

Situs : 4748 NORTH RIVER (SR 307) RD E

Map ID: 22-006-00-016-00

LUC: 111

Card: 1 of 2

Tax Year: 2025

Printed: 02/26/26

CURRENT OWNER	
WELKER OWNER LLC 11620 RED RUN BLVD SUITE 100 REISTERSTOWN MD 21136	
CAUV	Y
Field Review Flag:	

GENERAL INFORMATION	
Routing No.	006-00 016-00
Class	A
Living Units	1
Neighborhood	47800
District	
Zoning	
Alternate Id	



Legal Description	
Parcel Tieback:	Addl. Tieback: N
Legal Descriptions: LOTS 52 & 68	

Land Information								
Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	5.7528		0			
A	S	15000	147.5332	25	0	5	-25	539,420
A	H	15000	1.0000	100	0			19,500
								558,920
Total Acres: 154.286		Legal Acres: 154.29		NBHD Fact: 1.3000				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	195,620	558,900	558,900	0	0
Building	52,750	150,700	150,700	0	0
Total	248,370	709,600	709,600	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	429,900	107,700	537,600
2023	558,900	150,700	709,600
2024	558,900	150,700	709,600

Permit Information					
Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
08/26/22	905,000	2-Land And Building	0-Validated Sale		LW-Limited Specialty Warr	STONE GEORGE L
07/12/06		1-Land Only	U-Not Validated	0080/6712	ET-Temp Exempt	STONE GEORGE L
07/12/06			U-Not Validated	0080/6712	SV-Survivorship Deed	STONE GEORGE L
07/26/00		1-Land Only	U-Not Validated	0080/6712	ET-Temp Exempt	STONE GEORGE L

Entrance Information			
Date	ID	Entry Code	Source
01/27/14	WPW	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

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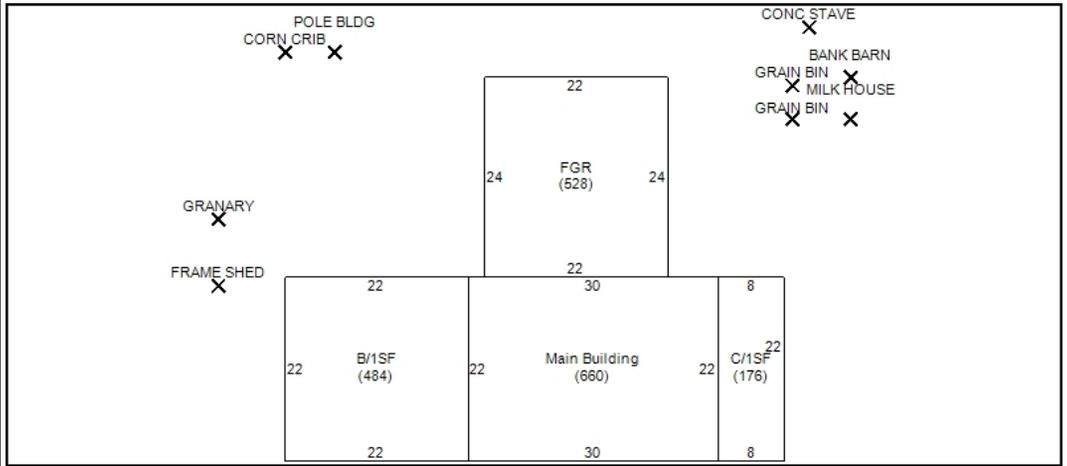
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Dwelling Information

Valuation Method D	Total Rooms 6
Override Model	Dining Rooms 0
Story Height 1.5	Bedrooms 3
Construction 1-Wood/Vinyl	Family Rooms 0
Style 05-Old Style	Full Baths 1
Year Built 1890	Half Baths 0
Eff Year Built 1950	Addl. Fixtures 0
Year Remodeled 1989	Total Fixtures 6
Kitchen Remod	Unfinished Area 0
Bath Remod	T2 Rec Rm Area
Lower Level 4-Full Basement	T3 Rec Rm Area
Heating 3-Central A/C	T4 Rec Rm Area
Heat Fuel Type	Fin Bsmt Liv Area 0
System	WBFP Stacks 0
Attic 0-None	WBFP Openings 0
Phy. Condition A-Average Condition	WBFP Add'l Stry
Int vs Ext Cond	Prefab Fireplace
Well / Septic 2	Prefab Add'l Stry
Bsmt Gar # Cars	
Misc 1 Desc	Misc 1 Qty
Misc 2 Desc	Misc 2 Qty
Grade C-1	Cost & Design 0
CDU AV-AVERAGE	Functional
% Good Ovr	Economic 100
% Complete 100	NBHD Fact 1.4
GRM Econ Rents	GRM Factor 1
GRM Units	GRM Value 0



Additions

Line	Low	1st	2nd	3rd	Area	Yr Blt	Eff Yr	Grade	%Comp	CDU	Value
0					660						
1	BSM	1SF			484						27,800
2		FGR			528						11,000
3	CSP	1SF			176						8,800
4		WDK			16						200

Dwelling Computations

Base Price 75,730	% Good 50
Plumbing 1,300	Market Adj
Basement 13,160	Functional
Heating 3,450	Economic 100
Attic 0	% Complete 100
Other Features 0	C&D Factor
	Adj Factor 1.4
Subtotal 93,640	Additions 23,900
Ground Floor Area 660	
Total Living Area 1,650	Dwelling Value 104,580

Outbuilding Data

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	AP1-Pole Bldg	1973		50x110	5,500	C	1		F				13,700
2	AR1-Granary	1945		16x33	528	C	1		S				
3	RS1-Frame Shr	1991		16x20	320	D	1		S				
4	AB1-Bank Barn	1956		36x104	3,744	C	1		F				20,400
7	AM1-Milk Hous	1956		20x21	420	C	1		F				2,000
8	AS1-Conc Stav	1945		12x40	480	C	1		F				1,400
9	AG1-Grain Bin	1980		15x18	3,179	C	1		A				
10	AG1-Grain Bin	1980		15x18	3,179	C	1		A				
11	AC1-Corn Crib	1950		26x44	1,144	C	1		S				

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:	

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Outbuilding Data - continued...

Line	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
12	AL1-1s Lean To	1950		20x104	2,080	C	1		F				1,800

Comments

Number	Code	Status	Comment
13	OFC	MI	REMOVED FROM CAUV FOR TY 2025
12	OFC	MI	ROW UNDER STATE RT. 307 2.099 ACS. ROW UNDER I-90 IS 3.6538 ACS.
11	OFC	SS	NEW SURVEY FROM 154.279 TO 154.286 AC CONV# 3478 8/26/2022
10	OFC	MI	MEM OF TRUST NAMING SHELLY J STARK SUCCESSOR TRUSTEE V 591, P 1651 7/10/2015
9	OFC	NS	SPLIT OUT 2.98 AC TO 220060001605 FROM 157.259 AC TO 154.279 AC #3667 9/27/18
1	FLD	DC	19960603 C#01 - EST MEAS 2 LOOSE DOGS-LEFT CALL BACK CARD W/TRK DRVR.
2	OFC	LC	19990312 PMP C#01 - SPLIT 5.310 AC TO 22-006-00-016-02 3/12/99
3	OFC	LC	20000727 TML C#01 - SPLIT .4939 ACRES TO 22-007-00-069-00 ON 7/26/2000
4	OFC	LC	20000727 TML C#01 - CONVEY # 3054
5	FLD	RV	20020308 CG C#01 - SILO/BIN SIZES EST
6	OFC	LC	20060724 TML C#01 - SPLIT 8.9961 ACRES TO 22-006-00-016-03 ON 7/12/2006
7	OFC	LC	20060724 TML C#01 - CONVEY # 2649
8	FLD	RV	20080304 CG C#01 - ELECTRIC WORK DONE - NAV FOR 1/1/08

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Year Remodeled	Total Fixtures
Kitchen Remod	Unfinished Area
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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 ⁰
CDU	Functional
% Good Ovr	Economic
% Complete	NBHD Fact
GRM Econ Rents	GRM Factor
GRM Units	GRM Value

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------	-----	-----	-----	-----	------	--------	--------	-------	-------	-----	-------

Dwelling Computations

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

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2	AS1-Conc Stav	1960		16x40	640	C	1		F				1,600
3	AL1-1s Lean Tc	1999		18x110	1,980	C	1		F				5,200

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:	