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Dept. of Assessments and Taxation  
Harford County Office  
2 South Bond Street, 4th Floor  
Bel Air, MD 21014

Staff: RHR

Date Received: 01/23/2012

Receipt No:

Amount Received: 0.00

Subject: Endorsement of  
Certificate of Survey-Warrant  
No. 100

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**ENDORSEMENT OF CERTIFICATE OF SURVEY**

**ASSESSORS' JOINT DETERMINATION OF THE FAIR MARKET VALUE**

**WARRANT NO. 100**

We, Eileen Gretes and  
Nancy A. Schmidbauer, Assessors  
for Harford County have determined that the actual fair market  
value of said land and improvements, if any, is \$ 57,000.

Eileen Gretes (Affiant)

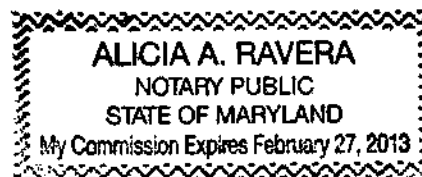
Nancy A. Schmidbauer (Affiant)

State of Maryland

Harford County

Before me, the undersigned, a notary public for the State and  
County aforesaid personally appeared Nancy Schmidbauer  
and Eileen Gretes on the 20 day of  
January 2012, who made oath in due form of law  
that the matters contained in the foregoing endorsement are true  
to the best of their information, knowledge and belief.

Alicia A. Ravera  
Notary Public



State of Maryland

Harford County

Before me, the undersigned, a notary public for the State and

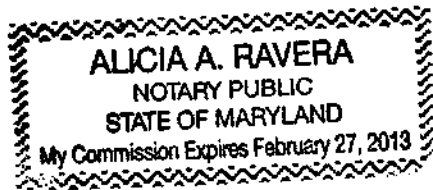
County aforesaid personally appeared Nancy Schmidbauer

Eileen Gretes on the 20 day of January

                     2012, who made oath in due form of law that the matters contained in the foregoing certification of valuation are true to the best of their information, knowledge and belief.

Alicia A Ravera

Notary Public



RECEIVED

JAN 23 2012

MARYLAND STATE ARCHIVES

STATEMENT AND  
CERTIFICATE OF VALUATION  
WARRANT NO. 100

Know all men by these present, that I, NANCY A SCHMIDBAUER an assessor for Harford County have made an inspection or investigation of the land described on the enclosed Certificate of Survey and Plat and that based upon research with the Harford County Health Department on the existing holding tanks and two latrines was indicated that the infrastructure is old and would require investments to upgrade, indicating little or no value for these improvements to the land. A pump house for running water is located on another parcel.

The Planning and Zoning office said theoretically it would have two development rights and they indicated that it could be subdivided if it met local regulations but since it is located within the camp it would jeopardize its special exception and non-conforming status as part of the camp. The topography is very steep on the majority of the 19 acres and would not be conducive for home sites.

The location of the 19.01 acres is very rural. Based on where the iron pin and cap sets are located the parcel is technically land locked. Vacant land sales of similar sized properties were still sought. Comparable sales were:

Sale #1-13-04-055233, 11.29 acres in the 4<sup>th</sup> district. This is vacant agriculturally used land. It sold on 3/4/11 for \$145,000 or \$12,800 per acre. Not land locked.

Sale #2- 13-04-106296, 7.39 acres also in the 4<sup>th</sup> district. This is a vacant residential lot. It sold on 8/19/11 for \$164,500 or \$22,200 per acre. Not land locked.

Sale #3- 13-03-029549, 56.84 acres in the 3<sup>rd</sup> district. This is a vacant, agriculturally used land. It sold on 5/18/11 for \$425,000 or \$7500 an acre. Not land locked.

This property, to reach fair market value such as those examples listed above, would require an investment of time and money. This land should be seen as excess land and with that no more than \$3000 per acre would be appropriate or \$57,000 fair market value.

the actual fair market value of said land and improvements thereon, if these be such, is \$ 57,000.

Nancy A. Schmidbauer 1/14/12  
(Affiant)

**STATEMENT AND**  
**CERTIFICATE OF VALUATION**

**WARRANT NO. 100**

Know all men by these present, that I, Eileen Gretes, an assessor for Harford County have made an inspection or investigation of the land described on the enclosed Certificate of Survey and Plat and that based upon

a physical inspection and a review of the survey plat dated October 31, 2011, the property has minimal value due to being land-locked. The improvements of five 22' x 24' pavilions and two latrines which are serviced by a pump house & well on an adjoining property add little to no value to the property.

Three 2011 sales of vacant properties near the subject were used. In all three cases, the properties were not land-locked and superior to the subject property.

Sale 1 - Address: 0 Neal Road, Pylesville, Maryland 21132  
Acreage: 11.29 acres  
Sale date: 3/9/2011  
Sales Price \$145,000  
Account 1304055233  
Topography: flat, mainly cleared - superior to subject  
Location: slightly superior to subject  
Price per acre: \$12,843

Sale 2 - Address: 324 Priestford Road, Churchville, MD 21028  
Acreage: 14.894 acres  
Sale date: 4/19/2011  
Sales Price: \$295,000  
Account 1303195066  
Topography: mainly flat, cleared - superior to subject  
Location: superior to subject  
Price per acre \$19,806



Sale 3 - Address: 1930 Castleton, Darlington, Maryland 21034  
Acreage: 7.08 acres  
Sale Date: 4/29/2011  
Sales Price: \$150,000  
Account 1305029872  
Topography: flat, partially cleared - superior to subject  
Location: superior to subject  
Price per acre: \$21,186

The sale listed below occurred in St. Mary's County, Maryland. This was the only sale of a land-locked parcel that could be verified. However, it is located a considerable distance from the subject and should be considered an inferior comparable to the subject.

Sale 4 Address: Oakley Rd (Map 38 Parcel 25), St. Mary's Co., MD 20609  
Acreage: 10.00 acres  
Sales Date: 4/30/2010  
Sales Price \$11,000  
Account 1907010834  
Topography: wooded, flat superior to the subject  
Location: rural, inferior to subject  
Price per Acre: \$1,100

Sales 1, 2 and 3 are clearly superior in value to the subject as they are not land-locked. Sale 4 is landlocked, but is inferior due to location.

Due to the subject parcel being land-locked, the value of the property is greatly diminished. The property should be valued at a minimal land rate. In this case, with the hilly terrain, being land-locked and rural location an excess value of \$3,000 an acre would be appropriate. As a result,

the actual fair market value of said land and improvements thereon, if these be such, is \$57,000.

Gileen Greter

(Affiant)