



## Site Overview

520 BROCK BRIDGE RD LAUREL MD 20724



### Location

Site Address	520 BROCK BRIDGE RD LAUREL MD 20724	Parcel No.	04-000-05845300
Legal Information	50.9491 ACRES 520 BROCK BRIDGE RD FT MEADE		

### Owner

Owner Name	520 BROCK BRIDGE ROAD SPE LLC	Owner Address	520 BRICK BRIDGE RD JESSUP MD 20794
Owner Vesting Code	LC		

### Site Information

Land Use Category	COMMERCIAL	Land Use Description	OFFICE BUILDING
Zoning (Assessor)	R22	Acres (Assessor)	50.94
Acres (Calculated)	43.53	Lot SF (Assessor)	2,218,946
Lot SF (Calculated)	1,896,363		

### Last Market Sale

Sale Price	\$1,030,000	Sale Date	8/31/2017
Seller Name	CHAVEZ RUARK, MARIA ELLENA; WINSKEY ONE EIGHT LLC,	Deed Type	GRANT DEED/DEED OF TRUST
		Loan Amount	\$0

### Value and Tax

Total Assd. Value	\$9,527,100	Land Value	\$0
Improvement Value	\$0	Improvement %	--
Property Tax	\$96,605	Tax Year	2018

### Property Characteristics

Building Area	1,390 SF	No. of Units	6
No. of Stories	1	Year Built	1950

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### Foreclosure Details

Stage	--	Document Type	--
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### Hazards

Flood Zone	AE	Wetland	--
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### School Details

School District(s)	Anne Arundel County Public Schools
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## Property Detail Report

520 BROCK BRIDGE RD LAUREL MD 20724

### Owner Information

Owner Name 1	520 BROCK BRIDGE ROAD SPE LLC	Owner Name 2	--
Owner Type	--	Mailing Address	520 BRICK BRIDGE RD JESSUP MD 20794
Vesting Code Desc	--	Vesting Code	LC

### Location Information

Legal Description <b>50.9491 ACRES 520 BROCK BRIDGE RD FT MEADE</b>			
County	ANNE ARUNDEL	Parcel No. (APN)	04-000-05845300
FIPS Code	24003	Alternative APN	--
Census Trct/Blk	751500/3	Legal Book/Page	--
Twnshp-Rnge-Sect	--	Map Reference	--
Legal Land Lot	--	School District	Anne Arundel County Public Schools
Legal Block	--	Subdivision	--

### Last Market Sale Information

Recording Date	8/31/2017	New Construction	--
Sale Date	8/31/2017	1st Mtg Amount	\$
Sale Price	\$1,030,000	1st Mtg Type	--
Price Per SF	\$691	1st Mtg Doc. No.	--
Price Per Acre	\$18,846	Sale Doc. No.	31311-492
Deed Type	GRANT DEED/DEED OF TRUST	Transfer Doc. No.	31311-492
Sale Type	INSURED NON-RESIDENTIAL GRANT DEED	Seller Name	CHAVEZ RUARK, MARIA ELLENA; WINSKEY ONE EIGHT LLC,
Title Company	RIVERSIDE ABSTRACT	Lender	

### Last Transfer of Ownership

Recording Date	8/31/2017	Book Number	--
Doc. Number	31311-492	Page Number	--
Doc. Type	DE		

### Prior Sale Information

Recording Date	02/15/2007	Sale Type	INSURED NON-RESIDENTIAL GRANT DEED
Sale Date	02/15/2007	Transfer Doc. No.	1717
Sale Price	\$960,000	New Construction	--
Sale Doc. No.	1717	Title Company	--
Seller Name	CREW, SARA E	Lender	--

### Property Characteristics

Building Area	1,390 SF	Total Rooms	--
No. of Units	6	Bedrooms	--
No. of Stories	1	Bathrooms	0
Year Built	1950	Basement	YES
Condition	--	Basement Area	--
Construction	--	Heat Type	FORCED AIR UNIT
Roof Type	--	Air Cond. Type	--
Roof Material	--	Fireplace	--
Parking Spaces	--		

**Site Information**

Zoning	R22	Assessor Acreage	50.94
County Use Code	B138	Calculated Acreage	43.53
County Use Code Desc.	OFFICE BUILDING	Assessed Lot SF	2,218,946
Land Use Code	3003	Calculated Lot SF	1,896,363
Land Use Desc.	OFFICE BLDG (GENERAL)	Assessor Lot W/D	/
Land Use Category	COMMERCIAL (OFFICE)	Topography	--

**Tax and Value Information**

Tax Year	2018	Improvement Value	--
Property Tax	\$96,605	Improvement %	--
Tax Rate Code	ANNE ARUNDEL 000	Market Value Year	2018
Tax Exemption	RELIGIOUS/CHURCH	Total Market Value	\$9,587,100
Assessed Year	2018	Land Market Value	9342800
Assessed Value	\$9,527,100	Market Imprv. Value	244300
Land Value	--	AVM Value	--

**Hazard Information**

Flood Zone	AE	Flood Panel	--
Flood Panel Date	--	Wetland Type	--
Wetland Classification	--		



## Transaction History Report

520 BROCK BRIDGE RD LAUREL MD 20724

### Sale

Sale Date :	8/31/2017	Sale Price :	\$1,030,000
Sale Recording Date :	8/8/2017	Sale Price Type :	--
Recording Doc No :	31311-492	Split Sale :	--
Document Type :	GRANT DEED/DEED OF TRUST	Title Company :	RIVERSIDE ABSTRACT
Buyer :	520 BROCK BRIDGE ROAD SPE LLC		--
		Seller :	CHAVEZ RUARK, MARIA ELLENA; WINSKEY ONE EIGHT LLC

### Finance Standalone

Mtg Recording Date :	2/15/2007	Mtg Loan Amount :	\$5,000,000
Mtg Document No :	--	Mtg Loan Type :	UNKNOWN
Document Type :	DEED OF TRUST	Mtg Rate Type :	--
Lender :	SEVERN SAVINGS BANK FSB		

### Sale

Sale Date :	2/15/2007	Sale Price :	\$960,000
Sale Recording Date :	--	Sale Price Type :	--
Recording Doc No :	1717	Split Sale :	--
Document Type :	--	Title Company :	--
Buyer :	WHISKEY ONE EIGHT LLC		--
Seller :	CREW, SARA E		

### Sale

Sale Date :	10/8/2003	Sale Price :	--
Sale Recording Date :	--	Sale Price Type :	--
Recording Doc No :	014708	Split Sale :	--
Document Type :	--	Title Company :	--
Buyer :	CREW, SARA E; , SCHAUB ET AL, JANE T		--
		Seller :	TIDLER, E BURTON

### Sale

Sale Date :	4/3/1998	Sale Price :	--
Sale Recording Date :	--	Sale Price Type :	--
Recording Doc No :	003402	Split Sale :	--
Document Type :	--	Title Company :	--
Buyer :	TIDLER, E BURTON; , WERMINE, BETTSY S ETAL		--
		Seller :	TIDLER, EDWARD B



## Bird's Eye Map View

520 BROCK BRIDGE RD LAUREL MD 20724

Bird's Eye is not available in this area.

Bird's Eye is not available in this area.





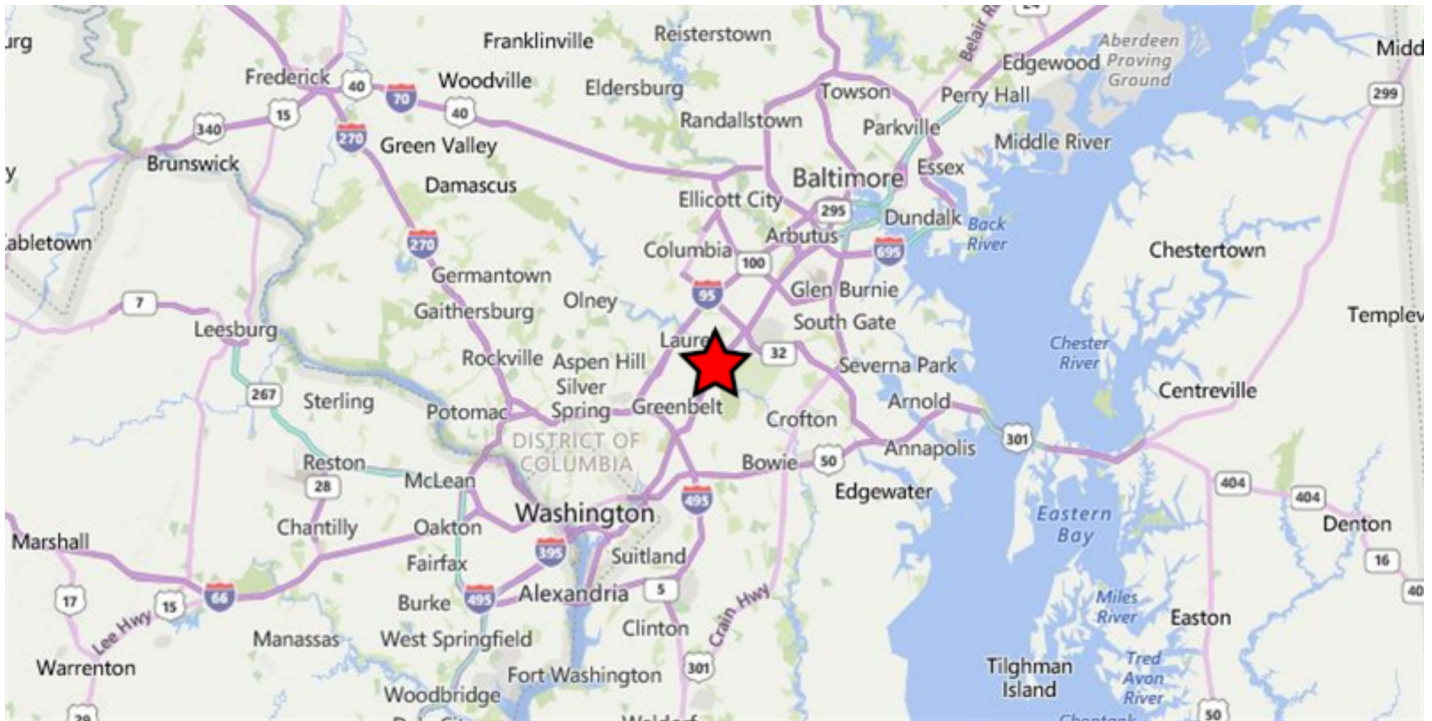
# Neighborhood & Regional Map

520 BROCK BRIDGE RD LAUREL MD 20724

## Neighborhood



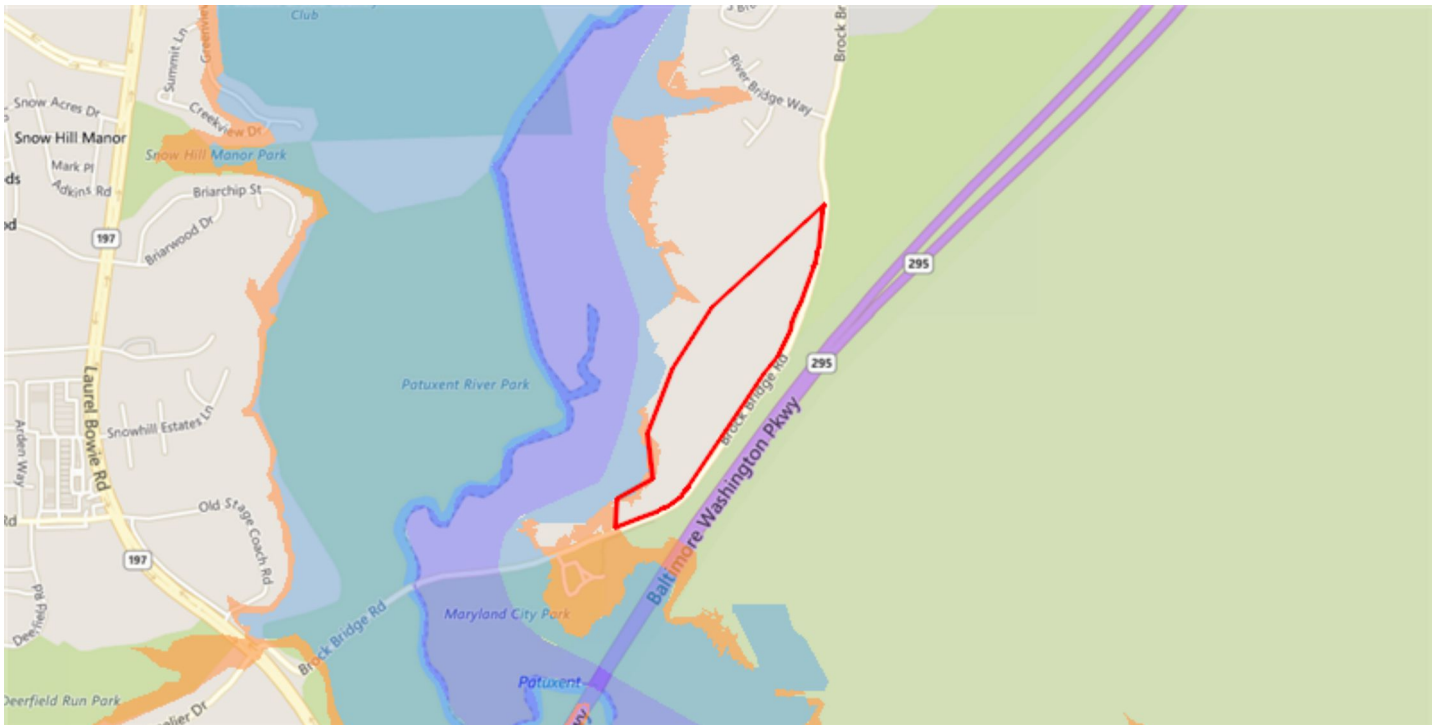
## Regional





# Flood Map Report

520 BROCK BRIDGE RD LAUREL MD 20724



## Legend

### Flood Zone

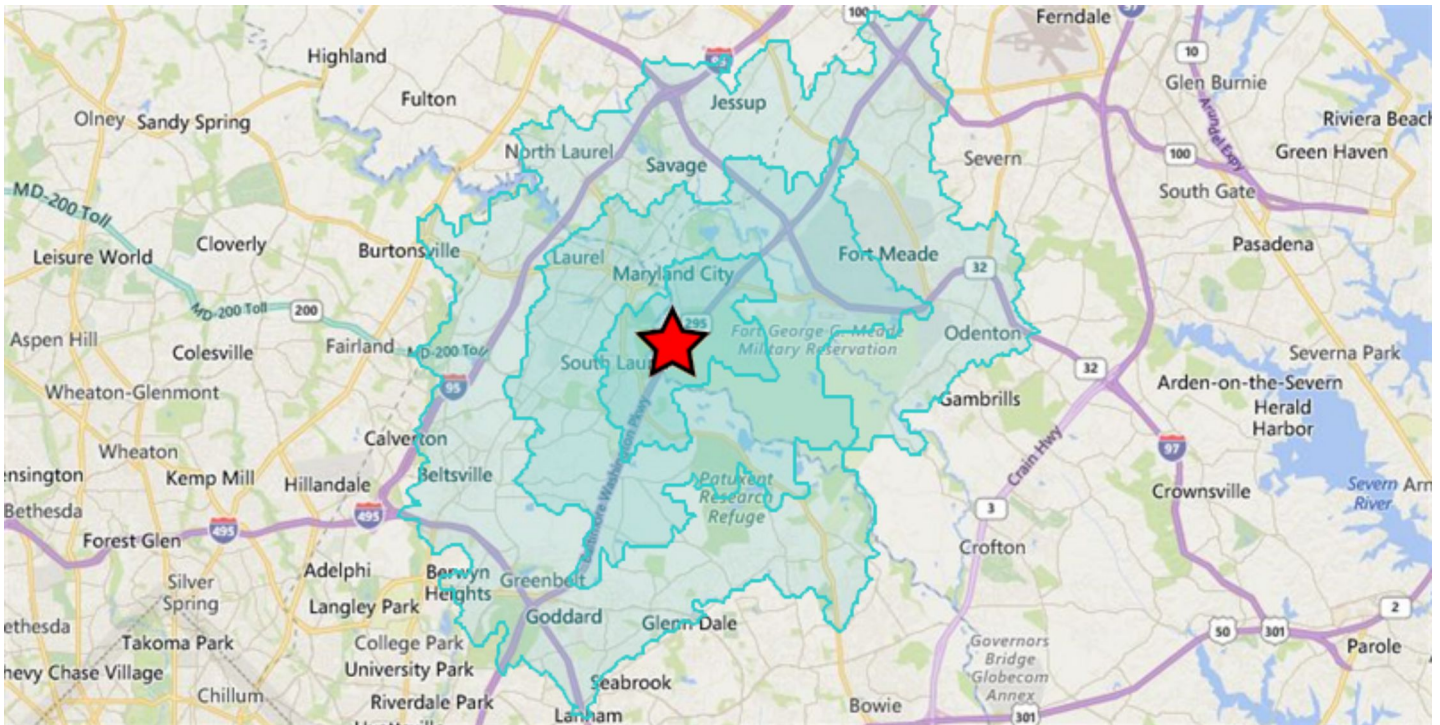
-  Floodway
-  1% Annual Chance Flood Hazard (100-Year)
-  0.2% Annual Chance Flood Hazard (500-Year)





# Demographics

520 BROCK BRIDGE RD LAUREL MD 20724



## Area and Density

	5 Minutes	10 Minutes	15 Minutes
Area (Square Miles)	12.05	40.49	135.35
Density(Population Per Square Mile)	2,572	2,109	1,981

## General Population Characteristics

	5 Minutes	10 Minutes	15 Minutes
Male	14,625	40,838	131,546
Female	16,368	44,544	136,564
Density	2,572	2,109	1,981
Urban	30,853	85,174	267,019
Rural	140	208	1,091

**Population By Year**

	<b>5 Minutes</b>	<b>10 Minutes</b>	<b>15 Minutes</b>
Population (1990)	22,954	58,911	180,773
Population (2000)	27,514	69,575	218,325
Population (2010)	29,308	79,982	249,445
Population (Current)	30,993	85,382	268,110
Population (5 Yr. Forecast)	32,152	88,723	278,757
Percent Growth (Current Yr./Previous Yr.)	5.75%	6.57%	7.29%
Percent Forecast (5 Yr. Forecast/Current Yr.)	3.76%	3.87%	4.07%

**Population By Age**

	<b>5 Minutes</b>	<b>10 Minutes</b>	<b>15 Minutes</b>
Median Age	33	34	35
Aged 0 to 5	2,911	7,842	22,596
Aged 6 to 11	2,445	6,682	20,791
Aged 12 to 17	2,168	5,862	19,192
Aged 18 to 24	3,024	8,168	25,872
Aged 25 to 34	6,595	17,604	49,801
Aged 35 to 44	4,727	13,233	39,636
Aged 45 to 54	3,742	10,690	36,085
Aged 55 to 64	2,909	8,497	29,667
Aged 65 to 74	2,844	6,808	20,564
Aged 75 to 84	633	1,623	6,081
Aged 85+	205	615	2,183
Total Population	30,993	85,382	268,110

**Population By Race**

	<b>5 Minutes</b>	<b>10 Minutes</b>	<b>15 Minutes</b>
White Alone	7,721	23,640	92,351
Black Alone	17,440	43,840	117,492
Asian Alone	1,778	6,901	25,123
Native American and Alaska Native Alone	97	377	1,157
Other Race Alone	2,473	6,261	18,896
Two or More Races	1,484	4,363	13,091

**Population By Ethnicity**

	<b>5 Minutes</b>	<b>10 Minutes</b>	<b>15 Minutes</b>
Hispanic	4,705	13,049	37,634
White Non-Hispanic	6,100	18,572	77,968

## General Income Characteristics

	5 Minutes	10 Minutes	15 Minutes
Median Household Income	\$94,758	\$100,914	\$111,367
Total Household Income	\$1,406,136,239	\$3,987,015,178	\$12,670,129,286
Average Household Income	\$116,672	\$121,437	\$132,019
Per Capita Income	\$45,369	\$46,696	\$47,257
Avg Family Income	\$129,476	\$129,225	\$141,160
Family Income, Per Capita	\$37,824	\$38,331	\$41,474

## Families by Income

	5 Minutes	10 Minutes	15 Minutes
Family High Income Avg	\$319,425	\$352,722	\$325,020
Under \$15,000	207	491	1,347
\$15,000 - \$24,999	175	518	1,252
\$25,000 - \$34,999	277	704	1,751
\$35,000 - \$49,999	431	1,170	3,841
\$50,000 - \$74,999	1,132	2,832	8,448
\$75,000 - \$99,999	1,091	3,073	8,394
\$100K - \$125K	1,141	2,910	7,926
\$125K - \$150K	867	2,303	7,190
\$150K - \$200K	916	2,760	9,628
Over \$200K	1,066	3,255	13,861

## General Household Characteristics

	5 Minutes	10 Minutes	15 Minutes
Households (Current)	12,052	32,832	95,972
Families	7,303	20,016	63,638
Average Size of Household	2.62	2.6	2.75
Median Age of Householder	44	45	47
Median Value Owner Occupied	\$542,229	\$473,732	\$401,567
Median Rent	\$1,291	\$1,323	\$1,355
Median Vehicles Per Household	2	2	2
Housing Units	12,829	35,258	101,718
Owner Occupied Units	4,897	15,178	56,992
Renter Occupied Units	7,155	17,654	38,980
Vacant Units	777	2,426	5,746

**Households by Income**

	<b>5 Minutes</b>	<b>10 Minutes</b>	<b>15 Minutes</b>
Under \$15,000	405	1,177	3,387
\$15,000 - \$24,999	385	1,063	2,878
\$25,000 - \$34,999	528	1,396	3,433
\$35,000 - \$49,999	847	2,248	6,566
\$50,000 - \$74,999	2,545	5,628	14,794
\$75,000 - \$99,999	1,958	5,508	14,121
\$100K - \$125K	1,634	4,514	11,947
\$125K - \$150K	1,148	3,489	10,642
\$150K - \$200K	1,245	3,795	11,964
Over \$200K	1,357	4,014	16,240
Total Households	12,052	32,832	95,972

**Households by Rent Value**

	<b>5 Minutes</b>	<b>10 Minutes</b>	<b>15 Minutes</b>
Under \$250	25	87	343
\$250-\$499	47	126	467
\$500-\$749	124	387	1,120
\$750-\$999	921	2,596	4,580
\$1,000-\$1,249	2,787	5,269	10,266
\$1,250-\$1,499	1,961	4,382	9,593
\$1,500-\$1,999	1,206	3,848	9,785
Over \$2,000	81	760	1,976
Total Renter Occupied Units	7,155	17,654	38,980

### Households by Year Built

	5 Minutes	10 Minutes	15 Minutes
Median Year Built	1981	1982	1981
Built 2010 or Later	1,418	4,283	13,471
Built 2000 to 2009	829	5,170	13,576
Built 1980 to 1989	2,108	6,516	16,529
Built 1970 to 1979	2,211	5,169	14,136
Built 1960 to 1969	2,765	5,003	14,254
Built 1950 to 1959	360	2,172	7,313
Built 1940 to 1949	46	447	2,567
Built 1939 or Earlier	2,994	5,629	16,645
Total Households (2000)	11,107	28,339	79,949
Total Households (2010)	11,443	30,851	89,437
Total Households (Current)	12,052	32,832	95,972
Total Households (5 Yr. Forecast)	12,528	34,195	100,117
Percent Growth (Current Yr./Previous Yr.)	5.39%	6.18%	7.09%
Percent Forecast (5 Yr. Forecast/Current Yr.)	3.96%	4.04%	4.35%

### Households by Inhabitants

	5 Minutes	10 Minutes	15 Minutes
Median Size	2.67	2.7	2.89
1 Person	3,797	10,486	25,813
2 Person	3,365	8,901	26,754
3 Person	1,961	5,245	16,564
4 Person	1,491	4,088	13,618
5 Person	800	2,316	7,382
6 Person	334	977	3,100
7 or More Person	304	819	2,741
Total Households	12,052	32,832	95,972

### Employment By Place Of Business

	5 Minutes	10 Minutes	15 Minutes
Total Employees	5,915	30,103	137,910
Total Establishments	376	1,666	6,200

### Employment Travel Time

	5 Minutes	10 Minutes	15 Minutes
Work at Home	473	1,359	4,634
Travel Time under 15min	1,890	6,212	21,097
Travel Time 15-29min	--	--	--
Travel Time 30-59min	6,276	16,755	49,393
Travel Time 60-89min	1,967	5,669	16,157
Travel Time over 90min	592	1,778	5,001
Population	30,993	85,382	268,110

## Education Attainment Over 25

	5 Minutes	10 Minutes	15 Minutes
Less than High School	1,848	5,857	18,762
High School	5,128	11,453	36,263
Some College	4,357	12,584	38,809
Associate's Degree	1,183	3,847	12,396
Bachelor's Degree	4,744	13,085	42,944
Master's Degree	2,706	7,686	22,753
Professional Degree	345	1,327	3,549
Doctorate Degree	134	989	4,183
Total Population	30,993	85,382	268,110

## Retail Sales

	5 Minutes	10 Minutes	15 Minutes
Motor Vehicles	\$126,489,000	\$943,674,000	\$1,983,224,000
Furniture and Home Furnishings	\$23,146,000	\$58,900,000	\$172,186,000
Electrical and Appliances	\$15,462,000	\$39,490,000	\$101,505,000
Building Materials and Garden	\$29,158,000	\$94,220,000	\$326,579,000
Food and Beverage	\$72,035,000	\$209,099,000	\$661,395,000
Health and Personal Care	\$21,844,000	\$72,138,000	\$223,544,000
Gasoline Stations	\$25,999,000	\$69,056,000	\$215,846,000
Clothing and Accessories	\$17,124,000	\$60,478,000	\$165,604,000
Sporting Goods	\$12,020,000	\$28,434,000	\$87,138,000
General Merchandise	\$24,722,000	\$76,893,000	\$355,969,000
Miscellaneous	\$10,827,000	\$30,954,000	\$87,527,000
Nonstore Purchases	\$44,076,000	\$113,986,000	\$325,347,000
Food Services	\$50,339,000	\$167,104,000	\$508,051,000
Total Retail Sales	\$473,241,000	\$1,964,426,000	\$5,213,915,000

## Consumer Expenditures

	5 Minutes	10 Minutes	15 Minutes
Total Consumer Expenditures	\$709,824,000	\$2,014,702,000	\$6,465,330,000

## Crime Information Index (Range 0-200, US Average = 100)

	5 Minutes	10 Minutes	15 Minutes
Murder Index	104	105	86
Forcible Rape Index	89	72	86
Forcible Robbery Index	100	86	80
Aggravated Assault Index	86	87	77
Burglary Index	77	87	80
Larceny Index	125	123	107
Motor Vehicle Theft Index	109	102	92
EASI Total Crime Index	89	100	82