

RESOLUTION 16-04

WHEREAS, The County Commissioners of Queen Anne's County are authorized under Section 1-104(p) of the Code of Public Laws of Queen Anne's County (Article 18 of the Code of Public Local Laws of Maryland) "to provide that any valid charges or assessments made against real property within the County shall be liens upon such property to be collected in the same manner as County taxes are collected",

AND WHEREAS, Queen Anne's County Ordinance No. 94-04 ("The Nuisance Ordinance") provides, inter alia, that "The County Commissioners of Queen Anne's County shall have the full power and authority to abate any nuisance as set forth herein by an appropriate means and to assess the property owner for the costs thereof. Any damage or assessments made hereunder shall be a lien against the real property benefitted and may be collected in the same manner as County real estate taxes.

AND WHEREAS, pursuant to the authority set forth above, The County Commissioners have abated to have caused to be abated a nuisance on the property described below and have determined that the costs thereof are fair and reasonable and are valid charges and assessments.

NOW THEREFORE IT IS RESOLVED, by The County Commissioners of Queen Anne's County that the amount shown below be assessed as a lien against the property described below and that the same be collected in the same manner as County real estate taxes.

PROPERTY: 213 Fourth Street
Crumpton, MD 21628

TAX MAP: 005C GRID: 0017 PARCEL: 0134 LOT: TAX ID#: 1807000804

OWNER: Granville H. Wilds Sr. and Ruth Ann Wilds

AMOUNT OF ASSESSMENT: \$4,900.00
ADMINISTRATIVE FEE: \$100.00

WITNESS, the hands and seals of the County Commissioners of Queen Anne's County this 12
day of April, 2015.

ATTEST:

Mary G. Houch

THE COUNTY COMMISSIONERS
OF QUEEN ANNE'S COUNTY
[Signature]
[Signature]
[Signature]
[Signature]



**Queen
Anne's
County**

DEPARTMENT OF PLANNING & ZONING

160 Coursevall Drive
Centreville, MD 21617

Telephone Planning: (410) 758-1255
Fax Planning: (410) 758-2905
Telephone Permits: (410) 758-4088
Fax Permits: (410) 758-3972

County Commissioners:

James J. Moran, At Large
Jack N. Wilson Jr., District 1
Stephen Wilson, District 2
Robert Charles Buckey, District 3
Mark A. Anderson, District 4

To: County Commissioners

ACTION ITEM

From: James H. Barton, III
Zoning Administrator

Date: March 23, 2016

RE: Map 005C, Grid 0017, Parcel 0134, (213 Fourth St. Crumpton, MD 21628)

On February 5, 2016, an independent contractor hired by the Zoning Office demolished the trailer and foundation at the above referenced address after the property owner ignored repeated attempts by the Zoning Inspector to get the site to comply with Queen Anne's County Code *Chapter 19* which states: **Unfit Structure- Any vacant dwelling, building or part of vacant dwelling or building that is a hazard to the safety, health, or welfare of the public because it is in disrepair, unsanitary or vermin or rodent infested.**

Attached is the Resolution to place a lien on the subject property so the County can be reimbursed for the cost of the grass cutting.

Recommended Action:

I move that we approve the Resolution to place a lien on the property located at 213 Fourth St. Crumpton, MD 21628 in the amount of \$5,000.



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March 9, 2016

Granville H. Wilds Sr.
P.O. Box 53
Crumpton, MD 21628

RE: Tax Map 005C, Parcel 0134 (213 Fourth St. Crumpton MD 21628)

Dear Mr. Wilds:

Queen Anne's County hired an independent contractor to demolish the house on the property referenced above. Attached is a copy of the bill.

Therefore, you have fifteen (15) days from the date of this letter to pay the \$4,900.00 bill, plus an administrative fee of \$100.00 for a total of \$5,000.00. Failure to pay the full amount will result in a lien being placed against your property. Please make the check payable to the Queen Anne's County Commissioners and mail it to the above address.

I can be reached at 410-758-4088 Monday through Friday from 8:00 am to 10:00 am if you need to contact me.

Sincerely,

Jim Robinson
Zoning/Nuisance Inspector

Attachments: Invoice: Patchett Excavating

Patchett Excavating

300 Beavers Branch Lane
Centreville, MD 21617 US
(410)924-1440
patchettexcavating@gmail.com

Estimate



ADDRESS
Queen Annes Co.
Queen Annes, CO

ESTIMATE # 133
DATE 02/05/2016

PROJECT
213 Fourth
Street in
Crumpton

| DATE | ACTIVITY | QTY | RATE | AMOUNT |
|------------|--|-----|----------|----------|
| 02/05/2016 | demo Trailer, foundation and debris in yard | 1 | 4,900.00 | 4,900.00 |

Here is the estimate you requested. Please contact us with any questions. We look forward to working with you.

TOTAL

\$4,900.00

Thank you,
Patchett Excavating

Accepted By

Accepted Date

2/17/16

Thank you for your business!



**Queen
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December 11, 2015

Granville H. Wilds
P.O. Box 53
Crumpton, MD 21628-0053

RE: Tax Map 005C, Parcel 0134 (213 Fourth St. Crumpton, MD 21628)

Dear Mr. Wilds,

During an investigation of a nuisance complaint on your property, I have determined that you are in violation of Queen Anne's County Code Chapter 19 which states: **Unfit Structure** - *Any vacant dwelling, building or part of vacant dwelling or building that is a hazard to the safety, health, or welfare of the public because it is in disrepair, unsanitary or vermin or rodent infested.*

Therefore, you have 30 days from the date of this letter to address the violations by making the structure fit for habitation, boarding up the structure, or by removing the structure completely from the property. If you do not take steps to address these violations within 30 days from the date of this letter, Queen Anne's County will hire an independent contractor to board up or remove the house and bill you for the cost. Failure to pay the bill within 15 days will result in a lien being placed against your property.

I can be reached at 410 758-4088 Monday thru Friday from 8am to 10am if you need to contact me.

Sincerely,

Jim Robinson
Zoning Inspector

Real Property Data Search (w4)

Guide to searching the database

Search Result for QUEEN ANNE'S COUNTY

| | | | | | |
|--|--|--|-------------------------------------|---|--|
| View Map | | View GroundRent Redemption | | View GroundRent Registration | |
| Account Identifier: | | District - 07 Account Number - 000804 | | | |
| Owner Information | | | | | |
| Owner Name: | WILDS GRANVILLE H SR WILDS RUTH ANN | | Use: Principal Residence: | RESIDENTIAL YES | |
| Mailing Address: | PO BOX 53 CRUMPTON MD 21628-0053 | | Deed Reference: | /00349/ 00951 | |
| Location & Structure Information | | | | | |
| Premises Address: | | 213 FOURTH ST CRUMPTON 21628-0000 | | Legal Description: | LOT 36000 SQ FT PAR. 122 EQ 18000 SQ FT, PAR 134 EQ 18000 SQ FT S/SIDE 4TH ST |
| Map: | Grid: | Parcel: | Sub District: | Subdivision: | Section: Block: Lot: Assessment Year: Plat No: Plat Ref: |
| 005C | 0017 | 0134 | | 0000 | |
| Special Tax Areas: | | | Town: | NONE | |
| | | | Ad Valorem: | | |
| | | | Tax Class: | 7 | |
| Primary Structure Built | Above Grade Enclosed Area | | Finished Basement Area | Property Land Area | County Use |
| 1970 | 624 SF | | | 36,000 SF | |
| Stories | Basement | Type | Exterior | Full/Half Bath | Garage Last Major Renovation |
| 1 | NO | MANUFACTURED HOME | SIDING | 1 full | |
| Value Information | | | | | |
| | | Base Value | Value As of 01/01/2014 | Phase-in Assessments As of 07/01/2015 As of 07/01/2016 | |
| Land: | | 85,200 | 55,300 | | |
| Improvements | | 10,000 | 19,200 | | |
| Total: | | 95,200 | 74,500 | 74,500 | 74,500 |
| Preferential Land: | | 0 | | | 0 |
| Transfer Information | | | | | |
| Seller: WILDS, GRANVILLE H, SR | | Date: 05/17/1990 | | Price: \$0 | |
| Type: ARMS LENGTH MULTIPLE | | Deed1: MWM /00349/ 00951 | | Deed2: | |
| Seller: WILDS, GRANVILLE H, JR AND | | Date: 11/24/1987 | | Price: \$25,000 | |
| Type: NON-ARMS LENGTH OTHER | | Deed1: MWM /00294/ 00006 | | Deed2: | |
| Seller: | | Date: | | Price: | |
| Type: | | Deed1: | | Deed2: | |
| Exemption Information | | | | | |
| Partial Exempt Assessments: | Class | 07/01/2015 | 07/01/2016 | | |
| County: | 010 | 15,000.00 | 15,000.00 | | |
| State: | 010 | 16,000.00 | 15,000.00 | | |
| Municipal: | 010 | 0.00 0.00 | 0.00 0.00 | | |
| Tax Exempt: | Special Tax Recapture: | | | | |
| Exempt Class: | NONE | | | | |
| Homestead Application Information | | | | | |
| Homestead Application Status: Approved 12/31/2012 | | | | | |

1. This screen allows you to search the Real Property database and display property records.
2. Click [here](#) for a glossary of terms
3. Deleted accounts can only be selected by Property Account Identifier.