

Situs : NORTH RIVER (SR 307) RD E

Map ID: 22-006-00-016-03

LUC: 110

Card: 1 of 1

Tax Year: 2025

Printed: 02/26/26

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

CAUV Y
Field Review Flag:

GENERAL INFORMATION
Routing No. 006-00 016-03
Class A
Living Units 1
Neighborhood 47800
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
PART OF LOT 52

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.8257		0			
A	S	15000	12.4203	38	0	5	-10	82,830
								82,830

Total Acres: 13.246 Legal Acres: 13.25 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	28,980	82,800	82,800	0	0
Building	0	0	0	0	0
Total	28,980	82,800	82,800	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	63,700		63,700
2023	82,800		82,800
2024	82,800		82,800

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
09/08/22	106,000	1-Land Only	U-Not Validated		LW-Limited Specialty Warr	NICHOLAS WALTER D
06/16/17		2-Land And Building	R-Related Individuals Or Corporation:	638/ 468	SV-Survivorship Deed	NICHOLAS W DEWAYNE
07/12/06	20,000	1-Land Only	U-Not Validated	0080/6712	SV-Survivorship Deed	

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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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 Qty
Misc 1 Desc	Misc 2 Qty
Misc 2 Desc	
Grade	Cost & Design ⁰
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
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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
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
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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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Comments

Number	Code	Status	Comment
4	OFC	MI	REMOVED FROM CAUV FOR TY 2025
3	OFC	CP	ADDED PARCEL 22-006-00-016-02 CONV 2246 6/21/17
1	OFC	NS	20060724 TML C#01 - SPLIT 8.9961 ACRES FROM 22-006-00-016-00 ON 7/12/2006
2	OFC	NS	20060724 TML C#01 - CONVEY # 2649

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