CALL CSS CALL CSS	Home #: (866) 892-7469	Office #:
	Monthly Rent:	Lease Exp. Date:
Show Instructions: Call 1st-Showing Service, Lockbox-Sentrilock, Show Anytime		
Show Time: -	Show Days: All Days	

LISTING AGENT/BROKER/COMPENSATION

Listing Agent: JANICE DUTY , ID: 135545	Home: (410) 643-5005	Home Fax:
Cell Phone: (410) 490-4903	Agent Office: (410) 643-5005	Voice Mail: x
Agent Email: janiceduty@mrisc.com		
Company: Champion Realty, Inc., CHM2		Office: (410) 819-4300
Address: 411 Thompson Creek Rd, Stevensville, MD 21666		Fax: (410) 643-4957
Sub-Agent Comp: 0	Buyer-Agent Comp: 2.5	Add'l Comp:
Dual Agency: Yes	Variable Rate Comp: No	Desg Rep: No
List Date: 02-Nov-2010	Update Date: 31-Jan-2011	Update Type: OTHER
Orig Price: \$234,900	Prior LP: \$234,900	Days on Mkt MLS:: 32
Photo Option: Lister will Submit All		Total Photos: 14
		Off Mkt Date:
		Days on Mkt Property: 32
		Advertising: IDX-PUB

SOLD/LEASED INFORMATION

Contract Date: 03-Dec-2010	Close Date: 28-Jan-2011	Close Price: \$210,000	Seller Subsidy: \$8,000
New 1st Trust Loan Amount: \$217,602		New 1st Trust Loan Type: State/Local Gov't Prog	
Selling Agent: Penny Hope , ID: 132380		Selling Agency: Buyer Agency	
Selling Broker: Long & Foster Real Estate, Inc., LNG63			





Exterior (Main)



Unique #1



Unique #2



Exterior #2



Living Room



Fireplace



Kitchen



Den



Bedroom #1



Bedroom #2



Bath #1



Back yard

Listing provided by: **Champion Realty, Inc.**

Courtesy of: **William Turner**
Home: (410) 643-6702 Office: (410) 827-8877
Cell: (410) 643-6702 Email: fitzhugh@tidewaterproperties.com
Company: **Tidewater Properties**
Office: (410) 827-8877 Fax: (410) 827-5018

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Shed



Exterior #3

Listing provided by: Champion Realty, Inc.

Courtesy of: William Turner

Home: (410) 643-6702 Office: (410) 827-8877
Cell: (410) 643-6702 Email: fitzhugh@tidewaterproperties.com
Company: Tidewater Properties
Office: (410) 827-8877 Fax: (410) 827-5018

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Property Address: 220 BALTIMORE RD, STEVENSVILLE MD 21666 3554

Legal Subdiv/Neighborhood: KENT ISLAND ESTATES
 Condo/Coop Project:
 Incorporated City: Phone #:
 Absent Owner: No
 Owner Name: PAMELA L CHAPMAN
 Company Owner:
 Addtl: Care of Name:

MAILING ADDRESS: 220 BALTIMORE RD, STEVENSVILLE, MD 21666 3554

LEGAL DESCRIPTION: LOTS 22-24 BLK B KENT ISLAND ESTS-SECT 2

Mag/Dist #: 4	Lot: 22	Block/Square:B	
Election District: 4	Legal Unit #:	Grid:	Tax Map:
Section: 2	Subdiv Ph:	Addl Parcel Flag#:	Map: 76
Map Suffix:	Suffix:	Parcel:	Sub-Parcel:
Historic ID:	Agri Dist:	Plat Folio:	Plat Liber:

Tax Year 2013

Total Tax Bill: \$1,978	City Tax:	Tax Levy Year: 2013
State/County Tax: \$1,977	Refuse:	Tax Rate: 0.96
Spec Tax Assmt:	Homestd/Exempt Status:	
Front Foot Fee:	Exempt Class:	
	Tax Class: 09	
	Mult. Class:	

ASSESSMENT

Year Assessed	Total Tax Value	Land	Improvement	Land Use
2014	\$206,200	\$107,100	\$99,100	
2013	\$206,200	\$137,150	\$96,120	
2012	\$206,200	\$137,150	\$96,120	

DEED

	Deed Liber: 2004	Deed Folio: 94
Transfer Date	Price	Granor
01-Feb-2011	\$210,000	PRICE, ELIZABTH I
	\$0	Grantee
		CHAPMAN, PAMELA L
		PRICE, ELIZABTH I

PROPERTY DESCRIPTION

Year Built: 1971	Zoning Code: NC-20	Census Trct/Blck: /
Irregular Lot:	Square Feet: 20,000	Acreage: 0.46
Land Use Code: Residential	Plat Liber/Folio: /	Property Card:
Property Class:R	Quality Grade: BELOW AVERAGE	Road Description:
Zoning Desc: NEIGH CONSRV DIST-20,000 S	Xfer Devel.Right:	Road Frontage:
Prop Use: RESIDENTIAL	Site Influence:	Topography:
Building Use:		Sidewalk:
Lot Description:		Pavement:

STRUCTURE DESCRIPTION

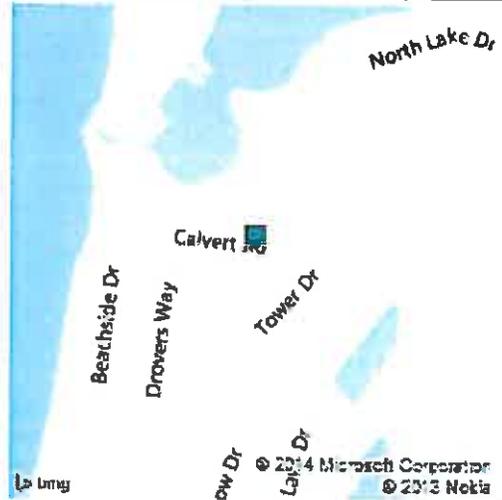
	Section 1	Section 2	Section 3	Section 4	Section 5
Construction:					
Story Type:	1				
Description:					
Dimensions:					
Area:	1,080	221	221	221	
Foundation:		Roofing: Shingle - Composite		# of Dormers:	
Ext Wall: Siding - Alum/Viny		Style: Standard Unit		Year Remodeled:	
Stories: 1		Units: 1		Model/Unit Type: STANDARD UNIT	
Total Building Area:			Living Area: 1,080	Base Sq Ft:	
Patio/Deck Type:	Sq Ft:		Porch Type: Enclosed/Open	Sq Ft: 305	
Balcony Type:	Sq Ft:		Pool Type:	Sq Ft:	
Attic Type:	Sq Ft:		Roof Type:		
Rooms:		Fireplace Type: BRK		Fireplaces: 1	
Bedrooms:		Bsmt Type:		Garage Type: Carport	
Full Baths: 1		Bsmt Tot Sq Ft:		Garage Const.:	
Half Baths:		Bsmt Fin Sq Ft:		Garage Sq Ft: 360	
Baths: 1.00		Bsmt Unfin Sq Ft:		Garage Spaces:	
Other Rooms:			Air Condilloning: Combined System		
Other Amenities:			Interior Floor:		
Appliances:			Outbuildings:		
Gas:	Heat: Electric		Sewer: Private	Fuel:	
Electric: Yes	Water: Private		Underground:	Walls:	

Tax Record Updated : 24-Oct-2013

Courtesy of: William Turner
 Home: (410) 643-6702 Office: (410) 827-8877
 Cell: (410) 643-6702 Email: fitzhugh@tidewaterproperties.com
 Company: Tidewater Properties
 Office: (410) 827-8877 Fax: (410) 827-5018

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 Information is believed to be accurate, but should not be relied upon without verification.
 Accuracy of square footage, lot size and other information is not guaranteed.





Status: SOLD
Contract Date: 02-Sep-2011

Close Date: 30-Sep-2011
Auction: No
Address: 109 CALVERT RD
County/State: QUEEN ANNES, MD
Election District: 4
Inc. City/Town:

List Price: \$224,900
Close Price: \$210,000
Transaction Type: Standard Sale

MLS#: QA7639569
Postal City: Stevensville
Class: Residential
Listing Type: Excl. Right
Legal Subdiv: TOWER GARDENS
Advertised Subdiv: TOWER GARDENS

Zip Code: 21666-3949
Ownership: Fee Simple, Sale

Model Name:
Tax ID: 1804094948
Age: 28
Style: Rancher
Total Taxes: \$2,674
Year Built: 1986
Type: Detached

ADC Map: XXX
Area:
Tax Year: 2010
Tot Sqft - Fin: 1,680
TH Type:

TBM Map:
Lot AC/SF: 0.35/15,300
HOA Fee: \$75.00 / Annually
C/C FEE: /
Levels: 1 **# Fireplaces:** 1

<u>INTERIOR</u>	<u>Total</u>	<u>Main</u>	<u>Upper 1</u>	<u>Upper 2</u>	<u>Lower 1</u>	<u>Lower 2</u>	<u>Schools</u>
Bedrooms:	3	3	0	0	0	0	ES:
Full Baths:	2	2	0	0	0	0	MS:
Half Baths:	0	0	0	0	0	0	HS:

<u>Room</u>	<u>Dimension</u>	<u>Level</u>	<u>Flooring</u>	<u>Fireplace</u>
Living Room		Main		Wood Burning
Bedroom-Master		Main		
Bedroom-Second		Main		
Bedroom-Third		Main		
Kitchen		Main		
Other Room 1		Main		
Lndry-Sep Rm				

Main Entrance:
Interior Style:
Dining/Kitchen: Kit-Table Space
Appliances: Dishwasher, Icemaker, Refrigerator, Stove
Amenities:
Property Condition:
Security:
Windows/Doors:
Walls/Ceilings:

Basement (Y/N): No
Foundation:
Handicap: None
Unit Description:

House Dimensions:



R-Factor Basement:
Tot Sqft - Fin: 1,680

R-Factor Ceiling:
Above Grade Fin/Unfin:1,680 /

R-Factor Walls:
Below Grade Fin/Unfin: /
Tax Living Area: 1,680

DIRECTIONS: Cross Bay Bridge heading East, take 1st exit and turn Right off ramp towards Romancoka. Go about 8 miles and turn right onto Kent Point Rd. Turn Right onto Tower Gardens. Then turn Right onto Calvert. House on left

AGENT REMARKS: Located in water-oriented community on Kent Island with beach and boat ramp, this house has spacious eat-in kitchen and nice sized Living room with fireplace. Only a few houses from the water. Master bath. Only 5 minutes from Bay Bridge and all conveniences. Come experience the Eastern Shore lifestyle of crabs and boating! Water depth not confirmed.

INTERNET REMARKS: Located in water-oriented community on Kent Island with beach and boat ramp, this house has spacious eat-in kitchen and nice sized Living room with fireplace. Only a few houses from the water. Master bath. Only 5 minutes from Bay Bridge and all conveniences. Come experience the Eastern Shore lifestyle of crabs and boating! Water depth not confirmed

EXTERIOR

New Construction: No
Building Sites/Lots:
Soil Type:
Exterior: Fenced - Rear
Exterior Construction: Vinyl Siding
Lot Description:
Other Structures: Above Grade
Roads:
Roofing:
Topography:
Transportation:
View Exposure:
Transfer Development Rights:

Builder Name:
Lot Dimensions:

Lot Sqft: 15,300
Lot Acreage: 0.35
Total Units:

PARKING: Drwy/Off Str

Type of Garage:
Type of Carport:
Parking Block/Square:
Parking Space #:

Wooded Acres:

Fenced Acres:

Garage Spaces:
Carport Spaces:
Parking Inc In Llst Price:
Parking Inc In Sale Price: No

Assigned Spaces:
Parking Lot:

UTILITIES

Heating System: Baseboard
Cooling System: Window Unit(s)
Hot Water: Electric
Water: Well
TV/Cable/Comm:

Heating Fuel: Electric
Cooling Fuel: Electric
Sewer/Septic: Septic
Metering:

FARM: No**WATER: Yes**

Water Oriented: Yes
of Docks: 0
Mean Low Water: 2+
Blks to Ocn: 5

Water Access: Yes
Nav Water: Yes
Water Frontage: 0.00
Phys Dock Conveys: No

Water Front: No
Body of Water: CARTER CREEK
Dock Type: None
#Boats Permitted-Power: 0

Water View: No
Non Power: 0

VACATION: No**FINANCIAL INFORMATION**

Earnest Money:
City/Town:
Total Taxes: \$2,674
Tax Year: 2010
Investor Ratio:
Project Approved:
Possession: Settlement
Tenants Rights:
Current Financing/Loan:
New Financing:
Cash to Assume:
Amortized Years:
Special Assessment:

Other Fees:
Refuse:
Land: \$167,180
Special Tax Assess:
Agricultural District:
Owner/Private Finance:
Balloon- # of Years:
Remaining Yrs:

Other Pmt Freq:
Front Foot Fee:
Improvements: \$148,950
Tot Tax Assessment: \$316,130
Year Renovated:
Interest Rate:
Annual Rent Income:
Special Assessment 2:

County: \$2,674
Water/Swr Hook-up:
Yr Assessed: 2011
Tap:
Year Converted:
Years:
Rental Year:
Remaining Yrs:

QA7639569

Residential Full Listing

109 CALVERT RD, STEVENSVILLE, MD 21666-3949



Condo/Coop Fee: - Frequency:

HOA Fee: 75.00 - Frequency: Annually

HOA/Condo/Coop Community Amenities: Beach, Boat Ramp

HOA/Condo/Coop Rules:

HOA/Condo/Coop Fees Include:

HOA/Condo/Coop Management:

HOA Y/N: Yes

LEGAL INFORMATION

Lot: 13

Block/Square: J

Section:

Phase:

Parcel Number: 14

Liber #:

Folio #:

Zoning Code: NC-1

Master Plan Zoning:

Historic Designation ID:

Tax Map #:

Contract Info: As is condition clause required

Disclosures: Prop Disclaimer

Documents:

Special Permits:

OWNER, SHOWING CONTACT, PROPERTY MANAGEMENT INFORMATION

Owner 1 Name: Anne Doeler

Home #: (999) 999-9999

Office #:

Showing Contact 1: CALL CSS CALL CSS

Home #: (866) 891-7469

Office #: (866) 891-7469

Monthly Rent:

Lease Exp. Date:

Show Instructions: Appt Contact

Show Time: -

Show Days:

LISTING AGENT/BROKER/COMPENSATION

Listing Agent: LYNN SEMENUK , ID: 10170

Home: (410) 827-5652

Home Fax: (410) 604-2705

Cell Phone:

Agent Office: (410) 604-2707

Pager:

Voice Mail: x

Agent Email: lynnsem@gmail.com

Company: Home Selling Assistance Plus, LLC, HSAP1

Office: (410) 604-2707

Address: 101 Chester Station Ln, Chester, MD 21619

Fax: (410) 604-2705

Sub-Agent Comp: 0

Buyer-Agent Comp: 2.5

Add'l Comp:

Dual Agency: Yes

Variable Rate Comp: No

Desg Rep: No

List Date: 01-Jul-2011

Update Date: 01-Oct-2011

Update Type: OTHER

Off Mkt Date:

Orig Price: \$224,900

Prior LP:

Days on Mkt MLS:: 63

Days on Mkt Property: 63

Photo Option: Lister will Submit All

Total Photos: 2

Advertising: IDX-PUB

SOLD/LEASED INFORMATION

Contract Date: 02-Sep-2011

Close Date: 30-Sep-2011

Close Price: \$210,000

Seller Subsidy: \$0

New 1st Trust Loan Amount: \$120,000

New 1st Trust Loan Type: Conventional

Selling Agent: Maureen Lind , ID: 48861

Selling Agency: Buyer Agency

Selling Broker: Champion Realty, Inc., CHM3





Exterior (Main)



Back yard

Listing provided by: Home Selling Assistance Plus, LLC

Courtesy of: William Turner
Home: (410) 643-6702 Office: (410) 827-8877
Cell: (410) 643-6702 Email: fitzhugh@tidewaterproperties.com
Company: Tidewater Properties
Office: (410) 827-8877 Fax: (410) 827-5018

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Information is believed to be accurate, but should not be relied upon without verification.



Tax ID: 1804094948
County: QUEEN ANNES

Metropolitan Regional Information Systems, Inc.
Full Tax Record

Property Address: 109 CALVERT RD, STEVENSVILLE MD 21666 3949

Legal Subdiv/Neighborhood: Condo/Coop Project:
Incorporated City: Phone #:
Owner Name: DAVID R PURRINGTON Absent Owner: No
Addtnl: PAMELA R Company Owner:
Care of Name:

MAILING ADDRESS: 109 CALVERT RD, STEVENSVILLE, MD 21666 3949

LEGAL DESCRIPTION: LOT 13 BLOCK J PLAT 3 TOWER GARDENS

Mag/Dist #: 4 Lot: 13 Block/Square:J
Election District: 4 Legal Unit #: Grid: 8 Tax Map:
Section: Subdiv Ph: Addl Parcel Flag/#: Map: 76
Map Suffix: Suffix: Parcel: 14 Sub-Parcel:
Historic ID: Agri Dist: Plat Folio: Plat Liber:

Tax Year 2013

Total Tax Bill: \$2,280 City Tax: Tax Levy Year: 2013
State/County Tax: \$2,280 Refuse: Tax Rate: 0.96
Spec Tax Assmt: Exempt Class:
Front Foot Fee: Tax Class: 09 Homestd/Exempl Status:
Mult. Class:

ASSESSMENT

Year Assessed	Total Tax Value	Land	Improvement	Land Use
2014	\$237,700	\$137,100	\$100,600	
2013	\$237,700	\$167,180	\$148,950	
2012	\$237,700	\$167,180	\$148,950	

DEED Deed Liber: 2057 Deed Folio: 451
Transfer Date Price Granlor Grantee
02-Nov-2011 \$210,000 DOELER, ANNE M PURRINGTON, DAVID R
22-Dec-1993 \$0 DOELER, MARK R & ANNE M DOELER, ANNE M
22-Aug-1988 \$80,000 NETHERCOTE, RICHARD F & THERES DOELER, MARK R & ANNE M

PROPERTY DESCRIPTION

Year Built: 1986 Zoning Code: NC-1 Census Trct/Blck: /
Irregular Lot: Square Feet: 15,300 Acreage: 0.35
Land Use Code: Residential Plat Liber/Folio: / Property Card:
Property Class:R Quality Grade: BELOW AVERAGE Road Description:
Zoning Desc: NEIGH CONSRV DIST-1 AC Xfer Devel.Right: Road Frontage:
Prop Use: RESIDENTIAL Site Influence: Topography:
Building Use: Sidewalk:
Lol Description: Pavement:

STRUCTURE DESCRIPTION

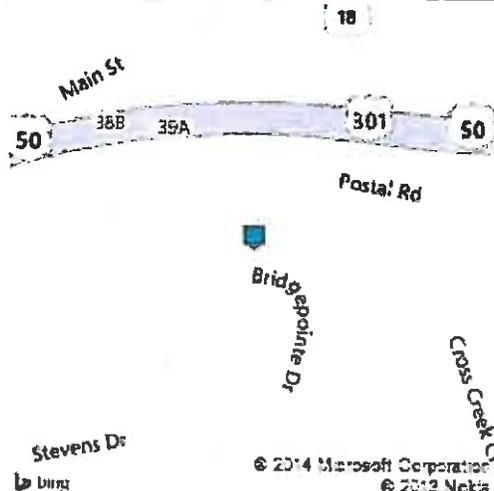
	Section 1	Section 2	Section 3	Section 4	Section 5
Construction:					
Story Type:	1				
Description:					
Dimensions:					
Area:	1,680				
Foundation:		Roofing: Shingle - Composite		# of Dormers:	
Ext Wall: Siding - Alum/Viny		Style: Standard Unit		Year Remodeled:	
Stories: 1		Units: 1		Model/Unit Type: STANDARD UNIT	
Total Building Area:			Living Area: 1,680	Base Sq Ft:	
Patio/Deck Type:	Sq Ft:		Porch Type:	Sq Ft:	
Balcony Type:	Sq Ft:		Pool Type:	Sq Ft:	
Attic Type:	Sq Ft:		Roof Type:		
Rooms:		Fireplace Type: BRK		Fireplaces: 1	
Bedrooms:		Bsmt Type:		Garage Type:	
Full Baths: 2		Bsmt Tot Sq Ft:		Garage Const.:	
Half Baths:		Bsmt Fin Sq Ft:		Garage Sq Ft:	
Baths: 2.00		Bsmt Unfin Sq Ft:		Garage Spaces:	
Other Rooms:			Air Conditioning:		
Other Amenities:			Interior Floor:		
Appliances:			Outbuildings:		
Gas:	Heat: Electric		Sewer: Private	Fuel:	
Electric: Yes	Water: Private		Underground:	Walls:	

Tax Record Updated : 24-Oct-2013

Courtesy of: William Turner
Home: (410) 643-6702 Office: (410) 827-8877
Cell: (410) 643-6702 Email: fitzhugh@tidewaterproperties.com
Company: Tidewater Properties
Office: (410) 827-8877 Fax: (410) 827-5018

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Accuracy of square footage, lot size and other information is not guaranteed.





Status: SOLD
Contract Date: 10-Aug-2012

Close Date: 21-Sep-2012
Auction: No
Address: 2734 COX NECK RD
County/State: QUEEN ANNES, MD
Election District: 4
Inc. City/Town:

List Price: \$225,000
Close Price: \$209,000
Transaction Type: Standard Sale

MLS#: QA7903365
Postal City: Chester
Class: Residential
Listing Type: Excl. Right
Legal Subdiv:

Advertised Subdiv: NONE
Model Name:
Tax ID: 1804021908
Age: 42
Style: Rancher

Total Taxes: \$2,679
Year Built: 1972
Type: Detached

ADC Map: XXX
Area:
Tax Year: 2010
Tot Sqft - Fin: 1,560
TH Type:

Zip Code: 21619-2256
Ownership: Fee Simple, Sale

TBM Map:
Lot AC/SF: 1.41/61,595
HOA Fee: /
C/C FEE: /
Levels: 1 **# Fireplaces:** 0

<u>INTERIOR</u>	<u>Total</u>	<u>Main</u>	<u>Upper 1</u>	<u>Upper 2</u>	<u>Lower 1</u>	<u>Lower 2</u>	<u>Schools</u>
Bedrooms:	3	3	0	0	0	0	ES:
Full Baths:	1	1	0	0	0	0	MS:
Half Baths:	0	0	0	0	0	0	HS:

<u>Room</u>	<u>Dimension</u>	<u>Level</u>	<u>Flooring</u>	<u>Fireplace</u>
Encl Glass Prch				
Workshop				
Living Room	18 x 15	Main		
Bedroom-Master	15 x 12	Main		
Bedroom-Second	11 x 10	Main		
Other Room 1	12 x 8	Main		
Laundry-BR Lvl				
Kitchen	20 x 16	Main		
Lndry-Sep Rm				
Bedroom-Thlrd	12 x 11	Main		

Main Entrance:
Interior Style:
Dining/Kitchen: Fam Rm Off Kit, Liv-Din Combo
Appliances: Dryer, Freezer, Oven/Range-Electric, Refrigerator, Washer
Amenities: Entry Lvl BR, Rough In BA, Washer/Dryer Hookup
Property Condition: As-is condition
Security:
Windows/Doors:
Walls/Ceilings:

Basement (Y/N): No
Foundation:



Handicap: Other
 Unit Description:
 R-Factor Basement:
 Tot Sqft - Fin: 1,560

R-Factor Ceiling:
 Above Grade Fin/Unfin:1,560 /

House Dimensions:
 R-Factor Walls:
 Below Grade Fin/Unfin: /
 Tax Living Area: 1,560

DIRECTIONS: Rt. 50 East, Right Cox Neck Road, private lane is on the left (sign posted)

AGENT REMARKS: 2732 and 2734 Cox Neck Road - Total 1.41 Acres on Kent Island(see tx #1804021916)- Rancher offers over 1,500 sq ft, 3 Bedrooms, large open Kitchen and Living Room. Glass enclosed Porch. Private Lane & Mature Trees offer privacy- relax & get a way - yet close to all of the conveniences and easy access to Rt. 50. Large Detached Garage and Workshop w/electric. Zoned TC Town Center- SOLD "AS IS"

INTERNET REMARKS: 2732 and 2734 Cox Neck Road-Total 1.41 Acres on Kent Island(see tx #1804021916)- Rancher offers over 1,500 sq ft, 3 Bedrooms, large open Kitchen and Living Room. Glass enclosed Porch. Private Lane & Mature Trees offer privacy- relax & get a way - yet close to all of the conveniences and easy access to Rt. 50. Large Detached Garage and Workshop w/electric. Zoned TC Town Center- SOLD "AS IS"

EXTERIOR

New Construction: No
 Building Sites/Lots:
 Soil Type:
 Exterior: Porch-enclosed
 Exterior Construction: Other
 Lot Description: Partly Wooded, Trees/Wooded, Private
 Other Structures: Above Grade, Shed
 Roads:
 Roofing:
 Topography:
 Transportation:
 View Exposure:
 Transfer Development Rights:

Builder Name:
 Lot Dimensions:

Lot Sqft: 61,595
 Lot Acreage: 1.41
 Total Units:

PARKING: Drvwy/Off Str, Garage

Type of Garage: Attached, Workshop
 Type of Carport:
 Parking Block/Square:
 Parking Space #:

Wooded Acres:

Garage Spaces: 1
 # Carport Spaces:
 Parking Inc in List Price:
 Parking Inc in Sale Price: No

Fenced Acres:

Assigned Spaces:
 Parking Lot:

UTILITIES

Heating System: Baseboard
 Cooling System: Window Unit(s)
 Hot Water: Electric
 Water: Well
 TV/Cable/Comm:

Heating Fuel: Electric
 Cooling Fuel: Electric
 Sewer/Septic: Public Sewer
 Metering:

FARM: No

WATER: No

VACATION: No

FINANCIAL INFORMATION

Earnest Money:
 City/Town:
 Total Taxes: \$2,679
 Tax Year: 2010
 Investor Ratio:
 Project Approved:
 Possession: Immediate, Settlement
 Tenants Rights:
 Current Financing/Loan:
 New Financing:
 Cash to Assume:
 Amortized Years:
 Special Assessment:

Other Fees:
 Refuse:
 Land: \$194,400
 Special Tax Assess:
 Agricultural District:
 Owner/Private Finance:
 Balloon- # of Years:
 Remaining Yrs:

Other Pmt Freq:
 Front Foot Fee:
 Improvements: \$110,400
 Tot Tax Assessment: \$304,800
 Year Renovated:
 Interest Rate:
 Annual Rent Income:
 Special Assessment 2:

County:
 Water/Swr Hook-up:
 Yr Assessed: 2010
 Tap:
 Year Converted:
 Years:
 Rental Year:
 Remaining Yrs:

LEGAL INFORMATION



Lot: Parcel Number: 286 Master Plan Zoning: Contract Info: Call LA-cont info Disclosures: Prop Disclaimer, Lead Based Paint Documents: Other Special Permits:	Block/Square: Liber #: Historic Designation ID:	Section: Folio #:	Phase: Zoning Code: TC Tax Map #:
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OWNER, SHOWING CONTACT, PROPERTY MANAGEMENT INFORMATION

Owner 1 Name: Hardesty Showing Contact 1: CALL OFFICE Show Instructions: Call Office Show Time: -	Home #: Home #: (410) 643-2166 Monthly Rent: Show Days:	Office #: Office #: Lease Exp. Date:
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LISTING AGENT/BROKER/COMPENSATION

Listing Agent: APRIL HEIM , ID: 68811 Cell Phone: (410) 924-8716 Agent Office: (800) 344-3143 Agent Email: aprilheim@mrisc.com Company: Rosendale Realty, ROS1 Address: 605 Main St Ste# 100, Stevensville, MD 21666	Home: (410) 924-8716 Pager: Home Fax: (410) 643-2324 Voice Mail: x Office: (410) 643-2166 Fax: (410) 643-2324	
Sub-Agent Comp: 2.5 Dual Agency: Yes List Date: 09-Aug-2012 Orig Price: \$225,000 Photo Option: Lister will Submit All	Buyer-Agent Comp: 2.5 Variable Rate Comp: No Update Date: 23-Sep-2012 Prior LP:	Add'l Comp: Desg Rep: No Update Type: OTHER Days on Mkt MLS:: 2 Total Photos: 1 Off Mkt Date: Days on Mkt Property: 2 Advertising: IDX-PUB

SOLD/LEASED INFORMATION

Contract Date: 10-Aug-2012 New 1st Trust Loan Amount: \$213,265 Selling Agent: Carol Tinnin , ID: 5664 Selling Broker: RE/MAX Leading Edge, Inc., RMLE1	Close Date: 21-Sep-2012 Close Price: \$209,000 New 1st Trust Loan Type: Other	Seller Subsidy: \$9,000 Selling Agency: Buyer Agency
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Exterior (Main)

Listing provided by: Rosendale Realty

Courtesy of: William Turner
Home: (410) 643-6702 Office: (410) 827-8877
Cell: (410) 643-6702 Email: fitzhugh@tidewaterproperties.com
Company: Tidewater Properties
Office: (410) 827-8877 Fax: (410) 827-5018

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Information is believed to be accurate, but should not be relied upon without verification.



Tax ID: 1804021908
County: QUEEN ANNES

Metropolitan Regional Information Systems, Inc.
Full Tax Record

Page 1 of 1
01-Apr-2014
6:07 pm

Property Address: 2734 COX NECK RD, CHESTER MD 21619 2256

Legal Subdiv/Neighborhood:
Incorporated City:
Owner Name: WILLIAM POUNDS
Addtl:
Condo/Coop Project:
Phone #:
Company Owner:
Care of Name:
Absent Owner: No

MAILING ADDRESS: 2734 COX NECK RD, CHESTER, MD 21619 2256

LEGAL DESCRIPTION: LOT 150X316 E/OF COX NECK RD CHESTER

Mag/Dist #: 4
Election District: 4
Section:
Map Suffix:
Historic ID:
Lot:
Legal Unit #:
Subdiv Ph:
Suffix:
Agri Dist:
Block/Square:
Grid: 8
Addl Parcel Flag/#:
Parcel: 286
Plat Folio:
Tax Map:
Map: 57
Sub-Parcel:
Plat Liber:

Tax Year 2013

Total Tax Bill: \$2,346
State/County Tax: \$2,346
Spec Tax Assmt:
Front Foot Fee:
City Tax:
Refuse:
Homestd/Exempt Status:
Mult. Class:
Tax Levy Year: 2013
Tax Rate: 0.96

ASSESSMENT

Year Assessed	Total Tax Value	Land	Improvement	Land Use
2014	\$244,600	\$120,800	\$123,800	
2013	\$244,600	\$194,400	\$110,400	
2012	\$244,600	\$194,400	\$110,400	

DEED Deed Liber: 2153 Deed Folio: 431

Transfer Date	Price	Grantor	Grantee
11-Dec-2012	\$209,000	HARDESTY, HERMAN DAVID	POUNDS, WILLIAM
25-Jun-2008	\$0	HARDESTY, DAVID E	HARDESTY, HERMAN DAVID BRADFORD
	\$0		HARDESTY, DAVID E

PROPERTY DESCRIPTION

Year Built: 1972
Irregular Lot:
Land Use Code: Commercial
Property Class: CR
Zoning Desc: TOWN CENTER DIST
Prop Use: COMMERCIAL/RESIDENTIAL
Building Use: RES ON COMM OR IND ZONE
Lot Description:
Zoning Code: TC
Square Feet: 47,045
Plat Liber/Folio: /
Quality Grade: BELOW AVERAGE
Xfer Devel.Right:
Site Influence:
Census Trct/Blck: /
Acreage: 1.08
Property Card:
Road Description:
Road Frontage:
Topography:
Sidewalk:
Pavement:

STRUCTURE DESCRIPTION

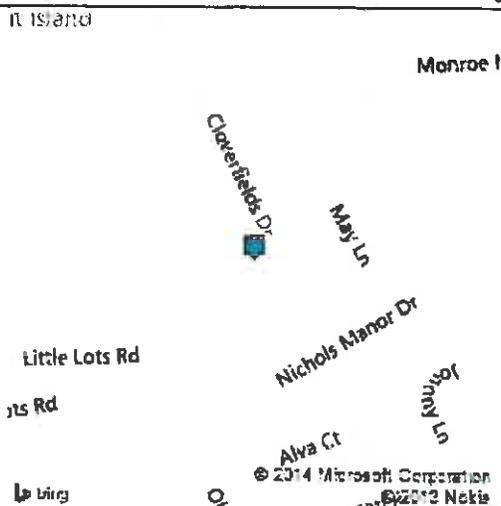
	Section 1	Section 2	Section 3	Section 4	Section 5
Construction:					
Story Type:	1				
Description:					
Dimensions:					
Area:	1,560	96			
Foundation:		Roofing: Shingle - Composite		# of Dormers:	
Ext Wall: Siding - Alum/Viny		Style: Standard Unit		Year Remodeled:	
Stories: 1		Units: 1		Model/Unit Type: STANDARD UNIT	
Total Building Area:			Living Area: 1,560	Base Sq Ft:	
Patio/Deck Type:	Sq Ft:		Porch Type: Enclosed	Sq Ft: 96	
Balcony Type:	Sq Ft:		Pool Type:	Sq Ft:	
Attic Type:	Sq Ft:		Roof Type:		
Rooms:		Fireplace Type:		Fireplaces:	
Bedrooms:		Bsmt Type:		Garage Type: Garage	
Full Baths: 1		Bsmt Tot Sq Ft:		Garage Const.: FRAME	
Half Baths:		Bsmt Fin Sq Ft:		Garage Sq Ft: 608	
Baths: 1.00		Bsmt Unfin Sq Ft:		Garage Spaces:	
Other Rooms:			Air Conditioning:		
Other Amenities:			Interior Floor:		
Appliances:			Outbuildings:		
Gas:	Heat: Electric		Sewer: Public	Fuel:	
Electric: Yes	Water: Private		Underground:	Walls:	

Tax Record Updated : 24-Oct-2013

Courtesy of: William Turner
Home: (410) 643-6702
Cell: (410) 643-6702
Company: Tidewater Properties
Office: (410) 827-8877
Office: (410) 827-8877
Email: fitzhugh@tidewaterproperties.com
Fax: (410) 827-5018

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Information is believed to be accurate, but should not be relied upon without verification.
Accuracy of square footage, lot size and other information is not guaranteed.





Status: SOLD
Contract Date: 04-Jan-2010

Close Date: 19-Feb-2010
Auction: No
Address: 913 CLOVERFIELDS DR
County/State: QUEEN ANNES, MD
Election District: 4
Inc. City/Town:

List Price: \$208,000
Close Price: \$208,000
Transaction Type: Standard Sale

MLS#: QA7181561
Postal City: Stevensville
Class: Residential
Listing Type: Excl. Right
Legal Subdiv: CLOVERFIELDS
Advertised Subdiv: CLOVERFIELDS
Model Name:
Tax ID: 1804016106
Age: 31
Style: Rancher

Total Taxes: \$2,265
Year Built: 1983
Type: Detached

ADC Map: 12A
Area:
Tax Year: 2009
Tot Sqft - Fin: 1,140
TH Type:

Zip Code: 21666-2257
Ownership: Fee Simple, Sale

TBM Map:
Lot AC/SF: 0.34/15,000
HOA Fee: \$140.00 / Annually
C/C FEE: /
Levels: 1 **# Fireplaces:** 0

<u>INTERIOR</u>	<u>Total</u>	<u>Main</u>	<u>Upper 1</u>	<u>Upper 2</u>	<u>Lower 1</u>	<u>Lower 2</u>	<u>Schools</u>
Bedrooms:	3	3	0	0	0	0	ES: Kent Island
Full Baths:	2	2	0	0	0	0	MS: Stevensville
Half Baths:	0	0	0	0	0	0	HS: Kent Island

<u>Room</u>	<u>Dimension</u>	<u>Level</u>	<u>Flooring</u>	<u>Fireplace</u>
Living Room		Main		
Dining Room		Main		
Bedroom-Master		Main	Carpet	
Bedroom-Second		Main	Carpet	
Bedroom-Third		Main	Carpet	
Other Room 1		Main		
Foyer		Main		
Encl Glass Prch				
Laundry-BR Lvl				
Laundry-Kit Lvl				
Main Lvl BR				
Workshop				

Main Entrance:
Interior Style:
Dining/Kitchen: Sep Dining Rm
Appliances: Dryer, Stove, Washer
Amenities: Entry Lvl BR, MBR-BA Full, Shades/Blinds, W/W Carpeting, Washer/Dryer Hookup
Property Condition:
Security:
Windows/Doors:
Walls/Ceilings:



Basement (Y/N): No

Foundation:

Handicap: None

Unit Description:

R-Factor Basement:

Tot Sqft - Fin: 1,140

R-Factor Ceiling:

Above Grade Fin/Unfin: 1,140 /

House Dimensions:

R-Factor Walls:

Below Grade Fin/Unfin: /

Tax Living Area: 1,140

DIRECTIONS: Rt 8 North. Turn RIGHT onto LOTS RD. Turn RIGHT onto OLD LOVE POINT RD. Turn LEFT onto NICHOLS MANOR. Turn LEFT onto CLOVERFIELDS DRIVE. Home #913 is on left.

AGENT REMARKS: MAJOR PRICE CUT! PRICED LIKE FORECLOSURE, WITHOUT THE HASSLE! 3BR, 2BA, large rooms, fenced yard, storage shed w/ electric, sunroom. Coveted Cloverfields offers community pool, boat ramps, slips, beach & more- all for \$140/yr HOA dues! Lowest priced available home in Cloverfields! Backs to farmland. Fabulous opportunity to get into waterfront community with fun beach, pool, park & more!

INTERNET REMARKS: MAJOR PRICE CUT! PRICED LIKE FORECLOSURE, WITHOUT THE HASSLE! 3BR, 2BA, large rooms, fenced yard, storage shed w/ electric, sunroom. Coveted Cloverfields offers community pool, boat ramps, slips, beach & more- all for \$140/yr HOA dues! Lowest priced available home in Cloverfields! Backs to farmland. Fabulous opportunity to get into waterfront community with fun beach, pool, park & more!

EXTERIOR

New Construction: No

Building Sites/Lots:

Soil Type:

Exterior:

Exterior Construction: Vinyl Sliding

Lot Description:

Other Structures: Above Grade, Shed, Shed Shop

Roads:

Roofing:

Topography:

Transportation:

View Exposure:

Transfer Development Rights:

Builder Name:

Lot Dimensions:

Lot Sqft: 15,000

Lot Acreage: 0.34

Total Units:

Wooded Acres:

Fenced Acres:

PARKING: Street, Gravel Driveway

Type of Garage:

Type of Carport:

Parking Block/Square:

Parking Space #:

Garage Spaces:

Carport Spaces:

Parking Inc in List Price:

Parking Inc in Sale Price: No

Assigned Spaces:

Parking Lot:

UTILITIES

Heating System: Baseboard

Cooling System: Window Unit(s)

Hot Water: Electric

Water: Public

TV/Cable/Comm:

Heating Fuel: Electric

Cooling Fuel: None

Sewer/Septic: Public Sewer

Metering:

FARM: No

WATER: Yes

Water Oriented: Yes

of Docks: 2

Mean Low Water: 3+

Blks to Ocn: 4

Water Access: Yes

Nav Water: Yes

Water Frontage: 0.00

Phys Dock Conveys: No

Water Front: No

Body of Water: CHESTER RIVER

Dock Type: Multiple Slip

#Boats Permitted-Power: 6+

Water View: No

Non Power: 6+

VACATION: No

FINANCIAL INFORMATION

Earnest Money:

City/Town:

Total Taxes: \$2,265

Tax Year: 2009

Investor Ratio:

Project Approved:

Possession: 0-30 Days CD, Immediate

Tenants Rights:

Current Financing/Loan:

Other Fees:

Refuse:

Land: \$187,150

Special Tax Assess:

Agricultural District:

Other Pmt Freq:

Front Foot Fee: 39.52

Improvements: \$88,150

Tot Tax Assessment: \$275,300

Year Renovated:

County: \$2,265

Water/Swr Hook-up:

Yr Assessed: 2009

Tap:

Year Converted:



New Financing:

Cash to Assume:	Owner/Private Finance:	Interest Rate:	Years:
Amortized Years:	Balloon- # of Years:	Annual Rent Income:	Rental Year:
Special Assessment:	Remaining Yrs:	Special Assessment 2:	Remaining Yrs:

Condo/Coop Fee: -- Frequency:

HOA Y/N: Yes

HOA Fee: 140.00 -- Frequency: Annually

HOA/Condo/Coop Community Amenities: Basketball Courts, Beach, Boat Ramp, Boat Slip, Club House, Common Grounds, Meeting Room, Party Room, Picnic Area, Pier/Dock, Pool-Outdoor, Tot Lots/Plygrd, Volleyball Courts, Water / Lake Priv

HOA/Condo/Coop Rules:

HOA/Condo/Coop Fees Include: Pier/Dock Maint, Pool(s), Tot Lot(s)/Plygrd

HOA/Condo/Coop Management:

LEGAL INFORMATION

Lot: 16	Block/Square: A	Section:	Phase:
Parcel Number: 139	Liber #:	Folio #:	Zoning Code: NC-15
Master Plan Zoning:	Historic Designation ID:		Tax Map #:
Contract Info: None			
Disclosures: Prop Disclaimer			
Documents:			
Special Permits:			

OWNER, SHOWING CONTACT, PROPERTY MANAGEMENT INFORMATION

Owner 1 Name: Owner of Record	Home #:	Office #:
Showing Contact 1: CALL CSS CALL CSS	Home #: (866) 891-7469	Office #:
	Monthly Rent:	Lease Exp. Date:
Show Instructions: Call 1st-Showing Service, Lockbox-Sentrilock		
Show Time: -	Show Days: All Days	

LISTING AGENT/BROKER/COMPENSATION

Listing Agent: JENNIFER CHANEY , ID: 108697	Home: (410) 739-0242	Home Fax:
Cell Phone: (410) 739-0242	Agent Office: (410) 819-4300	Voice Mail: x
Agent Email: jenniferchaney@championrealty.com	Pager:	
Company: Champion Realty, Inc., CHM2		Office: (410) 819-4300
Address: 411 Thompson Creek Rd, Stevensville, MD 21666		Fax: (410) 643-4957
Sub-Agent Comp: 0	Buyer-Agent Comp: 2.5	Add'l Comp:
Dual Agency: Yes	Variable Rate Comp: No	Desg Rep: No
List Date: 12-Oct-2009	Update Date: 21-Feb-2010	Update Type: OTHER
Orig Price: \$248,700	Prior LP: \$215,000	Days on Mkt MLS:: 76
Photo Option: Lister will Submit All		Total Photos: 16
		Off Mkt Date:
		Days on Mkt Property: 76
		Advertising: IDX-PUB

SOLD/LEASED INFORMATION

Contract Date: 04-Jan-2010	Close Date: 19-Feb-2010	Close Price: \$208,000	Seller Subsidy: \$12,480
New 1st Trust Loan Amount: \$208,960		New 1st Trust Loan Type: FHA	
New 2nd Trust Loan Amount: \$0		New 2nd Trust Loan Type: Unknown	
Selling Agent: Jo Anderson , ID: 10027			Selling Agency: Disclosed Dual Age
Selling Broker: Champlon Realty, Inc., CHM2			





Your new home!



Large living room



Kitchen



Kitchen #2



Master Bedroom



Master Bedroom #2



Master Bath



Master Bath #2



Laundry Area 1



Bath #2



Bedroom #3



Master Bedroom #3

Listing provided by: Champlon Realty, Inc.

Courtesy of: William Turner
Home: (410) 643-6702 Office: (410) 827-8877
Cell: (410) 643-6702 Email: fitzhugh@lidewaterproperties.com
Company: Tidewater Properties
Office: (410) 827-8877 Fax: (410) 827-5018

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Community Amenities 1



Beach View 1



Community Playground



Community Pool 1

Listing provided by: Champion Realty, Inc.

Courtesy of: William Turner
Home: (410) 643-6702 Office: (410) 827-8877
Cell: (410) 643-6702 Email: filzhugh@lidewaterproperties.com
Company: Tidewater Properties
Office: (410) 827-8877 Fax: (410) 827-5018

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