

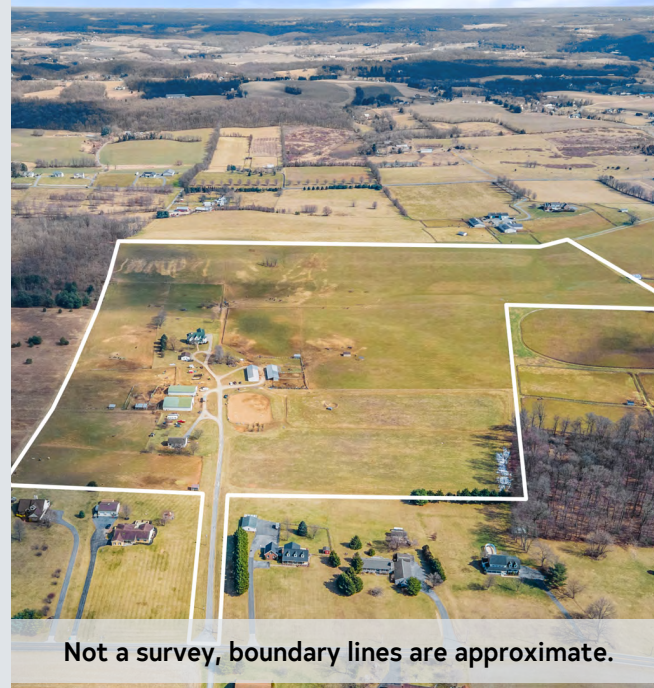
**UP  
FOR  
AUCTION**

**THURSDAY  
APRIL 8  
@ 11:00 A.M**

**SUBSTITUTE TRUSTEES'  
FORECLOSURE AUCTION**

9731 Clemsonville Road  
Union Mill, Maryland 21791

- 80+ Acre Equestrian Estate
- 48.8' x 80' metal frame barn with 17 stalls
- 200' x 100' outdoor riding arena
- Auction Held at Circuit Court for Frederick County



Not a survey, boundary lines are approximate.



# Auction Details

**Auction Location:** The Entrance of the Circuit Court for Frederick County, Maryland

**Auction Time and Date:** Thursday, April 8th @ 11:00 A.M.

**Property Address:** 9731 Clemsonville Road, Union Mill, Maryland 21791

This 80.89 acre Horse Farm is believed to be comprised of approximately 60 acres of fenced pastures and work acres, 5 acres of a homestead, and 15 acres of wooded boundary and under-utilized land. The improvements are numerous and feature a large dwelling containing 4,079 square feet above grade and 2 car built-in garage and numerous equine-related outbuildings including a metal horse barn, indoor riding arena, equipment shed with stalls, and an animal barn with tack room.

Stephen Karbelk, Auctioneer

**Stephen Karbelk**

RealMarkets

571-481-1037

Stephen@RealMarkets.com



**Stephanie Young**

RealMarkets

571-223-9775

Stephanie@RealMarkets.com



# Table of Contents

Photographs  
Substitute Trustees' Sale Notice  
Area Maps  
Tax Map  
Tax Records

**Stephen Karbelk**

RealMarkets  
571-481-1037

[Stephen@RealMarkets.com](mailto:Stephen@RealMarkets.com)



**Stephanie Young**

RealMarkets  
571-223-9775

[Stephanie@RealMarkets.com](mailto:Stephanie@RealMarkets.com)





Not a survey, boundary lines are approximate.



# Substitute Trustees' Sale Notice

**Stephen Karbelk**

RealMarkets  
571-481-1037  
[Stephen@RealMarkets.com](mailto:Stephen@RealMarkets.com)



**Stephanie Young**

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571-223-9775  
[Stephanie@RealMarkets.com](mailto:Stephanie@RealMarkets.com)



**PROTAS, SPIVOK, & COLLINS, LLC**  
**4330 East West Highway, Suite 900**  
**Bethesda, Maryland 20814**  
**(301) 469-3602**

**SUBSTITUTE TRUSTEES' SALE**

80.89 acres of a Horse Farm believed to be comprised of approximately 60 acres of fenced pastures and work acres, 5 acres of homestead and 15 acres of wooded boundary and under-utilized land. The improvements are numerous and feature a large dwelling containing 4079 square feet above grade and 2 car built in garage and numerous equine-related outbuildings including metal horse barn, indoor riding arena, equipment shed with stalls and an animal barn with tack room.

**PROPERTY ADDRESS:** 9731 Clemsonville Road,  
Union Bridge, Maryland 21791

**AUCTION TO BE HELD**

**FRONT ENTRANCE**

**Circuit Court for Frederick County,  
Maryland Court House**  
**100 W. Patrick Street, Frederick, Maryland 21701**

**Thursday, April 8, 2021**

**AT 11:00 A.M.**

Under and by virtue of the power of sale contained in a certain Indemnity Deed of Trust from Jessica M. Millard, dated March 16, 2018, and recorded among the Land Records of Frederick County, Maryland in Book 12363, Page 0193, the holder of the indebtedness as secured thereby having appointed Jordan M. Spivok and Philip J. Collins to act as Substitute Trustees, by instrument duly executed, acknowledged and recorded among the Land Records aforesaid, default having occurred under the terms thereof and at the request of the party secured thereby, the undersigned Substitute Trustees will sell at Public Auction, the following:

All that fee simple lot of ground, together with the buildings and improvements thereon situated in Frederick County, Maryland and being more fully described in the above referenced Deed of Trust.

**TERMS OF SALE:** A \$50,000.00 deposit, payable by certified check or cashier's check, will be required of the purchaser at time and place of sale. The deposit is to be increased to 10% of the purchase price within 24 hours at the offices of the Substitute Trustees. The holder of the indebtedness, if a bidder at the sale, shall not be required to post a deposit. Balance to be paid in cash at settlement, which shall take place within ten (10) business days following final ratification of the sale by the Circuit Court for Frederick County at the offices of the Substitute Trustees. If payment of the balance does not take place within the specified time, the deposit shall be forfeited or the property may be resold at the risk and expense of the purchaser. Interest to be charged on the unpaid purchase money, at the rate stated in the foreclosed Deed of Trust Note, from date of sale to date of settlement. All adjustments as of date of sale. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale are to be paid by the purchaser. All costs of deed recordation including but not limited to title examination, conveyancing, city revenue stamps, transfer taxes, title insurance, and all other costs incident to settlement are to be paid by the purchaser.

The property will be sold in "AS IS" condition, without express or implied warranty as to the nature and description of the improvements as contained herein and/or developability of the property; and subject to easements, agreements, restrictions or covenants of record affecting same, if any. All dimensions contained herein are more or less. Purchaser shall be responsible for obtaining physical possession of the property and assumes the risk of loss or damage to the property from the date of sale forward. The purchaser waives and releases the Substitute Trustees, the holder of the indebtedness, the Auctioneer, and their respective agents, successors and assigns from any and all claims the purchaser and/or its successors and assigns may now have or may have in the future relating to the condition of the property, including but not limited to the environmental condition thereof. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit. Upon refund of the deposit this sale shall be null and void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees, the holder of the indebtedness or Auctioneer. Recordation costs, transfer taxes and all other costs incident to settlement to be paid by the purchaser. Time shall be of the essence for the purchaser. **No Buyers Premium.**

Authority to cancel this sale rests solely with the Substitute Trustees and/or the Auctioneer. Prospective buyers should disregard all other statements and comments made by any other person or entity regarding minimum bids, pricing and cancellations of the sale. Additional terms may be announced at the time of sale. The Substitute Trustees reserve: (1) the right to accept or reject any or all bids; (2) the right to modify or waive the requirements for bidders' deposits and terms of sale and/or settlement; (3) the right to withdraw the Property from the sale before acceptance of the final bid; and (4) the right to cancel or postpone the sale.

**Jordan M. Spivok and Philip J. Collins,**

**Substitute Trustees**

**For further information, contact:**

Stephen Karbelk

RealMarkets

571-481-1037

[stephen@realmarkets.com](mailto:stephen@realmarkets.com)

[www.RealMarkets.com](http://www.RealMarkets.com)

March 23,30, 2021

April 6, 2021

Ad#48353

# Property Information

**Stephen Karbelk**

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571-481-1037

[Stephen@RealMarkets.com](mailto:Stephen@RealMarkets.com)



**Stephanie Young**

RealMarkets  
571-223-9775

[Stephanie@RealMarkets.com](mailto:Stephanie@RealMarkets.com)



## **IMPROVEMENT DESCRIPTION**

The subject property is improved with a two story, colonial style dwelling with approximately 4,079 square feet of gross living area. The improvements were originally constructed circa 1880 and essentially rebuilt in 2006. The exterior construction is frame with vinyl siding and a composition shingle roof with aluminum gutters and downspouts. Portions of the paint on the exterior trim is flaking and peeling. The windows are insulated, double hung and casements. Heating for the dwelling is provided by propane-fired, forced hot air; there is central air conditioning. The HVAC system is two zones; one for each level. The improvements are constructed on a full basement with a stone and poured concrete foundation. The basement is accessible from the interior of the dwelling as well as a walk-up exterior entrance. Additional features include a front porch, rear deck and two car, built-in garage.

The first floor is configured into a foyer, living room, dining room, office, family room, kitchen, breakfast room, powder room and laundry. There is access to the second level from the entrance foyer as well as a rear stairway which leads to the bonus room. The second level includes the bonus room over the garage, a master suite with full bathroom and three additional bedrooms and two full bathrooms. Interior finishes are primarily drywall walls and ceilings, painted wood trim and hardwood, ceramic tile and carpeted floors. The kitchen is equipped with cherry cabinetry, granite countertops, a breakfast bar, center island, refrigerator, double wall oven, cook top, dishwasher, disposal and microwave. The master suite features a propane fireplace, walk-in closet and master bathroom. The bathroom includes a jetted, soaking tub, separate shower and double bowl vanity. There is attic crawlspace which is accessible via pull down stairs from one of the bedrooms. Additional features include ceiling fans throughout the dwelling, a two story foyer with built-in cabinetry on the second level, two sided, stone fireplace in the dining and family rooms, built-in cabinetry in the dining room and vaulted ceiling in the breakfast room. The carpet in the bedrooms is soiled throughout.

The overall quality level of the dwelling is considered to be good; it is an assumption that the interior is in overall average condition. Without the benefit of an interior inspection, it is speculative to attempt to suggest an effective age for the property. As with many buildings in the market, the remaining life of the building can be indefinitely extended with proper maintenance and management. It is an assumption that the improvements are functional for their intended residential use. The subject property is compatible with surrounding land uses and suffers from no noted external depreciation.

### **Tenant House**

The site is further improved with a split foyer style, tenant house with approximately 1,232 square feet of gross building area. The exterior construction is frame with brick veneer and vinyl siding, composition shingle roofing and aluminum gutters and downspouts. The windows are insulated, double hung with screens. Heating and cooling are provided by an electric, heat pump unit. The improvements are constructed on a partial basement. Additional features include a two car, basement garage.

The interior is configured into a kitchen, dining room, living room, three bedrooms and two full bathrooms above grade. Interior finishes are primarily drywall walls and ceilings, painted wood trim and ceramic tile and carpeted flooring. The kitchen is equipped with a refrigerator, range/oven with fan/hood and dishwasher. There are ceiling fans throughout the dwelling. The basement includes a family room, half bathroom and laundry. The interior finishes of this level are drywall walls and ceilings, painted wood trim and carpet and resilient flooring. At the time of the prior inspection, there was damaged ceramic tile in the kitchen and bathrooms and no carpet in the master bedroom. At the time of the prior inspection, ownership indicated that new carpet had been ordered for the bedroom.

## **Outbuildings**

Type: Detached Garage  
Size: 36' x 26'  
Construction: Frame  
Exterior Siding: Vinyl Siding  
Roof: Composition Shingle  
Electrical Service: Yes  
Condition: Fair - The windows sills and door frame are rotting.

Type: Barn  
Size: 48.8' x 80'  
Construction: Frame  
Exterior Siding: Metal  
Roof: Metal  
Electrical Service: Yes  
Condition: Average

The interior is configured into 17 stalls, an office and a bathroom. The bathroom and office are heated. The front sliding doors and windows have been replaced.

Type: Indoor Riding Arena  
Building Size: 60' x 80'  
Construction: Wood Frame  
Exterior Siding: Metal  
Roof: Metal  
Floor: Dirt  
Electrical Service: Yes  
Condition: Average

Type: Three-Sided Building with eight stalls  
Size: 91.6' x 31'  
Construction: Wood Frame  
Exterior Siding: Metal  
Roof: Metal  
Flooring: Concrete  
Electrical Service: Yes  
Condition: Average

Type: Shelter with Tack Room & Small Animal Pens  
Size: 43' x 95'  
Construction: Wood Frame  
Roof: Metal  
Electrical Service: Yes  
Condition: Average

The property is further improved with an outdoor, riding arena which measures approximately 200' x 100'; approximately 60 acres are fenced with coded, high tensile, wire fencing and numerous run-in sheds.

## **ZONING**

The subject property is located within the "Agricultural" District within Frederick County. The purpose of the Agricultural District (A) is to preserve productive agricultural land and the character and quality of the rural environment and to prevent urbanization where roads and other public facilities are scaled to meet only rural needs. The current agricultural use appears to be a permitted use within this zoning classification.

## **SITE DESCRIPTION**

|                         |                                                                                                                  |
|-------------------------|------------------------------------------------------------------------------------------------------------------|
| Plat Reference:         | Combined Preliminary / Final Plat, Section Two, Lots 4 and 5, Stephenson Property recorded in Liber 38, Page 187 |
| Lot Size:               | 80.89 Acres                                                                                                      |
| Shape/Dimensions:       | Irregular - See Tax Map & Survey Plat Addendum                                                                   |
| Visibility:             | Fair                                                                                                             |
| Frontage:               | Clemsonville Road                                                                                                |
| Utilities:              | 2 Private Wells & 2 Septic Systems; Electric & Telephone                                                         |
| Topography:             | Rolling to Gently Sloping                                                                                        |
| Soils/Drainage:         | Stable/Appears Adequate                                                                                          |
| Flood Hazard Area:      | No                                                                                                               |
| Flood Map:              | 24021C0195D (09/19/07)                                                                                           |
| Access/Ingress/Regress: | Clemsonville Road                                                                                                |
| Public Roadway:         | Yes                                                                                                              |
| Publicly Maintained:    | Yes                                                                                                              |

The subject property is situated on the east side of Clemsonville Road with direct access from this roadway. Clemsonville Road is a two lane, publicly maintained, macadam roadway. The improvements are situated below road grade with the topography of the site characterized as rolling to gently sloping in nature. The inspection and inquiries about the subject property did not develop any information that indicated any apparent hazardous substances or detrimental environmental conditions exist on the subject property. It is possible that tests and inspections made by a qualified environmental expert would reveal the existence of hazardous materials and environmental conditions on or around the property that would negatively affect the property value. The property representative indicated that there are no areas which are utilized for dumping. There is a 1,000 gallon, underground, propane tank located on the site. The property is serviced with two private wells and two septic systems; electric and telephone. A tributary of Clemson Branch traverses the property however, FEMA Flood Insurance Rate Maps indicate that the entire property is located within a Zone X flood hazard area which is defined as areas of minimal flooding where base elevations have not been determined. The site is currently being utilized for agricultural use. The overall appeal to the market is considered to be average.

In conclusion, based on the subject's size, shape, terrain, access, frontage and depth, availability of utilities, etc. the subject site appears adequate to support the existing agricultural use of the site.

### **Non-Tidal Wetlands**

Portions of the property are identified as part of the National Wetlands Inventory with a fresh water pond and a riverine. The inspectors assume that these areas of "Non-Tidal Wetlands" do not have an adverse impact on value; however, they are not qualified to perform such a study.

### **Soil Capabilities**

The predominant soil types located on the subject property are Linganore-Hyattstown and Conestoga. The user is directed to the soil report prepared based on data obtained from the United States Department of Agriculture and Natural Resources Conservation Service.

## PROPERTY IDENTIFICATION

Plat Reference: Combined Preliminary / Final Plat, Section Two, Lots 4 and 5, Stephenson Property recorded in Liber 38, Page 187

Premise Address: 9731 Clemsonville Road, Union Bridge, MD 21791

Tax Map: Map 52, Grid 8, Parcel 120

Tax ID No.: 19389995

Deed Reference: Liber 12363, Folio 185 (March 16<sup>th</sup>, 2018)

Grantors: Jessica M. Millard and Ricky Lee Fultz, Jr.

Grantee: Jessica M. Millard

Census Tract: 7516.00

Borrower: Sunset Valley Farm, LLC

The most recent transfer of the subject property was on March 16<sup>th</sup>, 2018, (Liber 12363, Folio 185) between Jessica M. Millard and Ricky Lee Fultz, Jr. (Grantors) and Jessica M. Millard (Grantee) for no monetary consideration as this was a transfer between related parties. To the best of our knowledge, there have been no additional transfers of the subject in the three years immediately preceding the effective date of this listing. Additionally, we are not aware of any previous or current listings, offerings, contracts of sale or letters of intent for the property. At the time of the previous inspection, the tenant house was occupied by a third party tenant. We have not been provided with any information regarding the current occupancy of the improvements. It is an assumption of this listing that there are no long term lease agreements which encumber the fee simple interest.

Current Zoning - Agricultural District

Highest and Best Use - Continued agricultural use in compliance with the Agricultural zoning classification.

Current Assessment - Total - \$950,400

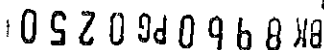
The subject of this report represents an 80.89 acre crop farm which is improved with a colonial style dwelling, tenant house and miscellaneous agricultural outbuildings known as Sunset Valley Farm. The property is located within the Agricultural zoning district and represents a remainder portion with no further development of the site permitted. To the best of our knowledge, the main dwelling and agricultural improvements is owner occupied. Sunset Valley Farm offers horse boarding, breeding, lessons, training and breaking.

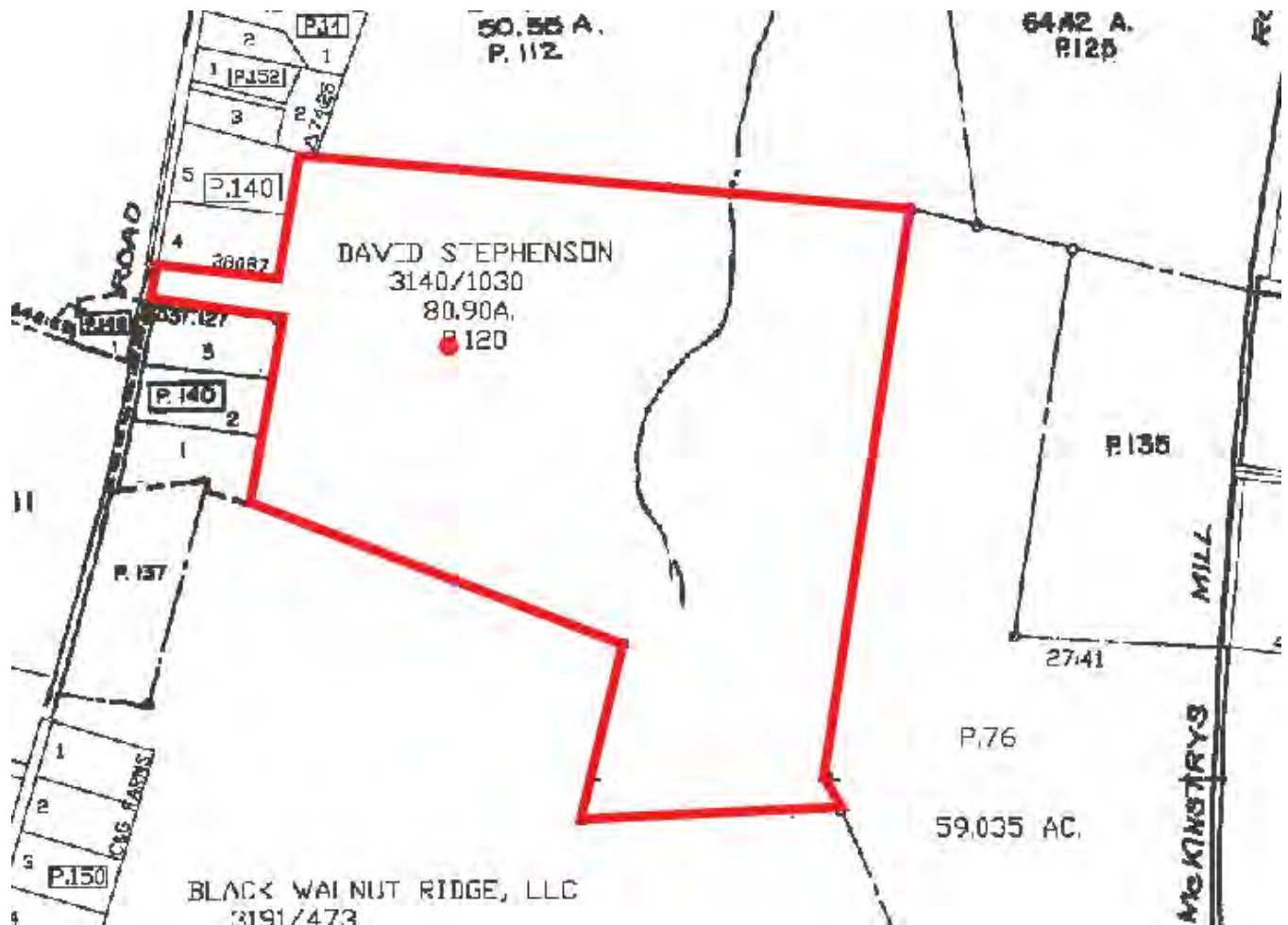
LIBER 5614 FOLIO 453  
FREDERICK COUNTY, MARYLAND  
SCALE: 1" = 200' APRIL 20, 2012

I HEREBY CERTIFY THAT THE POSITION OF ALL THE EXISTING ENCROACHMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN ESTABLISHED BY A FIELD LOCATION.

DAVID L. HALLER  
HARTLAND R.P.L.S. No. 240  
GETTING 7 ON

1. THE LOCUTION CONTAINS HAS PROCEEDED UNDER THE DIRECT REVIEW AND SUPERVISION OF DAVID I. HALLER, M.E. REC. No. 342.
2. NO TITLE REPORT PROVIDED.
3. THIS LOCUTION FOR TITLE PURPOSES ONLY. NOT TO BE USED FOR DETERMINING PROPERTY LINES. THIS PLAN DOES NOT REPRESENT A BOUNDARY SURVEY.
4. PROPERTY CORNER MARKERS NOT GUARANTEED BY THIS LOCUTION.







# National Flood Hazard Layer FIRMette

77°10'44"W 39°30'21"N



SEE FIRM REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

## Legend

Without Base Flood Elevation (BFE)  
Zone A, V, AE, AP  
With BFE or Depth Zone AE, AO, AH, VE, AR  
Regulatory Floodway

SPECIAL FLOOD HAZARD AREAS

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X

Future Conditions 1% Annual Chance Flood Hazard Zone X

Area with Reduced Flood Risk due to Levee. See Notes. Zone X

Area with Flood Risk due to Levee Zone D

NO SCREEN

Area of Minimal Flood Hazard Zone X

Effective LOMRs

Area of Undetermined Flood Hazard Zone D

Channel, Culvert, or Storm Sewer

Levee, Dike, or Floodwall

Cross Sections with 1% Annual Chance

Water Surface Elevation

Coastal Transect

Base Flood Elevation Line (BFE)

Limit of Study

Jurisdiction Boundary

Coastal Transect Baseline

Profile Baseline

Hydrographic Feature

Digital Data Available

No Digital Data Available

Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

0 250 500 1,000 1,500 2,000 Feet 1:6,000 77°10'7"W 39°29'53"N

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/18/2020 at 4:21 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



U.S. Fish and Wildlife Service  
National Wetlands Inventory

9731 Clemsonville Road



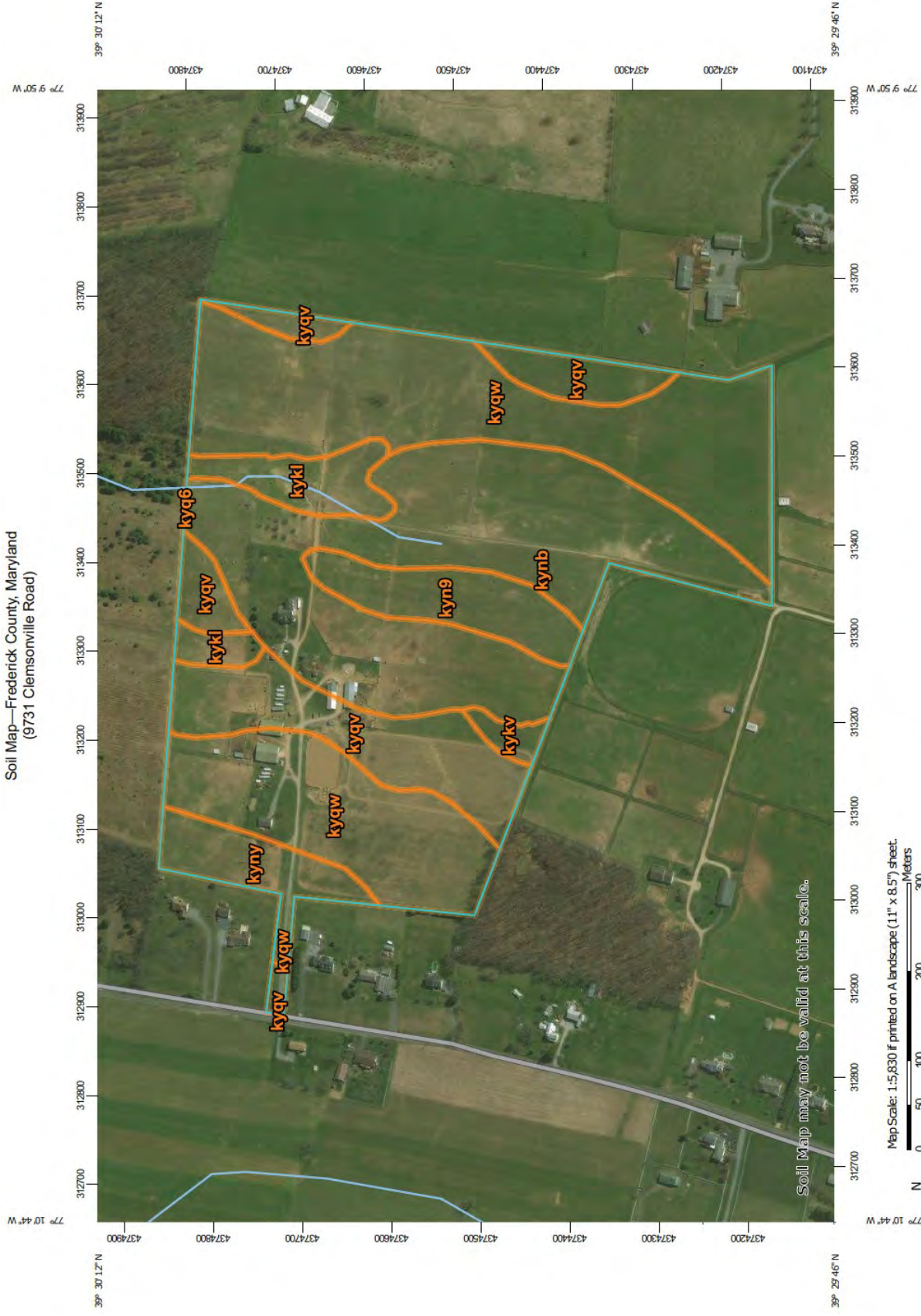
January 25, 2018

**Wetlands**

- |  |                                |  |                                   |  |          |
|--|--------------------------------|--|-----------------------------------|--|----------|
|  | Estuarine and Marine Deepwater |  | Freshwater Emergent Wetland       |  | Lake     |
|  | Estuarine and Marine Wetland   |  | Freshwater Forested/Shrub Wetland |  | Other    |
|  |                                |  | Freshwater Pond                   |  | Riverine |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

Soil Map—Frederick County, Maryland  
(9731 Clemsonville Road)



## MAP LEGEND



## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Frederick County, Maryland

Survey Area Data: Version 14, Sep 18, 2017

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 23, 2013—Feb 22, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

| Map Unit Symbol                    | Map Unit Name                                                     | Acres in AOI | Percent of AOI |
|------------------------------------|-------------------------------------------------------------------|--------------|----------------|
| kykl                               | Rohrersville-Lantz silt loams, 0 to 8 percent slopes              | 3.8          | 4.7%           |
| kykv                               | Spoolsville-Catoctin complex, 8 to 15 percent slopes              | 0.7          | 0.9%           |
| kyn9                               | Conestoga and Letort silt loams, 8 to 15 percent slopes           | 4.6          | 5.6%           |
| kynb                               | Conestoga and Letort silt loams, 3 to 8 percent slopes            | 25.3         | 31.1%          |
| kyny                               | Edgemont gravelly loam, 3 to 8 percent slopes                     | 3.4          | 4.1%           |
| kyq6                               | Hyattstown-Linganore channery silt loams, 15 to 25 percent slopes | 0.0          | 0.0%           |
| kyqv                               | Linganore-Hyattstown channery silt loams, 3 to 8 percent slopes   | 12.2         | 15.0%          |
| kyqw                               | Linganore-Hyattstown channery silt loams, 8 to 15 percent slopes  | 31.3         | 38.5%          |
| <b>Totals for Area of Interest</b> |                                                                   | <b>81.3</b>  | <b>100.0%</b>  |





Zoning (Municipal)

|  |                                                                                 |  |                                                   |
|--|---------------------------------------------------------------------------------|--|---------------------------------------------------|
|  | Agricultural                                                                    |  | Low Density Residential (R1)                      |
|  | Institutional                                                                   |  | Open Space                                        |
|  | Right-of-Way                                                                    |  | City of Brunswick-Medium Density Residential (R2) |
|  | City of Brunswick-Medium Density Residential-Medium Density Residential (R2-MH) |  | Suburban Low Density Residential (RS)             |
|  | City of Brunswick-Central Business                                              |  | City of Brunswick-Business Transitional           |
|  | City of Brunswick-General Commercial                                            |  | City of Brunswick-Light Industrial                |
|  | City of Brunswick-Heavy Industrial                                              |  | City of Brunswick-Office/Research                 |
|  | Town of Burkittsville-Rural Residential                                         |  | Town of Burkittsville-Historic Village Center     |
|  | Town of Emmitsburg-Medium Density Residential                                   |  | Town of Emmitsburg-High Density Residential       |
|  | Town of Emmitsburg-Village Zone                                                 |  | Town of Emmitsburg-Neighborhood Commercial        |
|  | Town of Emmitsburg-General Commercial                                           |  | Town of Emmitsburg-Office, Research, Industrial   |
|  | Town of Emmitsburg-Industrial Park                                              |  | Town of Emmitsburg-Conservation/Recreation        |
|  | Town of Middletown-Medium Density Residential (R2)                              |  | Town of Middletown-High Density Residential (R3)  |

2,406.0

0

1,203.01

2,406.0 Feet

12/15/2020

1:14,436

NAD 1983 StatePlane Maryland HP's 1800 Feet

While efforts have been made to ensure the accuracy of this map, Frederick County accepts no liability or responsibility for errors, omissions, or positional inaccuracies in the content of this map. Advance on this map is at the risk of the user. This map is for illustration purposes only and should not be used for surveying, engineering, or site-specific analysis.



**Frederick County**  
Government *Maryland*  
*Rich History*  
*Bright Future*



## Real Estate

[View Bill](#)

[View bill image](#)

|           |                  |
|-----------|------------------|
| As of     | 12/15/2020       |
| Bill Year | 2021             |
| Bill      | 1776763          |
| Owner     | MILLAR JESSICA M |
| Parcel ID | 19389995         |

[View state assessment data](#) [View payments/adjustments](#)

| Installment  | Pay By    | Amount      | Payments/Credits | Balance    | Interest | Due        |
|--------------|-----------|-------------|------------------|------------|----------|------------|
| 1            | 9/30/2020 | \$5,382.98  | \$5,382.98       | \$0.00     | \$0.00   | \$0.00     |
| 2            | 9/30/2020 | \$5,086.96  | \$0.00           | \$5,086.96 | \$152.61 | \$5,239.57 |
| Interest     |           |             | \$0.00           |            |          | \$152.61   |
| <b>TOTAL</b> |           | \$10,469.94 | \$5,382.98       | \$5,086.96 | \$152.61 | \$5,239.57 |

## Charges, Exemptions, Credits

|           |                  |
|-----------|------------------|
| Owner     | MILLAR JESSICA M |
| Parcel ID | 19389995         |
| Bill Year | 2021             |

### Tax Charges

|                     | Taxable Value | Tax Rate  | Amount      |
|---------------------|---------------|-----------|-------------|
| BAY RESTORATION FEE | 2             | 60.000000 | \$120.00    |
| COUNTY TAXES        | 950,400       | 1.060000  | \$10,074.24 |
| OVERPAYMENT         | 950,400       |           | \$0.00      |
| SYSTEM BENEFIT CHG  | 2             | 88.000000 | \$176.00    |
| STATE TAXES         | 950,400       | 0.112000  | \$1,064.45  |
| STORM WATER FEE     |               |           | \$0.01      |
| <b>Total</b>        |               |           | \$11,434.70 |

### Tax Exemptions/Credits

|                     | Value | Tax Rate | Amount     |
|---------------------|-------|----------|------------|
| AG TAX CREDIT BUILD | 0     |          | (\$964.76) |
| <b>Total</b>        |       |          | (\$964.76) |

**2021 Charges** \$10,469.94

# Tax Records

**Stephen Karbelk**

RealMarkets  
571-481-1037

[Stephen@RealMarkets.com](mailto:Stephen@RealMarkets.com)



**Stephanie Young**

RealMarkets  
571-223-9775

[Stephanie@RealMarkets.com](mailto:Stephanie@RealMarkets.com)



## Real Property Data Search

## Search Result for FREDERICK COUNTY

| View Map                                          |          |               | View GroundRent Redemption                      |                      |                        |           | View GroundRent Registration      |                  |                                      |        |
|---------------------------------------------------|----------|---------------|-------------------------------------------------|----------------------|------------------------|-----------|-----------------------------------|------------------|--------------------------------------|--------|
| Special Tax Recapture: AGRICULTURAL TRANSFER TAX  |          |               |                                                 |                      |                        |           |                                   |                  |                                      |        |
| Account Identifier:                               |          |               | District - 19 Account Number - 389995           |                      |                        |           |                                   |                  |                                      |        |
| Owner Information                                 |          |               |                                                 |                      |                        |           |                                   |                  |                                      |        |
| Owner Name:                                       |          |               | MILLAR JESSICA M                                |                      |                        |           | Use:                              |                  | AGRICULTURAL                         |        |
|                                                   |          |               |                                                 |                      |                        |           | Principal Residence:              |                  | YES                                  |        |
| Mailing Address:                                  |          |               | 9731 CLEMSONVILLE RD<br>UNION BRIDGE MD 21791-  |                      |                        |           | Deed Reference:                   |                  | /12363/ 00185                        |        |
| Location & Structure Information                  |          |               |                                                 |                      |                        |           |                                   |                  |                                      |        |
| Premises Address:                                 |          |               | 9731 CLEMSONVILLE RD<br>UNION BRIDGE 21791-0000 |                      |                        |           | Legal Description:                |                  | 80.89 ACRES<br>E/S CLEMSONVILLE ROAD |        |
| Map:                                              | Grid:    | Parcel:       | Neighborhood:                                   | Subdivision:         | Section:               | Block:    | Lot:                              | Assessment Year: | Plat No:                             | 38 187 |
| 0052                                              | 0008     | 0120          | 19010001.11                                     | 0000                 |                        |           |                                   | 2020             | Plat Ref:                            |        |
| Town: None                                        |          |               |                                                 |                      |                        |           |                                   |                  |                                      |        |
| Primary Structure Built                           |          |               | Above Grade Living Area                         |                      | Finished Basement Area |           | Property Land Area                |                  | County Use                           |        |
| 2006                                              |          |               | 5,311 SF                                        |                      |                        |           | 80.8900 AC                        |                  |                                      |        |
| Stories                                           | Basement | Type          | Exterior                                        | Quality              | Full/Half Bath         | Garage    | Last Notice of Major Improvements |                  |                                      |        |
| 2                                                 | YES      | STANDARD UNIT | SIDING/                                         | 6                    | 5 full/ 2 half         | 2Att/1Det |                                   |                  |                                      |        |
| Value Information                                 |          |               |                                                 |                      |                        |           |                                   |                  |                                      |        |
|                                                   |          |               | Base Value                                      |                      | Value                  |           | Phase-in Assessments              |                  |                                      |        |
|                                                   |          |               |                                                 |                      | As of                  |           | As of                             |                  | As of                                |        |
|                                                   |          |               |                                                 |                      | 01/01/2020             |           | 07/01/2020                        |                  | 07/01/2021                           |        |
| Land:                                             |          |               | 193,800                                         |                      | 211,300                |           |                                   |                  |                                      |        |
| Improvements                                      |          |               | 744,700                                         |                      | 762,900                |           |                                   |                  |                                      |        |
| Total:                                            |          |               | 938,500                                         |                      | 974,200                |           | 950,400                           |                  | 962,300                              |        |
| Preferential Land:                                |          |               | 27,600                                          |                      | 27,600                 |           |                                   |                  |                                      |        |
| Transfer Information                              |          |               |                                                 |                      |                        |           |                                   |                  |                                      |        |
| Seller: MILLARD JESSICA M &                       |          |               |                                                 | Date: 04/13/2018     |                        |           |                                   | Price: \$0       |                                      |        |
| Type: NON-ARMS LENGTH OTHER                       |          |               |                                                 | Deed1: /12363/ 00185 |                        |           |                                   | Deed2:           |                                      |        |
| Seller: STEPHENSON DAVID I & ANGELA K             |          |               |                                                 | Date: 06/28/2012     |                        |           |                                   | Price: \$950,000 |                                      |        |
| Type: NON-ARMS LENGTH OTHER                       |          |               |                                                 | Deed1: /08960/ 00244 |                        |           |                                   | Deed2:           |                                      |        |
| Seller: STEPHENSON, DAVID I.                      |          |               |                                                 | Date: 10/04/2005     |                        |           |                                   | Price: \$0       |                                      |        |
| Type: NON-ARMS LENGTH OTHER                       |          |               |                                                 | Deed1: /05614/ 00453 |                        |           |                                   | Deed2:           |                                      |        |
| Exemption Information                             |          |               |                                                 |                      |                        |           |                                   |                  |                                      |        |
| Partial Exempt Assessments:                       |          |               | Class                                           |                      | 07/01/2020             |           | 07/01/2021                        |                  |                                      |        |
| County:                                           |          |               | 000                                             |                      | 0.00                   |           |                                   |                  |                                      |        |
| State:                                            |          |               | 000                                             |                      | 0.00                   |           |                                   |                  |                                      |        |
| Municipal:                                        |          |               | 000                                             |                      | 0.00 0.00              |           | 0.00 0.00                         |                  |                                      |        |
| Special Tax Recapture: AGRICULTURAL TRANSFER TAX  |          |               |                                                 |                      |                        |           |                                   |                  |                                      |        |
| Homestead Application Information                 |          |               |                                                 |                      |                        |           |                                   |                  |                                      |        |
| Homestead Application Status: Approved 12/03/2013 |          |               |                                                 |                      |                        |           |                                   |                  |                                      |        |