

**Situs : 4820 CLAY ST**

**Map ID: 22-001-00-043-00**

**LUC: 111**

Card: 1 of 1

Tax Year: 2025

Printed: March 17, 2026

**CURRENT OWNER**  
WELKER OWNER LLC  
11620 RED RUN BOULEVARD  
OWINGS MILLS MD 21117  
  
Field Review Flag:

**GENERAL INFORMATION**  
Routing No. 001-00 043-00  
Class A  
Living Units 1  
Neighborhood 47500  
Alternate Id  
District  
Zoning



**Property Notes**  
Note Codes:

Land Information				
Type	Size	Influence Factors	Infl %	Value
S-Residual	AC	97.6475	1-Topography 5-Shape Or Siz -20	330,050
0-Right Of Way	AC	.5068		
Total Acres: 98.1543		Legal Acres: 98.1543		

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	115,540	330,100	330,100	0	0
<b>Building</b>	18,800	53,700	53,700	0	0
<b>Total</b>	134,340	383,800	383,800	0	0
<b>Manual Override Reason</b>					
<b>Base Date of Value</b>					
<b>Effective Date of Value</b>					
<b>Value Flag</b>	1-COST APPROACH				

Entrance Information			
Date	ID	Entry Code	Source

Permit Information					
Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
07/22/20	625,000	2-Land And Building	R-Related Individuals Or Corporation:		WD-General Warranty Deec	WELKER FARM EQUIPMENT

**Property Factors**  
Topo: 2-Level  
Utilities: 6-All  
Street/Road: 0-Paved  
Traffic: 3-Nominal  
Location:  
Spot Loc:  
6-Flat

**Legal Description**  
Parcel TieBack:  
Legal Descriptions:  
20, 21, 36 & 37  
Addl.TieBack: N

Inspection Witnessed By \_\_\_\_\_

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Building Information	
Year Built/Eff Year	1949 /
Building #	1
Structure Type	373-Retail Single Oc
Identical Units	1
Total Units	1
Grade	D
# Covered Parking	
# Uncovered Parking	
DBA	WHITE FARM EQUIPMENT

Building Other Features													
Line	Type	+/-	Meas1	Meas2	# Stp	IU	Line	Type	+/-	Meas1	Meas2	# Stp	IU

Interior/Exterior Information																	
Line	Lvl	Fr	To	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Int Fin	Partitions	Heating	Cooling	Plumbing	Phy Fun	%Comp	%Rent
1	01	01		2,000	180	083-Multi Use Ret	10	06-Masonry	1-Wood Frame/Joist	100	2-Normal	1-Hot Air	0-None	2-Normal	3	3	
2	01	01		2,500	200	094-Commercial G	10	06-Masonry	1-Wood Frame/Joist		2-Normal	1-Hot Air	0-None	2-Normal	3	3	

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Comp	Use Value/RCNLD
1	2,000	083-Multi Use Retail	25		18,160
2	2,500	094-Commercial Gar	25		17,600

Outbuilding Data												
Line	Type	Yr Blt	Meas1	Meas2	Area	Gr	Qty	ModCd	Phy Fun	MA	%Comp	Value
3	AB2-Flat Barn	1920	52	26	1,352	D	1		A	A		6,300
4	AH1-Chickn Hse	1920	6	20	120	D	1		F	F		600
5	RS1-Frame Shed	1920	16	21	336	D	1		F	F		600
6	AP1-Pole Bldg	1974	45	90	4,050	D	1		A	A		10,400

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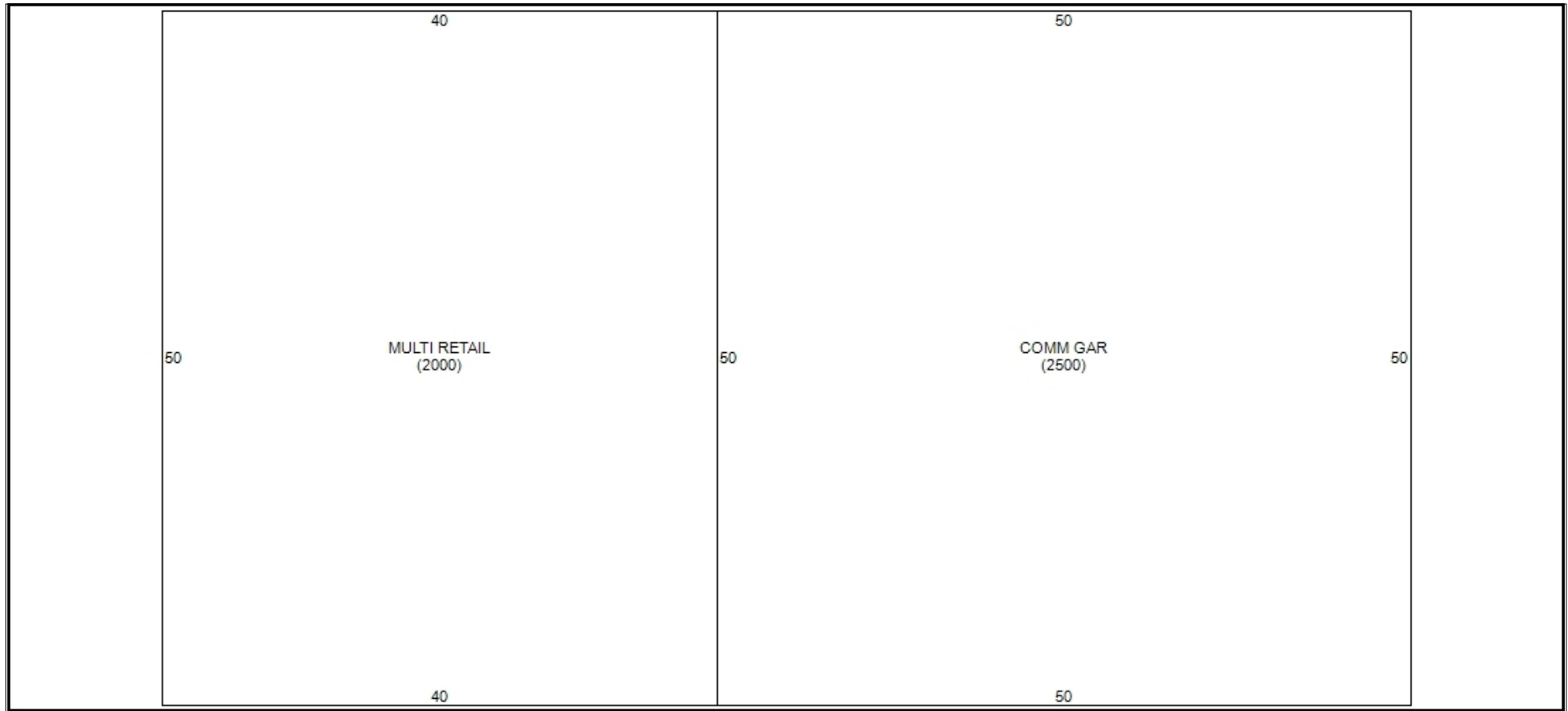
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Additional Property Photos



220010004300 12/14/2012



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**Income Detail (Includes all Buildings on Parcel)**

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
14	S	001	14-Auto Service Garage	0	2,500	5.50	13,750	10		0	12,380	20			2,476	2,476	9,900
24	S	001	24-Multi Use Sales	0	2,000	6.00	12,000	15		0	10,200	20			2,040	2,040	8,160

**Apartment Detail - Building 1 of 1**

Line	Use Type	Per Bldg	Beds	Baths	Other	Units	Rent	Income

**Building Cost Detail - Building 1 of 1**

<b>Total Gross Building Area</b>	4,500
<b>Replace, Cost New Less Depr</b>	35,760
<b>Percent Complete</b>	100
<b>Number of Identical Units</b>	1
<b>Economic Condition Factor</b>	
<b>Final Building Value</b>	35,760
<b>NBHD Fact</b>	1.0000
<b>Value per SF</b>	7.95

**Notes - Building 1 of 1**

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**Income Summary (Includes all Building on Parcel)**

<b>Total Net Income</b>	18,060
<b>Capitalization Rate</b>	0.105000
<b>Sub total</b>	35,429
<b>Residual Land Value</b>	
<b>Final Income Value</b>	
<b>Total Gross Rent Area</b>	4,500
<b>Total Gross Building Area</b>	4,500

**Misc & Gross Buidling Values**

<b>Misc Building No</b>	<b>Misc Adjusted Value</b>
<b>Gross Building:</b>	

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<b>Number</b>	<b>Code</b>	<b>Status</b>	<b>Comment</b>
1	FLD	RV	19961014 C#01 - WELKER FARM EQUIPMT
2	FLD	RV	REV20 CORRECTED BUILDIG DATA PER PICTOMETRY

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