

**Situs : CLAY ST**

**Map ID: 22-002-00-001-01**

**LUC: 111**

**Card: 1 of 1**

**Tax Year: 2025**

**Printed: 03/17/26**

**CURRENT OWNER**  
WELKER OWNER LLC  
11620 RED RUN BOULEVARD SUITE 100  
REISTERSTOWN MD 21136

---

CAUV Y  
Field Review Flag:

**GENERAL INFORMATION**  
Routing No. 002-00 001-01  
Class A  
Living Units 1  
Neighborhood 47500  
District  
Zoning  
Alternate Id



**Legal Description**  
**Parcel Tieback:** Addl. Tieback: N  
**Legal Descriptions:**  
LOT 21

**Land Information**

| Type | Cd | Rate  | Size    | Acres | Dpth | Inf Fac | Inf % | Value   |
|------|----|-------|---------|-------|------|---------|-------|---------|
| A    | 0  | 0     | .4092   |       | 0    |         |       |         |
| A    | S  | 13000 | 56.1037 | 25    | 0    | 5       | -5    | 225,190 |
|      |    |       |         |       |      |         |       | 225,190 |

Total Acres: 56.5129      Legal Acres: 56.51      NBHD Fact: 1.3000

**Assessment Information**

|                 | Assessed | Appraised | Cost    | Income | Market |
|-----------------|----------|-----------|---------|--------|--------|
| <b>Land</b>     | 78,820   | 225,200   | 225,200 | 0      | 0      |
| <b>Building</b> | 3,080    | 8,800     | 8,800   | 0      | 0      |
| <b>Total</b>    | 81,900   | 234,000   | 234,000 | 0      | 0      |

**Manual Override Reason**  
**Base Date of Value**  
**Effective Date of Value**

**Value Flag** 1-COST APPROACH

**Current Value**

| Year | Land    | Building | Total Value |
|------|---------|----------|-------------|
| 2022 | 173,200 | 6,300    | 179,500     |
| 2023 | 225,200 | 8,800    | 234,000     |
| 2024 | 225,200 | 8,800    | 234,000     |

**Permit Information**

| Date Issued | Number | Price | Purpose | Note | Status |
|-------------|--------|-------|---------|------|--------|
|             |        |       |         |      |        |

**Sales/Ownership History**

| Transfer Date | Price   | Type                | Validity                           | Deed Reference | Deed Type                 | Grantor                  |
|---------------|---------|---------------------|------------------------------------|----------------|---------------------------|--------------------------|
| 11/13/23      |         | 2-Land And Building | E-Exempt Conveyance (Sale Price O  |                | QC-Quit Claim Deed        | DONATO OWNER LLC         |
| 11/13/23      |         | 2-Land And Building | E-Exempt Conveyance (Sale Price O  |                | QC-Quit Claim Deed        | GENEVA HOLDINGS OHIO LLC |
| 02/16/21      | 337,500 | 2-Land And Building | U-Not Validated                    |                | LW-Limited Specialty Warr | DIDONATO JOHN TRUSTEE    |
| 01/23/20      | 215,000 | 2-Land And Building | N-Not Open Market / Not Arm'S Leng |                | WD-General Warranty Deec  | WELKER JAMES E           |

**Entrance Information**

| Date     | ID  | Entry Code          | Source  |
|----------|-----|---------------------|---------|
| 01/21/14 | WPW | 6-Occupant Not Home | 3-Other |

**Property Notes**

Note Codes:

Situs : CLAY ST

Parcel Id: 22-002-00-001-01

LUC: 111

Card: 1 of 1

Tax Year: 2025

Printed: 03/17/26

**Dwelling Information**

|                  |                            |
|------------------|----------------------------|
| Valuation Method | Total Rooms                |
| Override Model   | Dining Rooms               |
| Story Height     | Bedrooms                   |
| Construction     | Family Rooms               |
| Style            | Full Baths                 |
| Year Built       | Half Baths                 |
| Eff Year Built   | Addl. Fixtures             |
| Year Remodeled   | Total Fixtures             |
| Kitchen Remod    | Unfinished Area            |
| Bath Remod       | T2 Rec Rm Area             |
| Lower Level      | T3 Rec Rm Area             |
| Heating          | T4 Rec Rm Area             |
| Heat Fuel Type   | Fin Bsmt Liv Area          |
| System           | WBFP Stacks                |
| Attic            | WBFP Openings              |
| Phy. Condition   | WBFP Add'l Stry            |
| Int vs Ext Cond  | Prefab Fireplace           |
| Well / Septic    | Prefab Add'l Stry          |
| Bsmt Gar # Cars  |                            |
| Misc 1 Desc      | Misc 1 Qty                 |
| Misc 2 Desc      | Misc 2 Qty                 |
| Grade            | Cost & Design <sup>0</sup> |
| CDU              | Functional                 |
| % Good Ovr       | Economic                   |
| % Complete       | NBHD Fact                  |
| GRM Econ Rents   | GRM Factor                 |
| GRM Units        | GRM Value                  |

**Additions**

| Line | Low | 1st | 2nd | 3rd | Area | Yr Blt | Eff Yr | Grade | %Comp | CDU | Value |
|------|-----|-----|-----|-----|------|--------|--------|-------|-------|-----|-------|
|------|-----|-----|-----|-----|------|--------|--------|-------|-------|-----|-------|

**Dwelling Computations**

|                   |                |
|-------------------|----------------|
| Base Price        | % Good         |
| Plumbing          | Market Adj     |
| Basement          | Functional     |
| Heating           | Economic       |
| Attic             | % Complete     |
| Other Features    | C&D Factor     |
|                   | Adj Factor     |
| Subtotal          | Additions      |
| Ground Floor Area | Dwelling Value |
| Total Living Area |                |
| Dwelling Notes    |                |

**Outbuilding Data**

| Ln | Code/Desc     | Yr Blt | Eff Yr | Size  | Area | Gr | Qty | ModCd | PC | FN | MA | %Comp | Value |
|----|---------------|--------|--------|-------|------|----|-----|-------|----|----|----|-------|-------|
| 1  | AP1-Pole Bldg | 1995   |        | 24x40 | 960  | C  | 1   |       | A  |    |    |       | 7,700 |
| 2  | RC2-Canopy    | 1995   |        | 8x40  | 320  | D  | 1   |       | A  |    |    |       | 1,100 |

**Condominium / Mobile Home Information**

|             |          |           |
|-------------|----------|-----------|
| Complex #   | Level    | MH Make   |
| Type        | Elevator | MH Model  |
| Unit No     | Location | Serial#   |
| Condo Style | View     | MH Title# |
| Cmplx Name  |          | Park Code |

**Misc & Gross Bulding Values**

|                  |                     |
|------------------|---------------------|
| Misc Building No | Misc Adjusted Value |
| Gross Building:  |                     |

**Situs : CLAY ST****Parcel Id: 22-002-00-001-01****LUC: 111****Card: 1 of 1****Tax Year: 2025****Printed: 03/17/26****Comments**

| <b>Number</b> | <b>Code</b> | <b>Status</b> | <b>Comment</b>   |
|---------------|-------------|---------------|--|
| 5             | FLD         | RV            | 2026 NO ACCESS   |
| 4             | OFC         | MI            | REMOVED FROM CAUV FOR TY 2025  |
| 3             | OFC         | SS            | NEW SURVEY 49.277 AC TO 56.5129 AC CONV#549 2-16-21                            |
| 1             | OFC         | VU            | 20000126 KO C#01 - 1/26/00-MOVED BLDNGS TO HERE FROM PAR#001-00 (PER MR. HILL) |
| 2             | OFC         | VU            | 20000126 KO C#01 - FOR 1/1/00.   |

**Situs : CLAY ST****Parcel Id: 22-002-00-001-01****LUC: 111****Card: 1 of 1****Tax Year: 2025****Printed: 03/17/26**

**PAGE LEFT BLANK INTENTIONALLY**