

NUTTAL AVENUE DEVELOPMENT

OFFERING MEMORANDUM



Image © 2018 Landsat / Copernicus

MULTIFAMILY/TOWNHOME DEVELOPMENT OPPORTUNITY EDGEWOOD, HARFORD COUNTY, MARYLAND



While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters. © EA Realty, LLC. 2019 All rights reserved.

Maryland Land Advisors, LLC
5771 Waterloo Rd, Ellicott City, MD 21043 | 866.910.5263

Contact Information:

Stephen J. Ferrandi

Office: 866.910.LAND (5263)

Email: Stephen@MarylandLand.com

MarylandLand.com

OFFERING DISCLOSURES AND TERMS & CONDITIONS

Maryland Land Advisors is the exclusive agent for the sale of two caddy-cornered development parcels sized ± 3.86 acres and ± 3.27 acres, respectively, zoned R-4 Urban Residential, and located along Nuttal Avenue in Edgewood, Harford County, Maryland.

All inquiries should be addressed to:



Stephen J. Ferrandi
Maryland Land Advisors
5771 Waterloo Road
Ellicott City, Maryland 21043
Stephen: 410.925.4566
Office: 866.910.LAND (5263)
Stephen@MarylandLand.com
MarylandLand.com



Jay V. Amin
Maryland Land Advisors
5771 Waterloo Road
Ellicott City, Maryland 21043
Jay: 732.778.9780
Office: 866.910.LAND (5263)
Jay@MarylandLand.com
MarylandLand.com

All offers shall be addressed to Stephen J. Ferrandi, President/Broker of Maryland Land Advisors, and shall be submitted by electronic mail to Stephen@MarylandLand.com and Jay@MarylandLand.com.

The material contained herein is based in part upon information supplied or obtained by Maryland Land Advisors from sources deemed to be reliable. Summaries contained herein of any legal documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Prospective purchasers shall make their own investigations, projections and conclusions. It is expected that prospective purchasers will conduct their own independent due diligence concerning the property, including such engineering inspections and evaluation of market conditions as they deem necessary to determine the condition and value of the property. The material contained in this Offering Memorandum is confidential, furnished solely for the purpose of considering the acquisition of the property described herein, and is not to be used for any other purpose or made available without the express written consent of Stephen J. Ferrandi and Maryland Land Advisors.

OFFERING TERMS & CONDITIONS

Price: At the Seller's direction, this property is being marketed to a limited number of apartment developers/builders without a price. Please submit offers on the property based on what you are prepared to pay per unit of multifamily and townhouse. It is requested that you provide as much detail as possible to assist the Seller in comparing offers.

Terms: The Seller is open to a wide variety of settlement options. Please elaborate on any conditions you require.

Deposit: The Buyer shall release to the Seller a deposit in the amount of 10% of the contract purchase price at the completion of the due diligence period.

Due Diligence Period: The Buyer shall have a study period of agreed upon reasonable length commencing from the date of a fully signed contract of sale or other agreed upon period.

Settlement: As agreed upon between the parties.

Brokerage Commission: No arrangements have been made to compensate any other agent or brokerage. If you are a buyer being represented by a licensed real estate brokerage, please compensate your broker directly.

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EXECUTIVE SUMMARY

Maryland Land Advisors is pleased to offer for sale a combined ± 7.13 acres as an aggregate of two parcels, Parcel A (± 3.27 acres) and Parcel B (± 3.86 acres), of R-4 Urban Residential zoned land available for multifamily and/or single-family attached (townhome) development located at the intersection of Nuttal Avenue and Jacob Street in Edgewood, Harford County, Maryland.

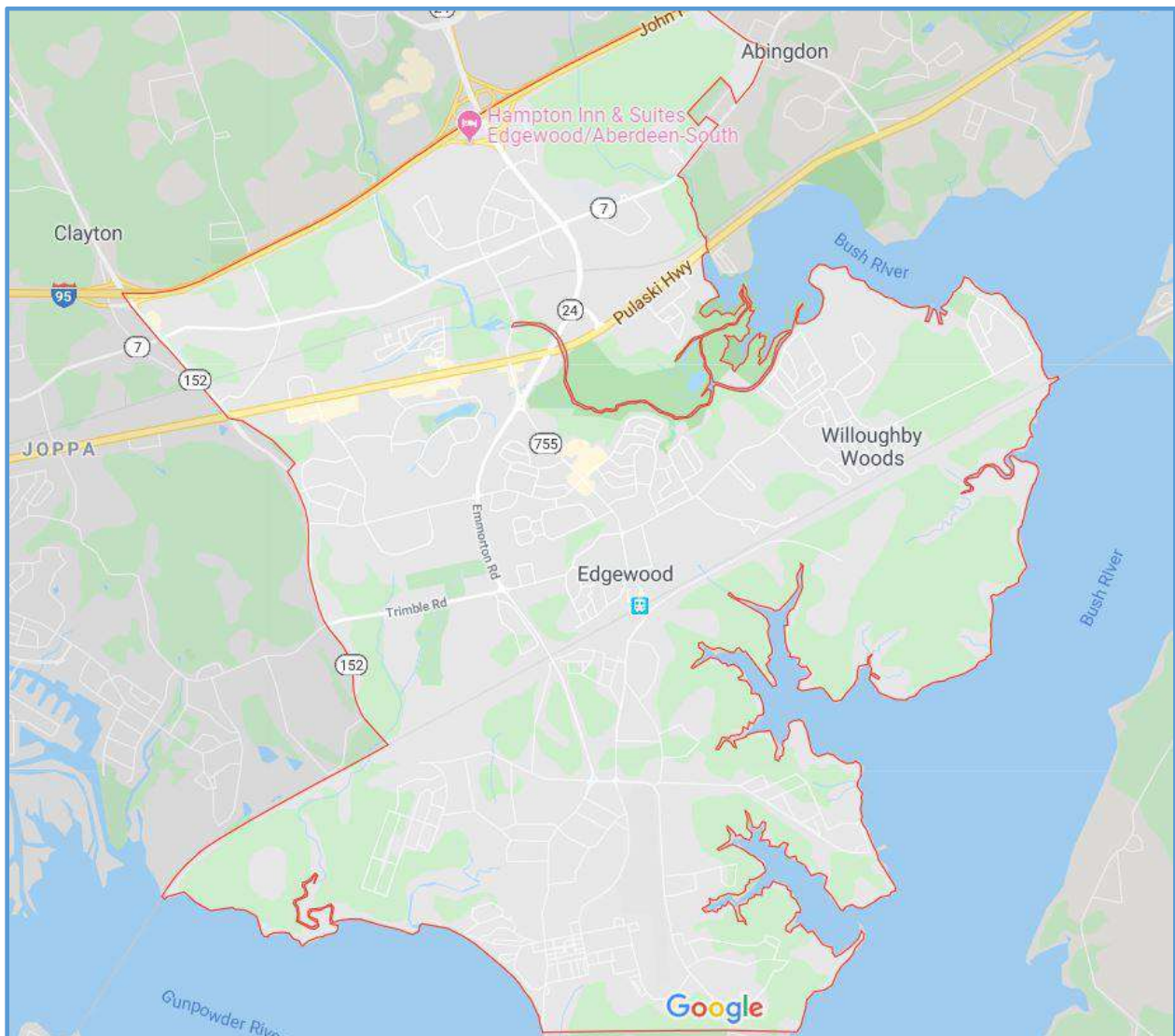
Nuttal Avenue provides accessibility to the immediate surrounding area including central Edgewood to the east, the DoD's Edgewood Arsenal (part of the Aberdeen Proving Ground military installation) to the south, MD-24 (Emmorton Avenue) to the west, and regional highways US Route 40 (Pulaski Highway) and Interstate 95 (John F. Kennedy Memorial Highway) to the north.

On the north side of Nuttal Avenue and west of Jacob Street is an existing, low-rise multifamily development comprised of 74 units across multiple buildings known as the Carriage Court Apartments. They consist of two- and three-bedroom rental units ranging in size from 1,000 to 1,450 square feet, currently leasing for \$1,000 up to \$1,250 per month. The two subject parcels are part of a second revised final plat titled Lee Court Apartments that was recorded in 2017 and includes the Carriage Court Apartments. The plat identifies Jacob Street as a private road within Parcel A which has a 40-foot wide easement for ingress and egress.

The combined land parcels are being marketed to the tax credit/affordable housing development community and currently offered unpriced. Please submit your price broken down based on product type (multifamily, townhomes) and include any required terms. Contract purchaser shall be granted a study/feasibility period of reasonably agreed upon length during which to conduct its due diligence on the parcels. At the conclusion of said period, contract purchaser shall release to seller a deposit in the amount of 10% of the total purchase price. Letters of intent shall include any additional terms being sought.

REGIONAL OVERVIEW

Located in Harford County, Edgewood is an unincorporated community and census designated place. It is the home of the United States Department of Defense's Edgewood Arsenal, a federal military installation under the umbrella of nearby Aberdeen Proving Ground (APG) U.S. Army base. Edgewood is located approximately 25 miles northeast of Baltimore and 50 miles southwest of Wilmington, Delaware along the busy Interstate 95 corridor.



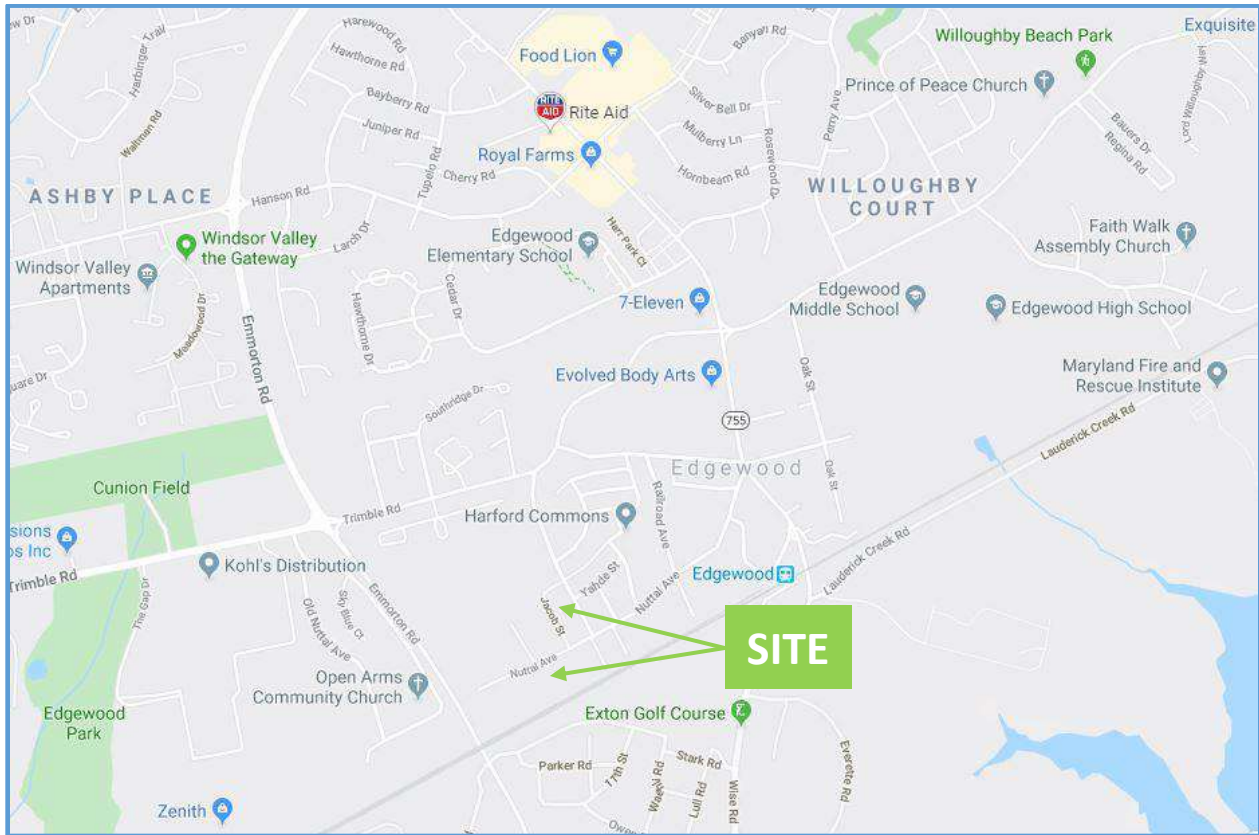
Source: ©2019 Google

Access to metro areas such as Baltimore, the District of Columbia, and Wilmington is conveniently provided by I-95 as well as regional passenger rail transportation along the Northeast Corridor. The MARC station in Edgewood, located only one-half mile (8-10

minutes walking distance) from the future development, provides frequent commuter rail service to Baltimore and Washington, DC to the south, Aberdeen and Perryville to the north, as well as the availability of onward connections via Amtrak to points beyond in both directions.

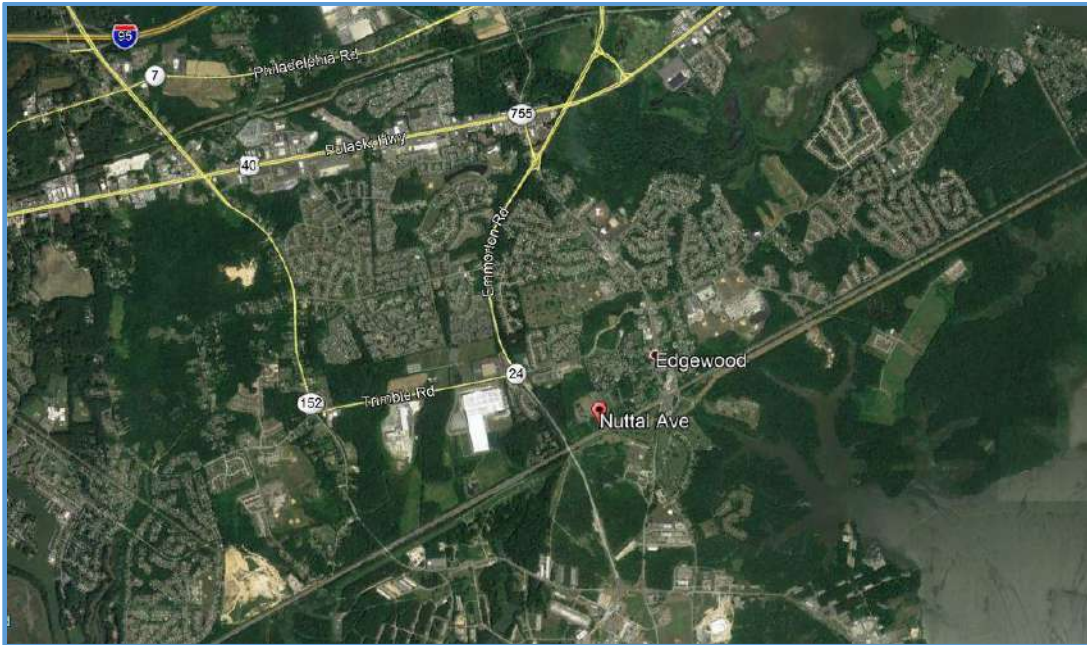
In addition to commuter rail, local bus service operated by Harford County Transit, known as Harford Transit LINK, is available in very close walking distance. The LINK's Route 2, or Blue Line, serves the Edgewood and Abingdon areas while also extending up into Bel Air and over to Aberdeen. The bus stop at the corner of McCann Street and Starr Street is just one block north of the northernmost corner of the future development, at the intersection of McCann Street and Jacob Street/Armstrong Street.

SITE LOCATION MAP



Source: ©2019 Google

AERIAL MAPS



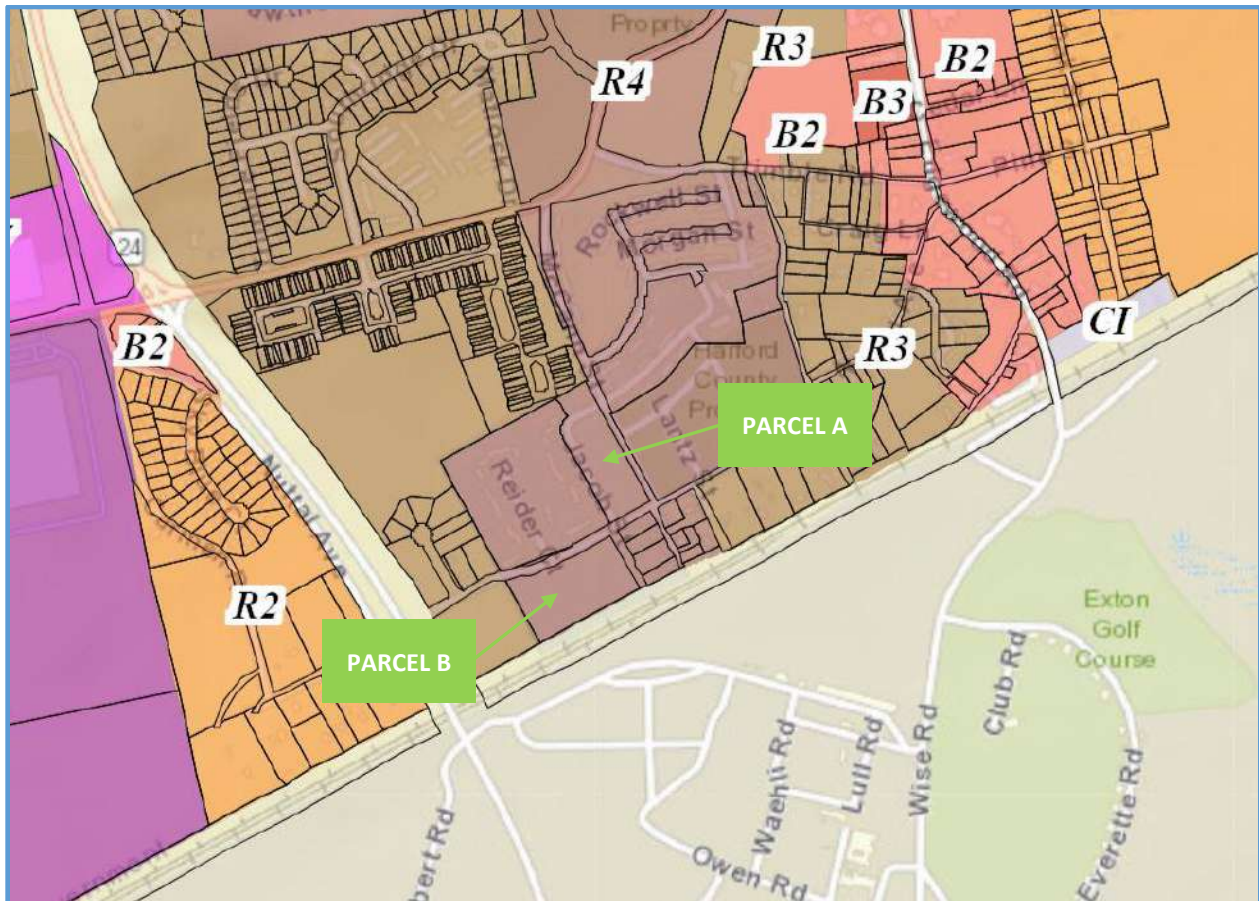
Source: Image ©2018 Google



Source: LandVision

ZONING

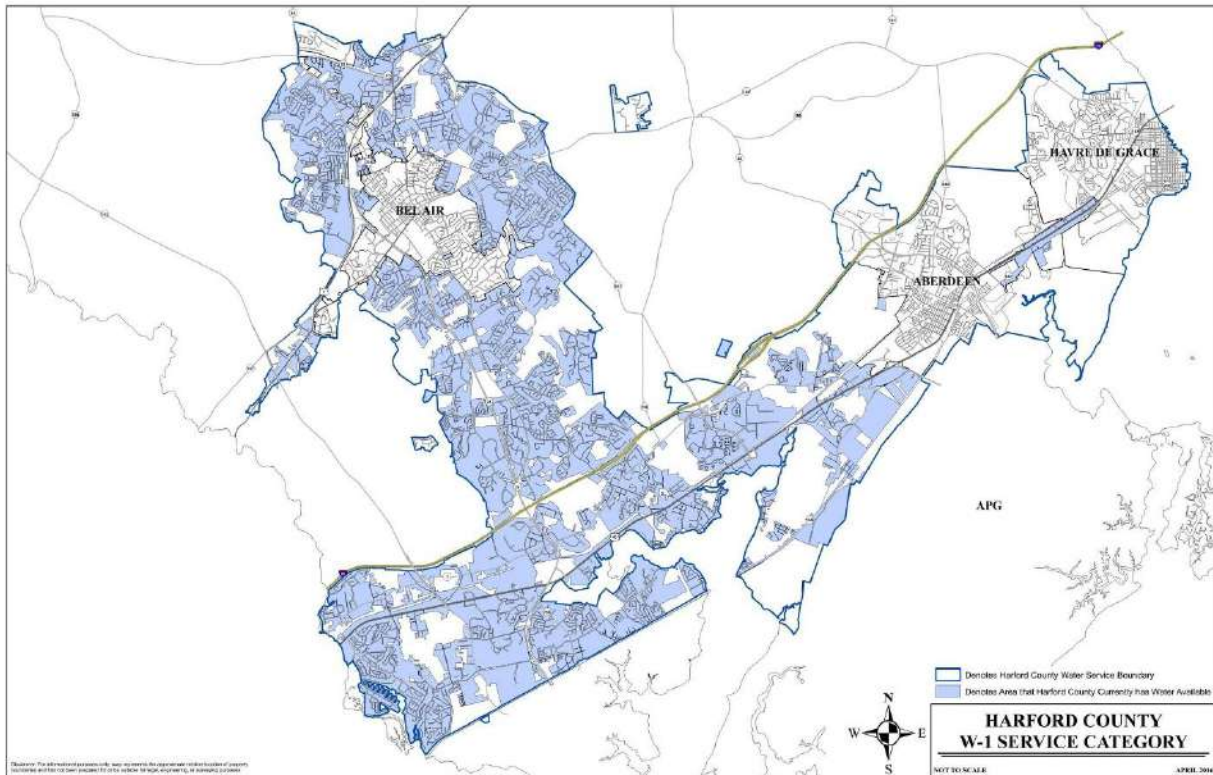
The subject parcels are zoned R4, Urban Residential, per the Harford County Zoning Ordinance. Furthermore, they are located within an Enterprise Zone. As described in the county's zoning designations, the R1 through R4 Urban Residential districts are "intended to accommodate urban residential needs by providing for a wide range of densities and building types where public water and sewer are available." More specifically, R3 and R4 zoning "permits single family homes on 5,000—7,500 square foot lots, townhouses, as well as condominiums and garden apartments, with higher density in the R4 district."



Source: Harford County Zoning/Land Use

WATER & WASTEWATER INFRASTRUCTURE

Public water and wastewater utilities are operated and maintained by the Harford County Department of Public Works. The subject parcels are located within the boundary for the County's water and sewer service area, designated as W-1 service category, and are within a service zone that has water and sewer service currently available. Existing water and sewer infrastructure is present adjacent to the development site.



Source: Harford County Department of Public Works

PUBLIC SCHOOLS

Publicly funded schools that would serve the proposed development are part of Harford County Public Schools (HCPS). The specific schools for each level are as follows:

HIGH (Grades 9-12):	Edgewood High
MIDDLE (Grades 6-8):	Edgewood Middle
ELEMENTARY (Grades K to 5):	Deerfield Elementary

DEVELOPMENT REVIEW – SUBDIVISION & SITE PLAN REVIEW FEE SCHEDULE

Below is the Harford County Department of Planning & Zoning’s Development Review subdivision and site plan review fee schedule for reference.

Subdivision & Site Plan Review Fees

Type of Subdivision	Subdivision Fee	Revision Fee
Concept plan review	\$1,000 filing fee, plus \$20 per gross acre	\$0
Residential lots (including mobile homes)	\$100 filing fee, plus \$50 per lot	\$30 filing fee, plus \$10 per lot
Multifamily and mobile home park	\$100 filing fee, plus \$30 per unit	\$30 filing fee, plus \$10 per unit
Commercial (subdivision or individual site plan)	\$200 filing fee, plus \$50 per acre	\$75 filing fee, plus \$10 per acre
Industrial (subdivision or individual site plan)	\$200 filing fee, plus \$50 per acre	\$75 filing fee, plus \$10 per acre
Extensions of preliminary plans for developments of:		
• More than 5 lots		• \$100
• 1 to 5 lots		• \$25
Final plats		\$150 per plat, plus \$10 per lot

Please Note the Following

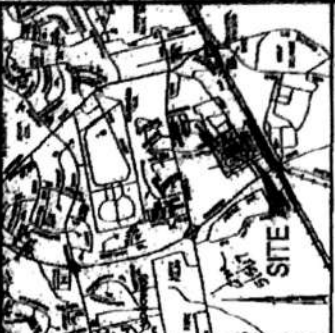
- The fee for townhouse developments will be based on the fee for residential lots, which is \$50 per lot.
- DAC Plans - current USPS certified mailing fee for each adjacent property owner and \$10 per sign, per road frontage.
- No site plan review fee will be charged for institutional site plans (e.g. churches).

Forest Stand Delineation & Conservation Plan Review Fees:

- **Forest Stand Delineation Review:** \$100, plus \$10 per acre
- **Forest Conservation Plan Review:** \$200, plus \$20 per gross acre for plans greater than 5 lots

SECOND REVISED FINAL PLAT

Provided on the following page is the Second Revised Final Plat for Lee Street Apartments recorded in 2017.



203-92

LINE TABLE	BEARING	DISTANCE
1	N 2°10'00\"/>	

CURVE DATA TABLE			
NO.	RADIUS	TANGENT	CHORD LENGTH
C1	725.00	108.61	216.00
C2	875.00	34.2	76.4
C3	725.00	48.60	97.20
C4	875.00	108.60	216.00

SUBDIVISION DATA

- TOTAL NUMBER OF LOTS - 1
- INDICATES LOT NUMBER
- INDICATES ADDRESS NUMBER
- INDICATES ADDRESS NUMBER
- INDICATES ADDRESS NUMBER

AREA TABULATION

- TOTAL AREA ENCLOSED - PART ADDRESS
- TOTAL NET LOT AREA - 3.390 ACRES
- TOTAL PARCEL AREA - 1.3087 ACRES

SUBJECT TO A SUBDIVISION AGREEMENT DATED MAY 2, 2003 AND ACCORDING TO L.R. 10021.012.

SOME IMPROVEMENTS EXISTING ON THIS PROPERTY MAY NOT BE CONFORMING TO PRESENT ZONING REGULATIONS. ANY FUTURE IMPROVEMENTS SHALL BE CONFORMING TO SUCH REGULATIONS AND APPLICABLE ZONING REGULATIONS AND ZONING ORDINANCES.

THE BOUNDARY OF THIS SUBDIVISION SHALL BE AS SHOWN ON THE MAP AND SHALL BE SUBJECT TO THE PUBLIC SERVICES AT THE TIME OF DEVELOPMENT.

PREVAILING ENTRANCE CONSTRUCTION AND REGULATIONS FOR UNDERPASSING BARRIERS SHALL BE APPLIED TO THE ENTRANCE TO THIS SUBDIVISION FRONTING ON COUNTY ROAD 2.

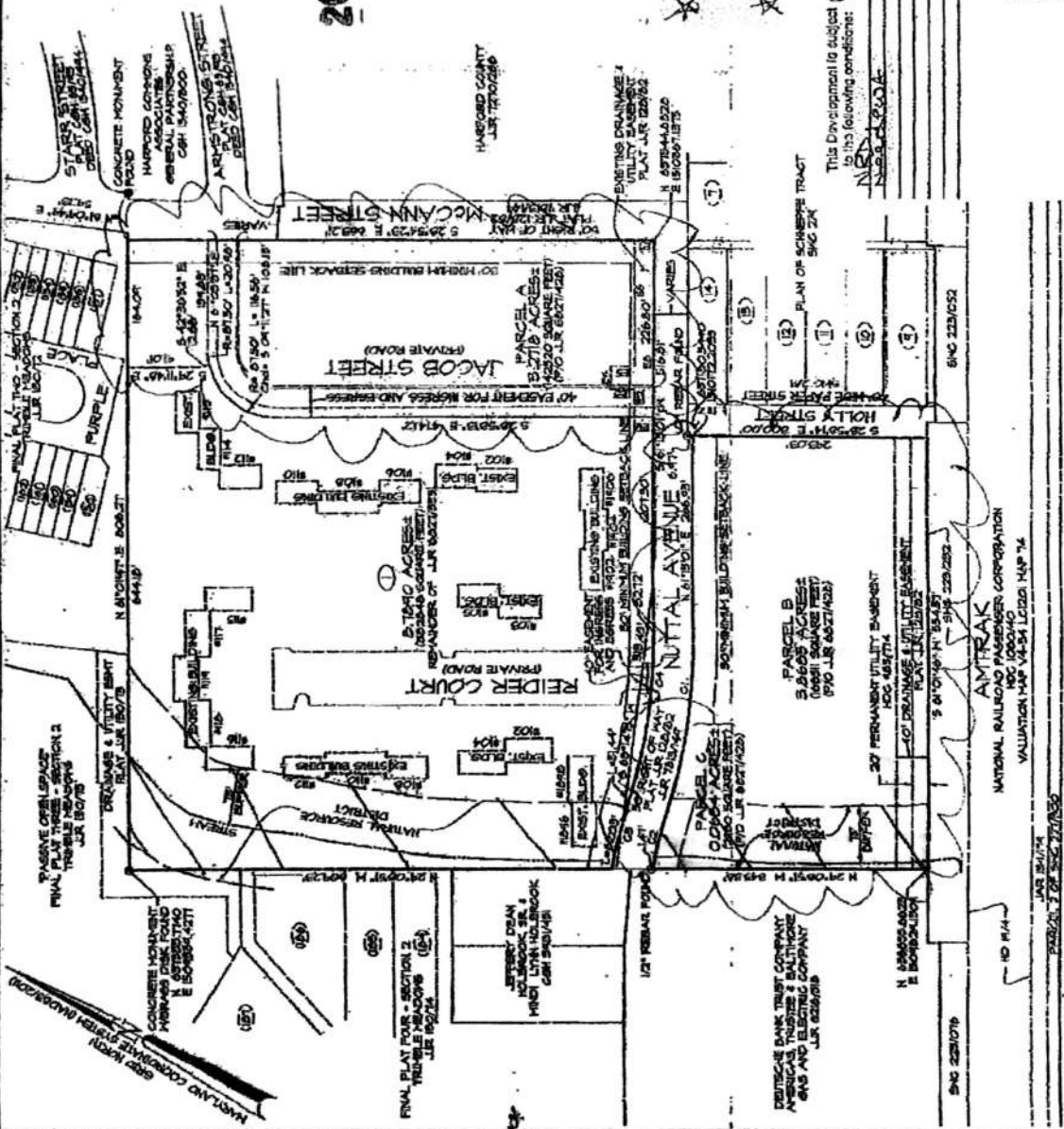
THIS SHALL NOT IMPROVE NOR MAINTAIN PRIVATE RIGHTS.

THIS SUBDIVISION MUST COMPLY WITH STATE REGULATIONS FOR UNDERPASSING BARRIERS DISTRIBUTION AND TELEPHONE SERVICES.

HARFORD COUNTY GOVERNMENT WILL NOT CHOOSE VARIANCES FOR LOTS, BUILDINGS OR STRUCTURES IN THE NATURAL RESOURCE DISTRICT.



MY LICENSE NUMBER: 084020216



This Development is subject to the following conditions:

1. THE DEVELOPER SHALL MAINTAIN THE EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY REPAIRS OR REPLACEMENTS.
2. THE DEVELOPER SHALL MAINTAIN THE EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY REPAIRS OR REPLACEMENTS.
3. THE DEVELOPER SHALL MAINTAIN THE EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY REPAIRS OR REPLACEMENTS.

RECORDING STAMP

Map No. 103-92
 Date: 6-17-17
 Filed: 6-17-17
 Recorder: James R. Kelly, Clerk

RECORDING STAMP

Map No. 103-92
 Date: 6-17-17
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RECORDING STAMP

Map No. 103-92
 Date: 6-17-17
 Filed: 6-17-17
 Recorder: James R. Kelly, Clerk

THIS PLAT IS SUBJECT TO REVISION

SECOND REVISED FINAL PLAT

LEE COURT APARTMENTS

FORMERLY LAND OF P.D.A., LLC.

FIRST ELECTION DISTRICT

HARFORD COUNTY, MARYLAND

OWNER: P.D.A., LLC.
 18119 MONTICOMERY VILLAGE AVENUE, SUITE 200
 GAITHERSBURG, MARYLAND 20884-3793



DATE: 6-17-17
 TIME: 12:45:30 PM
 PLAT NO: 103-92
 SHEET: 1 OF 1

THE USE OF THE COUNTY WATER SUPPLY AND/OR OF THE COUNTY SEWERAGE SYSTEM IS IN CONFORMANCE WITH THE HARFORD COUNTY MASTER PLAN.

Julie Macleod
 HEALTH OFFICER

THE OWNER WARRANTS THAT THE COMMUNITY WATER SUPPLY AND THE SEWERAGE SYSTEM SHALL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

Julie Macleod
 HEALTH OFFICER

APPROVED: *Julie Macleod*
 DATE: 6-17-17

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 DATE: 6-17-17

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 DATE: 6-17-17

SDAT PROPERTY RECORDS

Real Property Data Search

Search Result for HARFORD COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration				
Tax Exempt: None		Special Tax Recapture: None								
Exempt Class: None										
Account Identifier:		District - 01 Account Number - 399985								
Owner Information										
Owner Name:		OMIDVAR ANDREW				Use:		RESIDENTIAL		
Mailing Address:		11418 ORLEANS WAY				Principal Residence:		NO		
		KENSINGTON MD 20895-				Deed Reference:		/12620/ 00495		
Location & Structure Information										
Premises Address:		NUTTAL AVE EDGEWOOD 21040-0000				Legal Description:		PAR A 3.27 AC NUTTAL AVENUE LEE COURT APTS 203/92		
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	39
0065	4F	1070	15082.13	0000			PAR A	2018	Plat Ref:	203/ 92
Special Tax Areas: None						Town:		None		
						Ad Valorem:		None		
						Tax Class:		None		
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use		
						3,2700 AC				
Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements			
			/							
Value Information										
		Base Value		Value		Phase-in Assessments				
				As of		As of		As of		
				01/01/2018		07/01/2019		07/01/2020		
Land:		294,300		294,300						
Improvements		0		0						
Total:		294,300		294,300		294,300		294,300		
Preferential Land:		0						0		
Transfer Information										
Seller: PDA LLC				Date: 12/01/2017				Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /12620/ 00495				Deed2:		
Seller: PDA LLC				Date:				Price: \$0		
Type:				Deed1: /06827/ 00335				Deed2:		
Seller:				Date:				Price:		
Type:				Deed1:				Deed2:		
Exemption Information										
Partial Exempt Assessments:		Class		07/01/2019		07/01/2020				
County:		000		0.00						
State:		000		0.00						
Municipal:		000		0.00 0.00		0.00 0.00				
Tax Exempt: None		Special Tax Recapture: None								
Exempt Class: None										
Homestead Application Information										
Homestead Application Status: No Application										
Homeowners' Tax Credit Application Information										
Homeowners' Tax Credit Application Status: No Application					Date:					

Real Property Data Search

Search Result for HARFORD COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration				
Tax Exempt: None		Special Tax Recapture: None								
Exempt Class: None										
Account Identifier:		District - 01 Account Number - 399986								
Owner Information										
Owner Name:		OMIDVAR ADREW			Use:		RESIDENTIAL			
Mailing Address:		11418 ORLEANS WAY			Principal Residence:		NO			
		KENSINGTON MD 20895-			Deed Reference:		/12620/ 00495			
Location & Structure Information										
Premises Address:		NUTTAL AVE EDGEWOOD 21040-0000			Legal Description:		PAR B 3.86 AC NUTTAL AVENUE LEE COURT APTS 203/92			
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	203092
0065	4F	1070	15082.13	0000			PAR B	2018	Plat Ref:	203/ 92
Special Tax Areas: None					Town:		None			
					Ad Valorem:		None			
					Tax Class:		None			
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use		
						3,8600 AC				
Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements			
		/								
Value Information										
		Base Value		Value		Phase-in Assessments				
				As of		As of		As of		
				01/01/2018		07/01/2019		07/01/2020		
Land:		347,400		347,400						
Improvements		0		0						
Total:		347,400		347,400		347,400		347,400		
Preferential Land:		0						0		
Transfer Information										
Seller: PDA LLC				Date: 12/01/2017		Price: \$0				
Type: NON-ARMS LENGTH OTHER				Deed1: /12620/ 00495		Deed2:				
Seller: PDA LLC				Date:		Price: \$0				
Type:				Deed1: /06827/ 00335		Deed2:				
Seller:				Date:		Price:				
Type:				Deed1:		Deed2:				
Exemption Information										
Partial Exempt Assessments:		Class		07/01/2019		07/01/2020				
County:		000		0.00						
State:		000		0.00						
Municipal:		000		0.00 0.00		0.00 0.00				
Tax Exempt: None		Special Tax Recapture: None								
Exempt Class: None										
Homestead Application Information										
Homestead Application Status: No Application										
Homeowners' Tax Credit Application Information										
Homeowners' Tax Credit Application Status: No Application					Date:					

SITE PROFILE REPORTS

The following site profile reports were generated for both parcels but have been consolidated with respect to the demographics section, which is common to both parcels.



Site Overview

NUTTAL AVE EDGEWOOD MD 21040



Location

Site Address	NUTTAL AVE EDGEWOOD MD 21040	Parcel No.	01-399985
Legal Information	PAR A 3.27 AC NUTTAL AVENUE LEE COURT APTS 203/92		

Owner

Owner Name	OMIDVAR, ANDREW	Owner Address	11418 ORLEANS WAY KENSINGTON MD 20895
Owner Vesting Code	ID		

Site Information

Land Use Category	VACANT LAND	Land Use Description	RESIDENTIAL LOT
Zoning (Assessor)	R4	Acres (Assessor)	3.27
Acres (Calculated)	3.27	Lot SF (Assessor)	142,441
Lot SF (Calculated)	142,511		

Last Market Sale

Sale Price	\$0	Sale Date	2017/12/01 00:00:00
Seller Name	--	Deed Type	--
Loan Amount	\$0		

Value and Tax

Total Assd. Value	\$294,300	Land Value	\$294,300
Improvement Value	\$0	Improvement %	--
Property Tax	\$3,396	Tax Year	2018

Property Characteristics

Building Area	0 SF	No. of Units	--
No. of Stories	--	Year Built	--

Foreclosure Details

Stage	--	Document Type	--
-------	----	---------------	----

Hazards

Flood Zone	--	Wetland	--
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School Details

School District(s)	Harford County Public Schools
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Property Detail Report

NUTTAL AVE EDGEWOOD MD 21040

Owner Information

Owner Name 1	OMIDVAR, ANDREW	Owner Name 2	--
Mailing Address	11418 ORLEANS WAY KENSINGTON MD 20895	Owner Type	--
Vesting Code Desc	--	Vesting Code	ID

Location Information

Legal Description PAR A 3.27 AC NUTTAL AVENUE LEE COURT APTS 203/92			
County	HARFORD	Parcel No. (APN)	01-399985
FIPS Code	24025	Alternative APN	378562
Census Trct/Blk	--	Legal Book/Page	--
Twnshp-Rnge-Sect	--	Map Reference	--
Legal Land Lot	PAR A	School District	Harford County Public Schools
Legal Block	--	Subdivision	--

Last Market Sale Information

Recording Date	2017/12/01 00:00:00	New Construction	--
Sale Date	2017/12/01 00:00:00	1st Mtg Amount	--
Sale Price	--	1st Mtg Type	--
Price Per SF	--	1st Mtg Doc. No.	--
Price Per Acre	--	Sale Doc. No.	--
Deed Type	--	Transfer Doc. No.	12620-0495
Sale Type	--	Seller Name	--
Title Company	--	Lender	--

Last Transfer of Ownership

Recording Date	2017/12/01 00:00:00	Book Number	12620
Doc. Number	12620-0495	Page Number	0495
Doc. Type	QC		

Prior Sale Information

Recording Date	--	Sale Type	--
Sale Date	--	Transfer Doc. No.	--
Sale Price	--	New Construction	--
Sale Doc. No.	--	Title Company	--
Seller Name	--	Lender	--

Property Characteristics

Building Area	--	Total Rooms	--
No. of Units	--	Bedrooms	--
No. of Stories	--	Bathrooms	0
Year Built	--	Basement	--
Condition	--	Basement Area	--
Construction	--	Heat Type	--
Roof Type	--	Air Cond. Type	--
Roof Material	--	Fireplace	--
Parking Spaces	--		

Site Information

Zoning	R4	Assessor Acreage	3.27
County Use Code	R	Calculated Acreage	3.27
County Use Code Desc.	VACANT RESIDENTIAL	Assessed Lot SF	142,441
Land Use Code	8001	Calculated Lot SF	142,511
Land Use Desc.	RESIDENTIAL-VACANT LAND	Assessor Lot W/D	/
Land Use Category	VACANT LAND	Topography	--

Tax and Value Information

Tax Year	2018	Improvement Value	--
Property Tax	\$3,396	Improvement %	--
Tax Rate Code	000	Market Value Year	2019
Tax Exemption	--	Total Market Value	\$294,300
Assessed Year	2019	Land Market Value	294300
Assessed Value	\$294,300	Market Imprv. Value	--
Land Value	\$294,300	AVM Value	--

Hazard Information

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



Transaction History Report

NUTTAL AVE EDGEWOOD MD 21040

Sale

Sale Date :	2017/12/01 00:00:00	Sale Price :	--
Sale Recording Date :	2017/06/21 00:00:00	Sale Price Type :	--
Recording Doc No :	12620-0495	Split Sale :	3
Document Type :	QUITCLAIM/DEED OF TRUST	Title Company :	--
Buyer :	OMIDVAR, ANDREW		--
Seller :	PDA LLC		



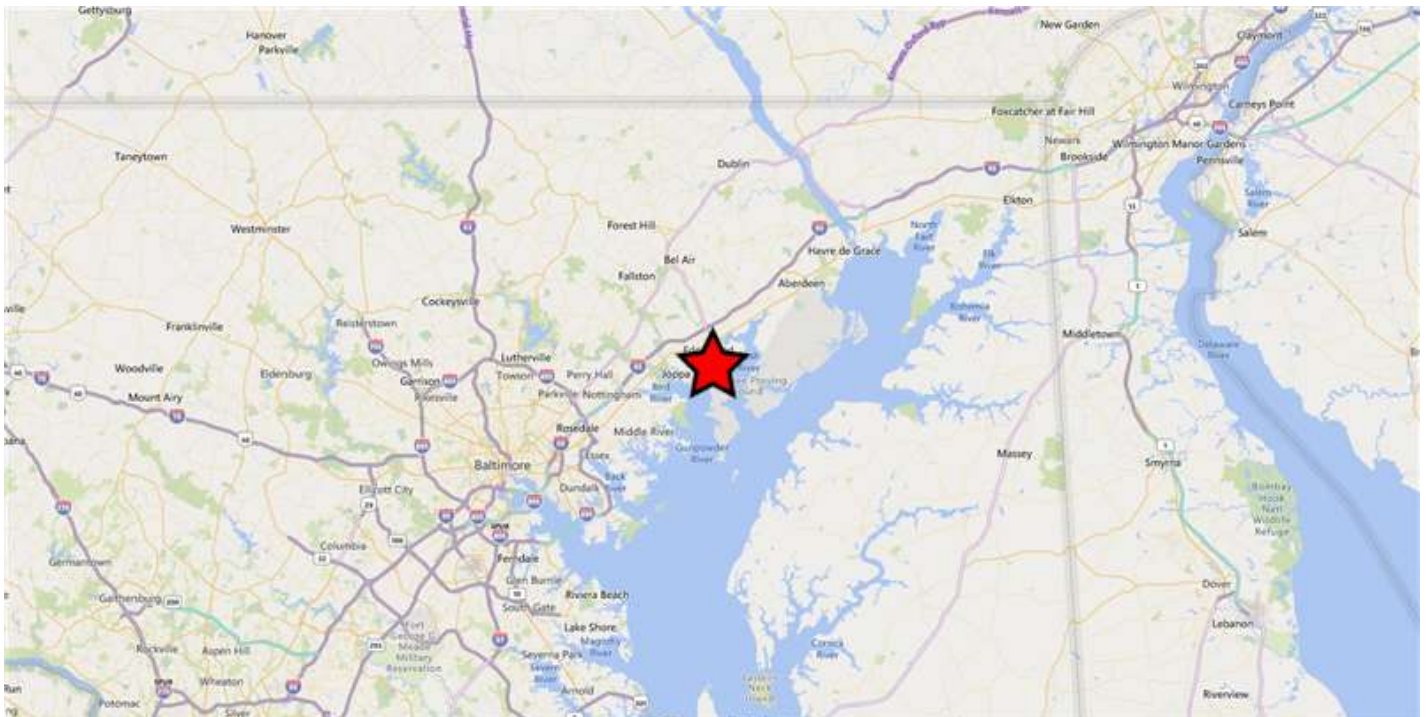
Neighborhood & Regional Map

NUTTAL AVE EDGEWOOD MD 21040

Neighborhood



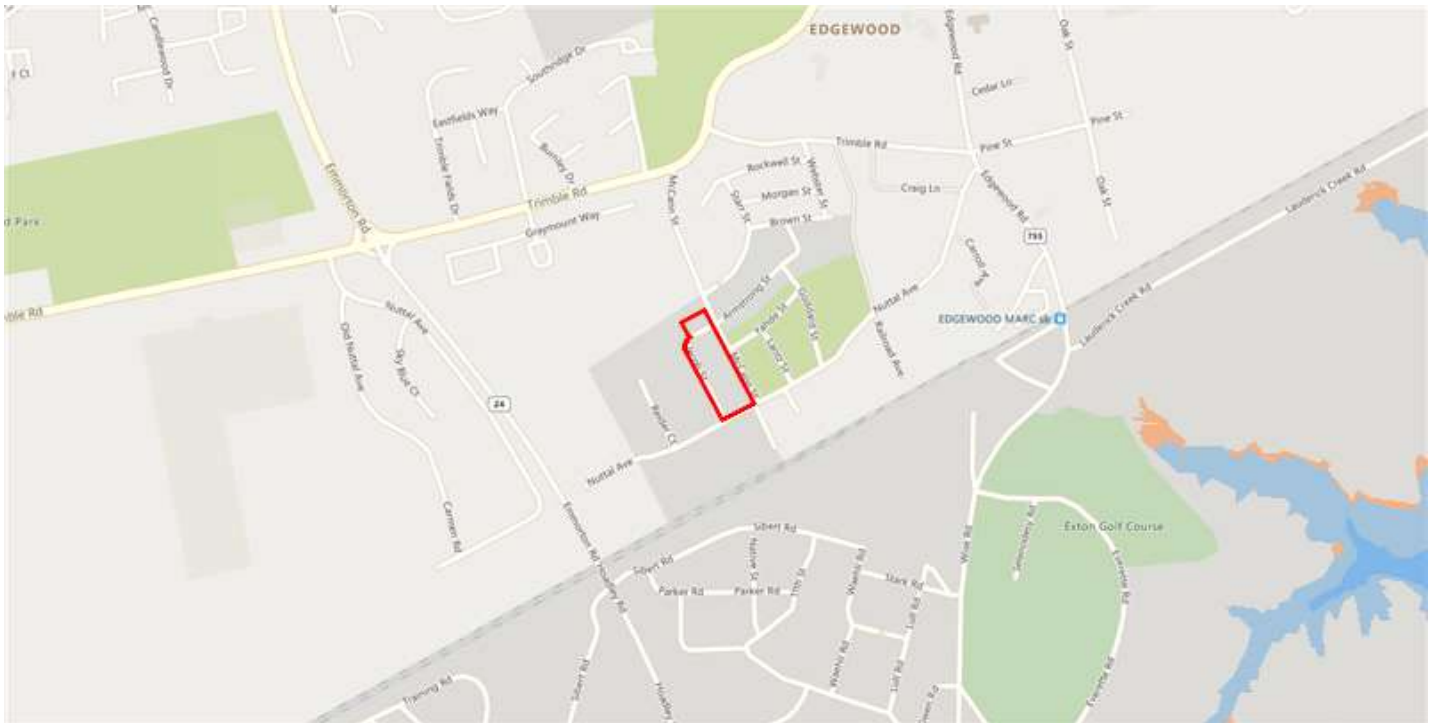
Regional





Flood Map Report

NUTTAL AVE EDGEWOOD MD 21040



Legend

Flood Zone

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



Site Overview

NUTTAL AVE EDGEWOOD MD 21040



Location

Site Address	NUTTAL AVE EDGEWOOD MD 21040	Parcel No.	01-399986
Legal Information	PAR B 3.86 AC NUTTAL AVENUE LEE COURT APTS 203/92		

Owner

Owner Name	OMIDVAR, ANDREW	Owner Address	11418 ORLEANS WAY KENSINGTON MD 20895
Owner Vesting Code	ID		

Site Information

Land Use Category	VACANT LAND	Land Use Description	RESIDENTIAL LOT
Zoning (Assessor)	R4	Acres (Assessor)	3.86
Acres (Calculated)	3.87	Lot SF (Assessor)	168,142
Lot SF (Calculated)	168,577		

Last Market Sale

Sale Price	\$0	Sale Date	2017/12/01 00:00:00
Seller Name	--	Deed Type	--
Loan Amount	\$0		

Value and Tax

Total Assd. Value	\$347,400	Land Value	\$347,400
Improvement Value	\$0	Improvement %	--
Property Tax	\$4,009	Tax Year	2018

Property Characteristics

Building Area	0 SF	No. of Units	--
No. of Stories	--	Year Built	--

Foreclosure Details

Stage	--	Document Type	--
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Hazards

Flood Zone	--	Wetland	--
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School Details

School District(s)	Harford County Public Schools
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Property Detail Report

NUTTAL AVE EDGEWOOD MD 21040

Owner Information

Owner Name 1	OMIDVAR, ANDREW	Owner Name 2	--
Mailing Address	11418 ORLEANS WAY	Owner Type	--
	KENSINGTON MD 20895	Vesting Code	ID
Vesting Code Desc	--		

Location Information

Legal Description			
PAR B 3.86 AC NUTTAL AVENUE LEE COURT APTS 203/92			
County	HARFORD	Parcel No. (APN)	01-399986
FIPS Code	24025	Alternative APN	378562
Census Trct/Blk	--	Legal Book/Page	--
Twnshp-Rnge-Sect	--	Map Reference	--
Legal Land Lot	PAR B	School District	Harford County Public Schools
Legal Block	--	Subdivision	--

Last Market Sale Information

Recording Date	2017/12/01 00:00:00	New Construction	--
Sale Date	2017/12/01 00:00:00	1st Mtg Amount	--
Sale Price	--	1st Mtg Type	--
Price Per SF	--	1st Mtg Doc. No.	--
Price Per Acre	--	Sale Doc. No.	--
Deed Type	--	Transfer Doc. No.	12620-0495
Sale Type	--	Seller Name	--
Title Company	--	Lender	--

Last Transfer of Ownership

Recording Date	2017/12/01 00:00:00	Book Number	12620
Doc. Number	12620-0495	Page Number	0495
Doc. Type	QC		

Prior Sale Information

Recording Date	--	Sale Type	--
Sale Date	--	Transfer Doc. No.	--
Sale Price	--	New Construction	--
Sale Doc. No.	--	Title Company	--
Seller Name	--	Lender	--

Property Characteristics

Building Area	--	Total Rooms	--
No. of Units	--	Bedrooms	--
No. of Stories	--	Bathrooms	0
Year Built	--	Basement	--
Condition	--	Basement Area	--
Construction	--	Heat Type	--
Roof Type	--	Air Cond. Type	--
Roof Material	--	Fireplace	--
Parking Spaces	--		

Site Information

Zoning	R4	Assessor Acreage	3.86
County Use Code	R	Calculated Acreage	3.87
County Use Code Desc.	VACANT RESIDENTIAL	Assessed Lot SF	168,142
Land Use Code	8001	Calculated Lot SF	168,577
Land Use Desc.	RESIDENTIAL-VACANT LAND	Assessor Lot W/D	/
Land Use Category	VACANT LAND	Topography	--

Tax and Value Information

Tax Year	2018	Improvement Value	--
Property Tax	\$4,009	Improvement %	--
Tax Rate Code	000	Market Value Year	2019
Tax Exemption	--	Total Market Value	\$347,400
Assessed Year	2019	Land Market Value	347400
Assessed Value	\$347,400	Market Imprv. Value	--
Land Value	\$347,400	AVM Value	--

Hazard Information

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



Transaction History Report

NUTTAL AVE EDGEWOOD MD 21040

Sale

Sale Date :	2017/12/01 00:00:00	Sale Price :	--
Sale Recording Date :	2017/06/21 00:00:00	Sale Price Type :	--
Recording Doc No :	12620-0495	Split Sale :	3
Document Type :	QUITCLAIM/DEED OF TRUST	Title Company :	--
Buyer :	OMIDVAR, ANDREW		--
Seller :	PDA LLC		



Neighborhood & Regional Map

NUTTAL AVE EDGEWOOD MD 21040

Neighborhood



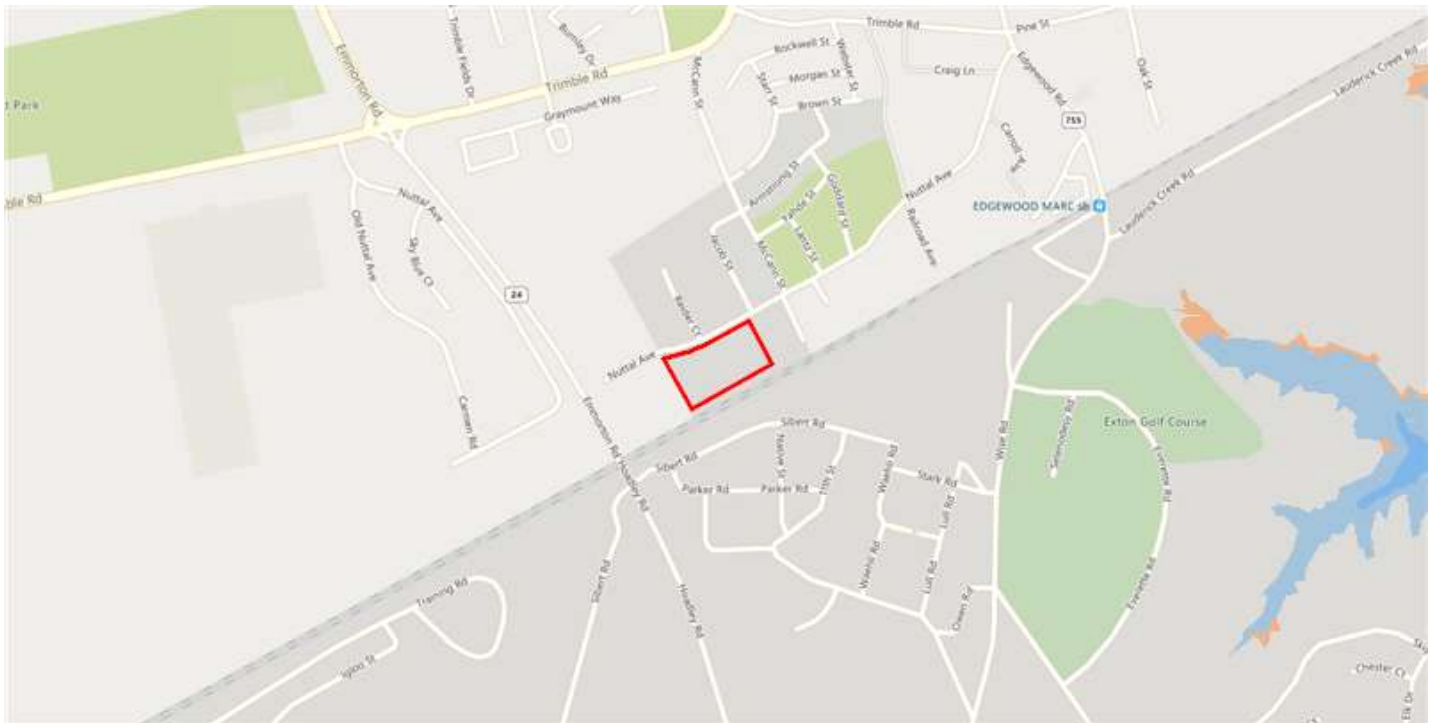
Regional





Flood Map Report

NUTTAL AVE EDGEWOOD MD 21040



Legend

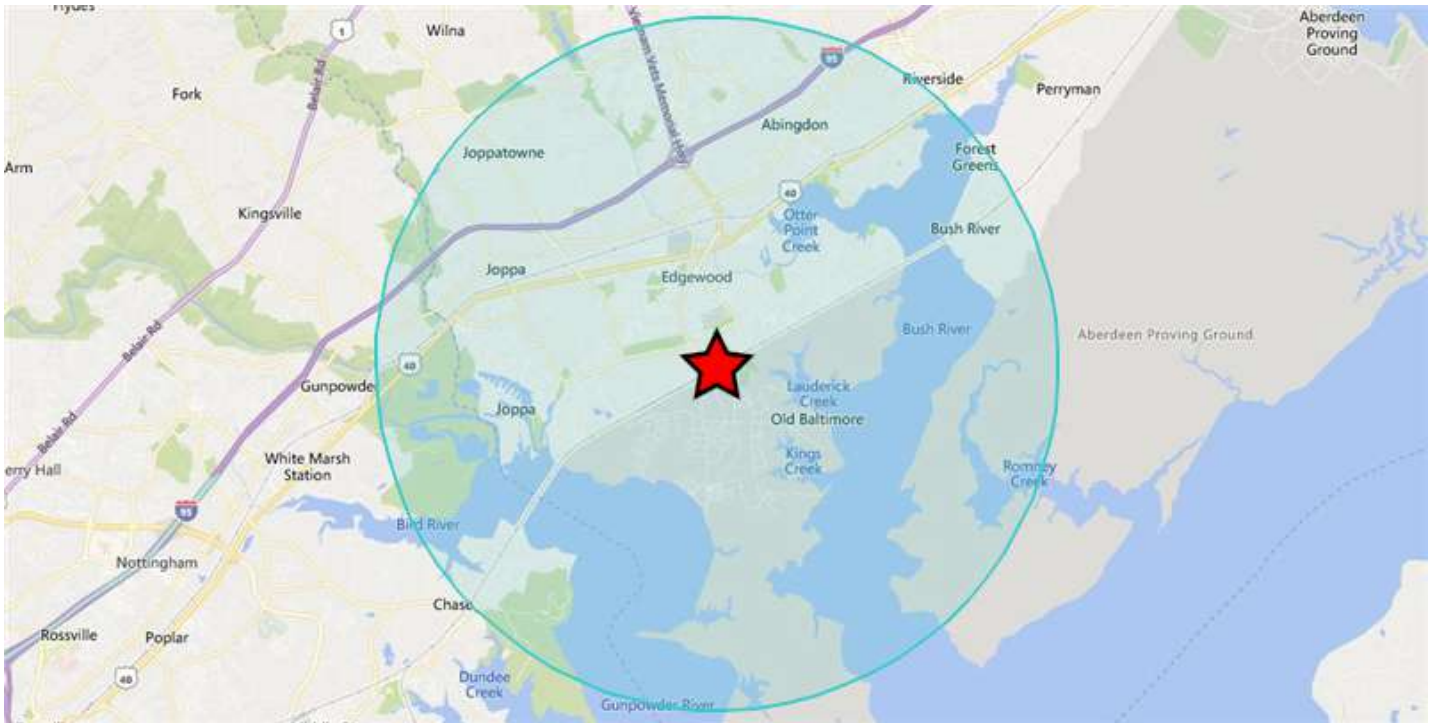
Flood Zone

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



Demographics

NUTTAL AVE EDGEWOOD MD 21040



Area and Density

	5 Miles
Area (Square Miles)	50.67
Density(Population Per Square Mile)	1,381

General Population Characteristics

	5 Miles
Male	33,986
Female	35,986
Density	1,381
Urban	68,371
Rural	1,601

Population By Year

	5 Miles
Population (1990)	51,184
Population (2000)	61,412
Population (2010)	67,329
Population (Current)	69,972
Population (5 Yr. Forecast)	71,712
Percent Growth (Current Yr./Previous Yr.)	4.05%
Percent Forecast (5 Yr. Forecast/Current Yr.)	2.52%

Population By Age

	5 Miles
Median Age	37
Aged 0 to 5	5,986
Aged 6 to 11	5,700
Aged 12 to 17	5,374
Aged 18 to 24	5,608
Aged 25 to 34	11,110
Aged 35 to 44	9,759
Aged 45 to 54	9,309
Aged 55 to 64	8,678
Aged 65 to 74	5,648
Aged 75 to 84	2,118
Aged 85+	682
Total Population	69,972

Population By Race

	5 Miles
White Alone	44,872
Black Alone	18,949
Asian Alone	1,940
Native American and Alaska Native Alone	221
Other Race Alone	1,244
Two or More Races	2,746

Population By Ethnicity

	5 Miles
Hispanic	3,591
White Non-Hispanic	43,261

General Income Characteristics

	5 Miles
Median Household Income	\$95,323
Total Household Income	\$2,793,846,647
Average Household Income	\$106,578
Per Capita Income	\$39,928
Avg Family Income	\$122,529
Family Income, Per Capita	\$38,182

Families by Income

	5 Miles
Family High Income Avg	\$302,862
Under \$15,000	922
\$15,000 - \$24,999	561
\$25,000 - \$34,999	399
\$35,000 - \$49,999	1,203
\$50,000 - \$74,999	2,282
\$75,000 - \$99,999	2,531
\$100K - \$125K	3,021
\$125K - \$150K	2,541
\$150K - \$200K	2,723
Over \$200K	2,227

General Household Characteristics

	5 Miles
Households (Current)	26,214
Families	18,410
Average Size of Household	2.68
Median Age of Householder	49
Median Value Owner Occupied	\$236,565
Median Rent	\$1,021
Median Vehicles Per Household	2
Housing Units	27,678
Owner Occupied Units	19,357
Renter Occupied Units	6,857
Vacant Units	1,464

Households by Income

	5 Miles
Under \$15,000	1,664
\$15,000 - \$24,999	1,094
\$25,000 - \$34,999	1,147
\$35,000 - \$49,999	2,152
\$50,000 - \$74,999	3,832
\$75,000 - \$99,999	3,914
\$100K - \$125K	4,130
\$125K - \$150K	3,039
\$150K - \$200K	2,899
Over \$200K	2,343
Total Households	26,214

Households by Rent Value

	5 Miles
Under \$250	711
\$250-\$499	253
\$500-\$749	986
\$750-\$999	2,404
\$1,000-\$1,249	1,142
\$1,250-\$1,499	743
\$1,500-\$1,999	420
Over \$2,000	41
Total Renter Occupied Units	6,857

Households by Year Built

	5 Miles
Median Year Built	1984
Built 2010 or Later	2,927
Built 2000 to 2009	3,706
Built 1980 to 1989	5,322
Built 1970 to 1979	5,101
Built 1960 to 1969	3,471
Built 1950 to 1959	1,100
Built 1940 to 1949	541
Built 1939 or Earlier	4,954
Total Households (2000)	22,668
Total Households (2010)	25,039
Total Households (Current)	26,214
Total Households (5 Yr. Forecast)	27,031
Percent Growth (Current Yr./Previous Yr.)	4.81%
Percent Forecast (5 Yr. Forecast/Current Yr.)	3.14%

Households by Inhabitants

	5 Miles
Median Size	2.85
1 Person	6,143
2 Person	8,498
3 Person	4,844
4 Person	3,690
5 Person	1,711
6 Person	833
7 or More Person	495
Total Households	26,214

Employment By Place Of Business

	5 Miles
Total Employees	19,648
Total Establishments	959

Employment Travel Time

	5 Miles
Work at Home	1,212
Travel Time under 15min	5,970
Travel Time 15-29min	--
Travel Time 30-59min	12,820
Travel Time 60-89min	3,100
Travel Time over 90min	1,186
Population	69,972

Education Attainment Over 25

	5 Miles
Less than High School	3,904
High School	14,195
Some College	12,209
Associate's Degree	4,143
Bachelor's Degree	7,979
Master's Degree	4,100
Professional Degree	361
Doctorate Degree	413
Total Population	69,972

Retail Sales

	5 Miles
Motor Vehicles	\$222,071,000
Furniture and Home Furnishings	\$12,368,000
Electrical and Appliances	\$3,032,000
Building Materials and Garden	\$135,368,000
Food and Beverage	\$202,269,000
Health and Personal Care	\$44,925,000
Gasoline Stations	\$109,172,000
Clothing and Accessories	\$21,377,000
Sporting Goods	\$2,628,000
General Merchandise	\$103,198,000
Miscellaneous	\$15,076,000
Nonstore Purchases	\$207,449,000
Food Services	\$97,896,000
Total Retail Sales	\$1,176,829,000

Consumer Expenditures

	5 Miles
Total Consumer Expenditures	\$1,810,703,000

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

5 Miles

Murder Index	102
Forcible Rape Index	101
Forcible Robbery Index	84
Aggravated Assault Index	89
Burglary Index	101
Larceny Index	115
Motor Vehicle Theft Index	103
EASI Total Crime Index	105