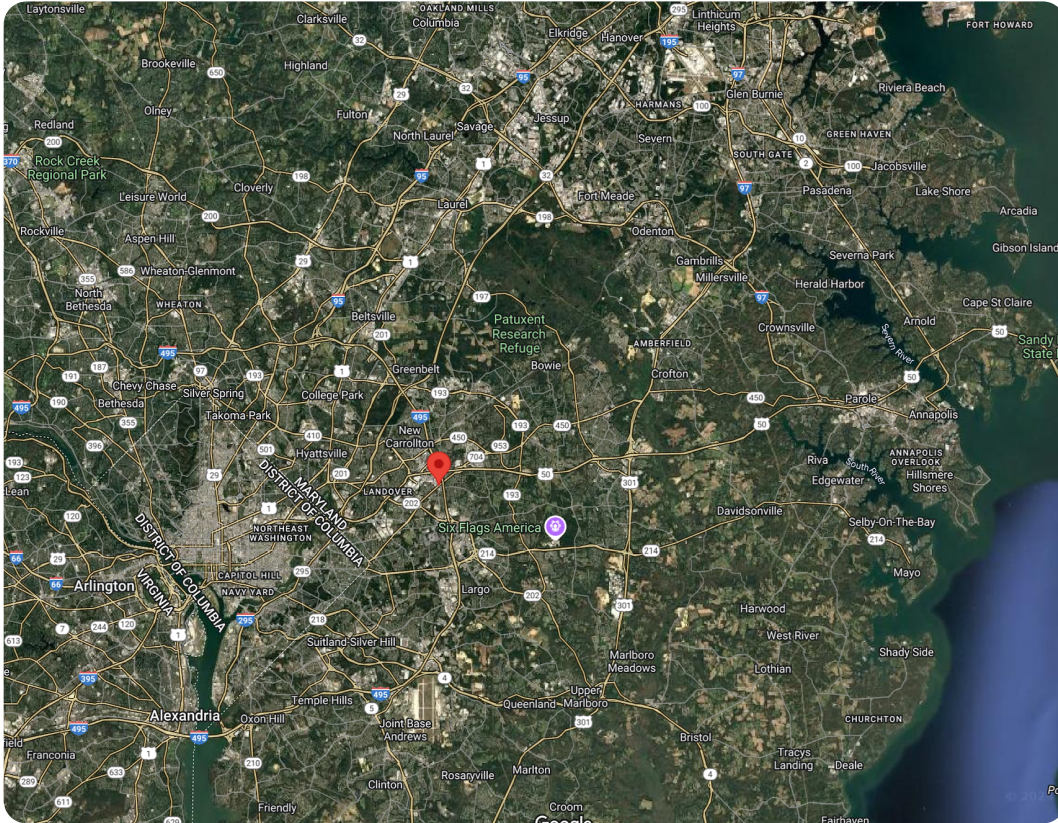


8607 Old Ardmore Rd Landover, MD 20785



James Marcum

Realtor

Maryland Real Estate License #37294

📞 Mobile 443-624-3585

📠 (443) 968-9595

✉️ james.marcum@c21nm.com

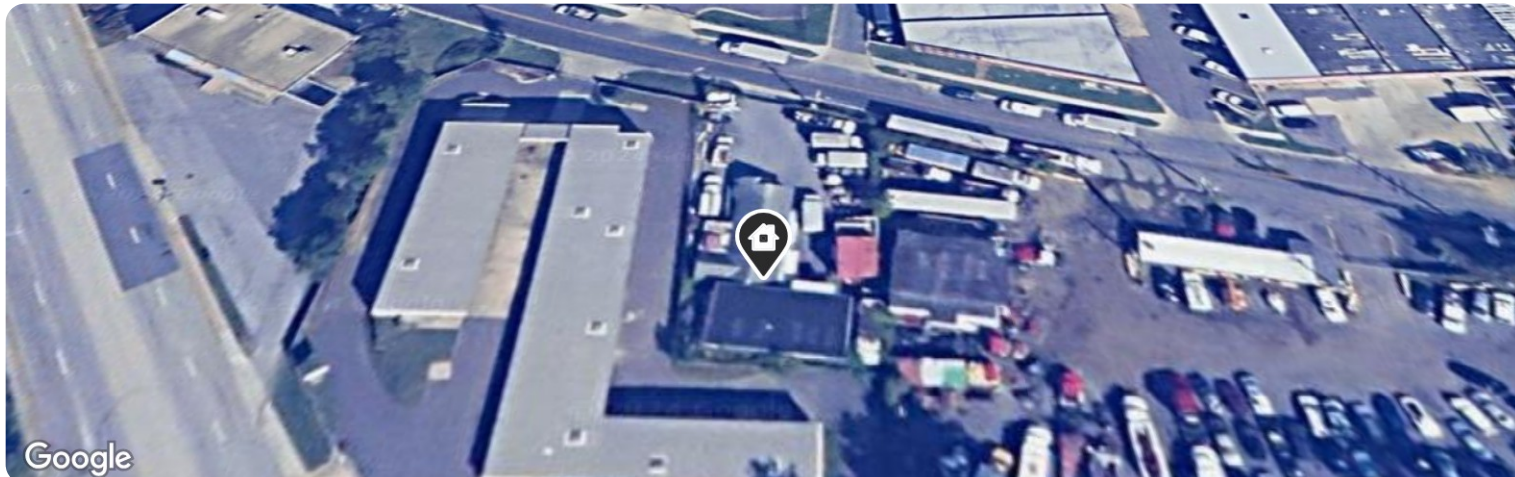
🌐 <https://www.c21nm.com/agents/james-marcum/>



CENTURY 21 New Millennium

862 Costley Way

Prince Frederick, MD 20678



Off Market / Public Record • Sold Date: 11/3/2005, Public Record

Closed Price

\$350,000

Closed Date 11/3/2005



Industrial

Type



IE

Zoning



1,333

Sq Ft

PRECISION PATIO ENCLOSURES

Building Name

Basic Facts

Type Industrial	General Use Industrial-General	Tenants Avg. Days In Business 20 years and 102 days
Subtype Miscellaneous	Overall Use INDUSTRIAL	APN/TaxID 20-2275295
Year Built 1933	Multi Parcel No	Previously sold for \$350,000 on 11/3/2005
Zoning IE	Tenants Count 1	
Land Use Industrial (General)		

This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. Some portions of this report may have been provided by an RPR user; RPR is not responsible for any content provided by its users. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.



Property Information

Property Features

PUBLIC

Building Quality	B	Building Condition	Average
Construction Features	Frame	Total Number of Units in Complex	1
Lot Size Sqft	11,242 sq ft	Lot Size Acres	0.26 acres
Building Sqft	1,333 sq ft	Neighborhood Code	10020
Sewer	Yes	Garage	576
Porch - Open	70	Basement Features	Basement
Bathrooms	100	Garage Type	Detached Garage
Garage Count	2	Garage Space Count	2

Legal Description

Parcel Number	20-2275295	Tax ID	2275295
County	Prince George's County	Zoning	IE
Census Tract	240338036.022007	Carrier Route	C022
Abbreviated Description	BLK:8 PT LT4EX W 23FT & REC 23.91X74.96FT FT AT NE COR LT 20 MAP REF:52 B3 0	FIPS Parcel Number	2403320-2275295
Building Name	PRECISION PATIO ENCLOSURES	General Use	Industrial-General
Overall Use	INDUSTRIAL	Current Use	Industrial (General)

Public Record History

Deed

Recording Date	8/19/1997	8/19/1997
Document Type	Deed	Deed
Sale Price	\$140,000	\$140,000

Public Record History

Deed

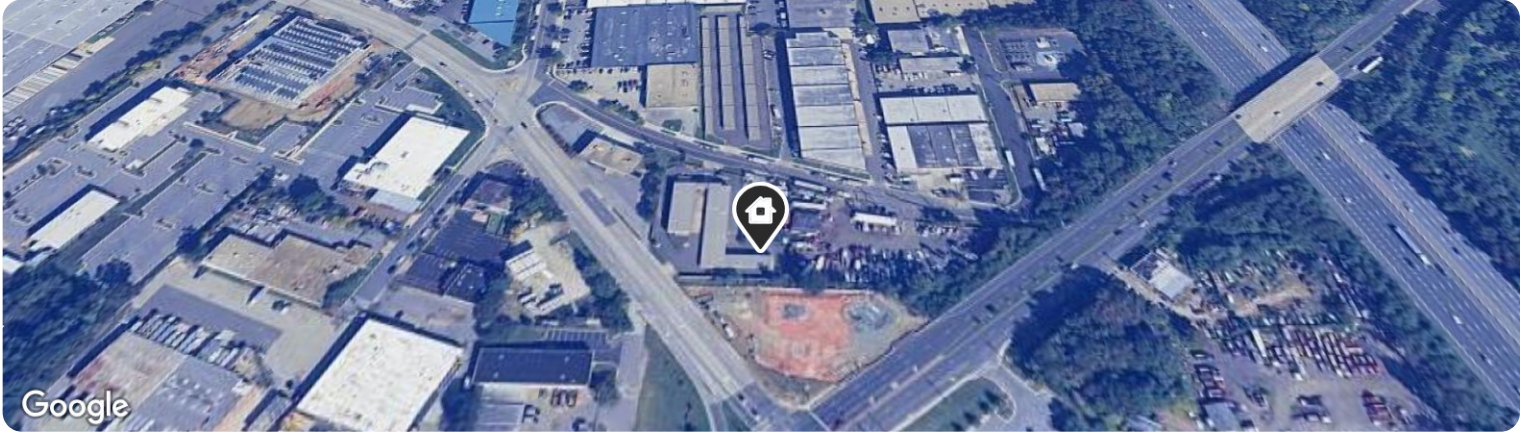
Recording Date	8/19/1997	8/19/1997
Price Code Description	Full amount stated on Document.	Full amount stated on Document.
Seller Name	AMS REAL ESTATE CO	AMS REAL ESTATE CO
Buyer Mailing Address	8607 OLD ARDMORE RD, LANDOVER, MD 20785	-
Recorder's Book #	11605	11605
Recorder's Page #	-	00460

Tax

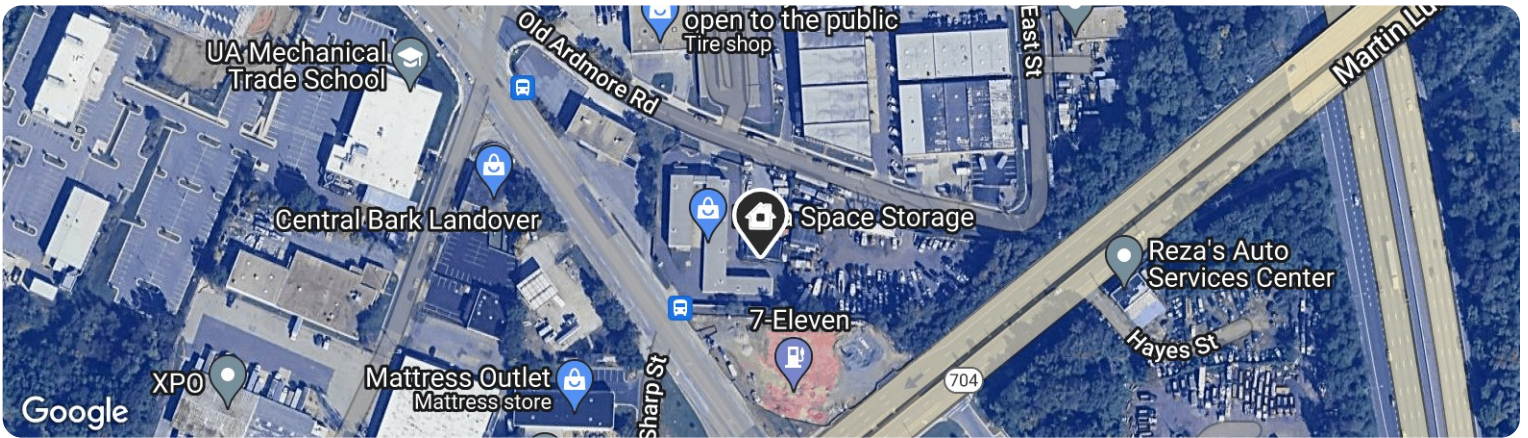
Assessment Year	2024	2023	2022	2021	2020
Total Assessed Value	\$291,633	\$271,700	\$257,033	\$242,367	\$227,700
Assessor Market Value Year	2024	2023	2022	2021	2020
Assessor Market Value - Land	\$134,900	\$134,900	\$134,900	\$134,900	\$134,900
Assessor Market Value - Improvements	\$196,600	\$136,800	\$136,800	\$136,800	\$92,800
Total Assessor Market Value	\$331,500	\$271,700	\$271,700	\$271,700	\$227,700
Tax Account ID	2275295	2275295	2275295	2275295	2275295
Assessed Value - Land	-	\$134,900	-	-	\$134,900
Assessed Value - Improvements	-	\$136,800	-	-	\$92,800
Total Tax Amount	-	\$3,021	\$2,858	-	-

Maps

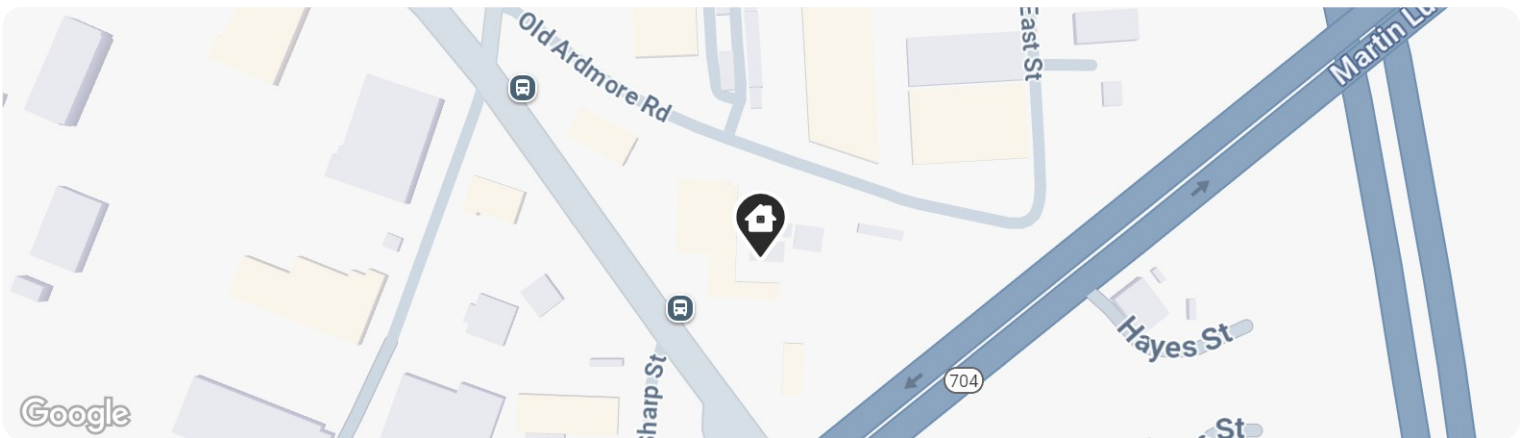
Satellite



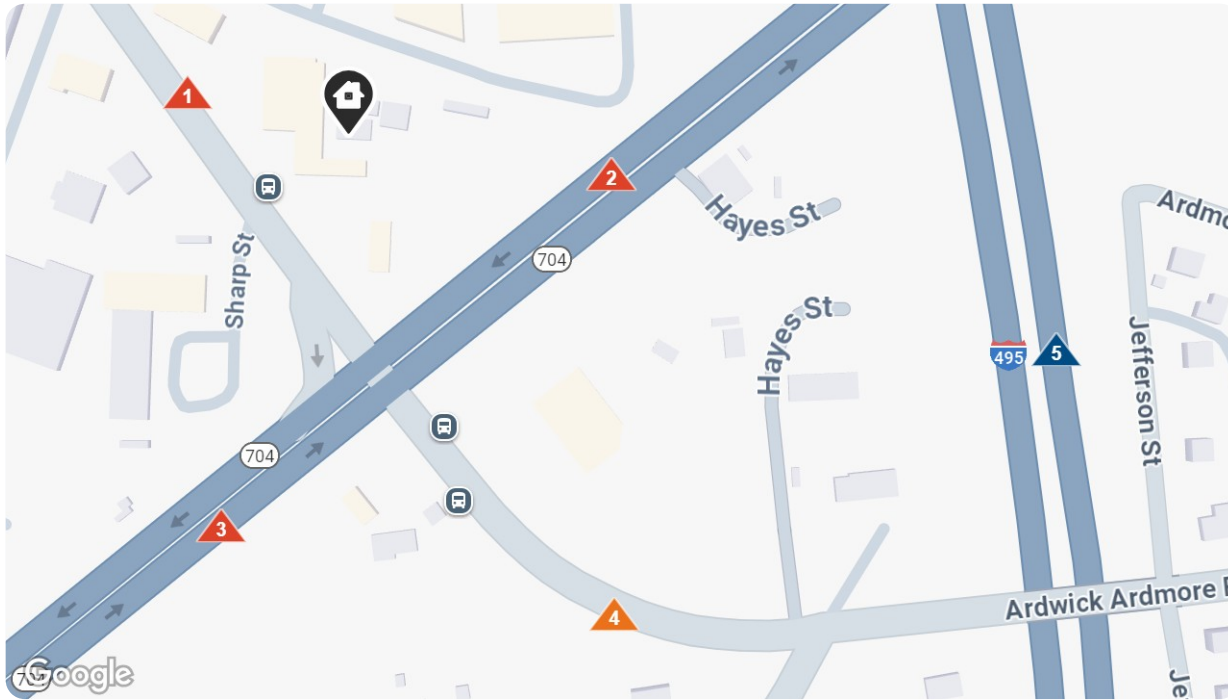
Aerial



Road



Traffic Counts



Daily Traffic Counts

- ▲ Up to 6,000 / day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ Over 100,000 / day

Traffic Counts within 1 mile by Proximity

▲ 1 19,588

Ardwick Ardmore Rd

2023 Est. daily traffic counts

Cross: Sharp St
Cross Dir: SE
Distance: 0.04 miles

Historical counts

Year	▲ Count	Type
2012	▲ 21,060	AADT
2011	▲ 18,059	ADT
2007	▲ 20,972	ADT
1991	▲ 19,890	ADT

▲ 2 27,195

Martin Luther King Jr Hwy

2023 Est. daily traffic counts

Cross: Ardwick Ardmore Rd
Cross Dir: SW
Distance: 0.09 miles

Historical counts

Year	▲ Count	Type
2008	▲ 25,392	AADT
2003	▲ 30,608	AADT
2002	▲ 30,425	AADT
2001	▲ 29,550	AADT

▲ 3 29,734

Martin Luther King Junior Highway

2023 Est. daily traffic counts

Cross: Ardwick Ardmore Rd
Cross Dir: NE
Distance: 0.09 miles

Historical counts

Year	▲ Count	Type
2020	▲ 28,991	AADT
2017	▲ 31,212	AADT
1998	▲ 25,000	AADT

▲ 4 12,239

Ardwick Ardmore Rd

2023 Est. daily traffic counts

Cross: Brightseat Rd
Cross Dir: E
Distance: 0.06 miles

Historical counts

Year	▲ Count	Type
2018	▲ 12,500	AADT
2017	▲ 12,575	AADT
2012	▲ 11,740	AADT
1998	▲ 12,550	AADT

▲ 5 213,798

I- 95

2023 Est. daily traffic counts

Cross: Ardwick Ardmore Rd
Cross Dir: S
Distance: 0.08 miles

Historical counts

Year	▲ Count	Type
2012	▲ 224,760	AADT
2008	▲ 210,002	AADT
2003	▲ 228,260	AADT
2002	▲ 217,975	AADT

AADT - Annual Average Daily Traffic

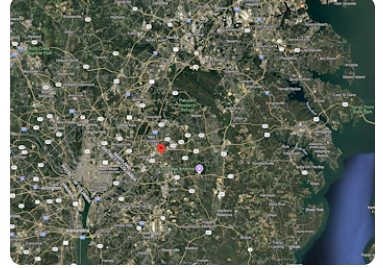
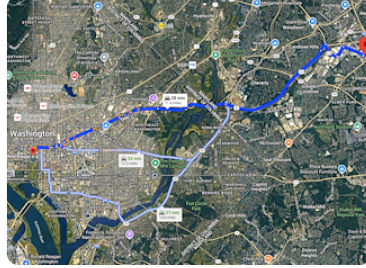
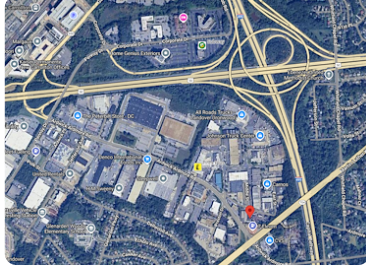
ADT - Average Daily Traffic

AWDT - Average Weekly Daily Traffic

NOTE: Daily Traffic Counts are a mixture of actual and estimates

Photos

My Photos



About RPR

- RPR® is the nation's largest property database, exclusively for REALTORS®. It empowers REALTORS® to help buyers and sellers make informed decisions, backed by a real estate database covering more than 160 million residential and commercial properties in the United States.
- RPR is a wholly owned subsidiary of the National Association of REALTORS® and a member benefit to REALTORS®.
- RPR's data sources range from MLSs and county-level tax and assessment offices, to the U.S. Census and FEMA, to specialty data set providers such as Esri (consumer data), Niche (school information) and Precisely (geographic boundaries).

Learn More

For more information about RPR, please visit RPR's public website: <https://blog.narrpr.com>



RPR®

Ancillary Services

First County Mortgage



First County Mortgage has decades of experience working with people to find the best home loan for them, be it buying your first home, moving up or refinancing.

Walter Leonard

Loan Officer

Office: (410) 208-8979

Mobile: (410) 208-8979

✉ walter.leonard@firstcountymortgage.com

🌐 <https://firstcountymortgage.com>

NMLS# 200149

23063 Three Notch Road

California, MD 20619

Capitol Title



Lisa Smallwood

Regional Director

Office: (410) 286-3964

✉ lsmallwood@capitoltitle.com

🌐 <https://www.capitoltitle.com>

10665 Stanhaven Place

Suite 106A

White Plains, MD 20695

Capstone Insurance Group



Capstone Insurance is an independent insurance agency serving the needs of individuals, families and businesses.

Lauren Hetherington Kellett

Account Executive

Office: (703) 848-2300

✉ lauren@capstoneinsgroup.com

🌐 <http://capstoneinsgroup.com>

5990 Kingstowne Towne Cen

Alexandria, VA 22315

NM Relocation



Whether you're relocating across town or across several time zones, you can rely on CENTURY 21 New Millennium to guide you.

Jeff Hetherington

Director of Relocation

Office: (800) 727-6888

✉ relo@c21nm.com

🌐 <http://www.c21nm.com/moving-here/>

5990 Kingstowne Towne Ctr

Alexandria, VA 22315

CENTURY 21 Commercial New Millennium



At CENTURY 21 Commercial New Millennium, our top priority is helping our clients with their real estate services and investment needs.

Stephen Karbelk

Director

✉ Stephen.Karbelk@C21nm.com

🌐 <https://www.c21nm.com/sell-commercial>

5990 Kingstowne Town Ctr

Alexandria, VA 22315

NM Exclusive Connections



Whether you are preparing to sell your home or move into a new home, the NM Exclusive Connections program offers valuable services you need during the process.

Kerri Mulvey

Office: (800) 727-6888

✉ relo@c21nm.com

🌐 <http://www.nmexclusiveconnections.com>

5990 Kingstowne Towne Ctr

Alexandria, VA 22315

First County Mortgage



First County Mortgage has decades of experience working with people to find the best home loan for them, be it buying your first home, moving up or refinancing.

Ken Weeks

Loan Officer

Mobile: (301) 367-0685

🌐 <https://firstcountymortgage.com>

NMLS# 2377447

23063 Three Notch Road

California, MD 20619

First Title Settlements, LLC



Shari Papanicolas

Title Insurance Agent

Office: (240) 682-5672

Mobile: (240) 682-5523

✉ shari@firsttitlesettlements.com

10665 Stanhaven Place

Suite 205

White Plains, MD 64068

Lighthouse Title



Lighthouse Title is a relationship-driven group of real estate title professionals that places a high value on accessibility, security, and kindness.

David Stamm

Principal

Office: (301) 880-7277

Mobile: (240) 925-5488

🌐 <https://lighthouseitle.com/>

23077 Three Notch Road

Suite 103

California, MD 20619

NOTE: This communication is provided to you for informational purposes only and should not be relied upon by you. The real estate firm identified in this report is not a mortgage lender. You should contact the identified mortgage company directly to learn more about its mortgage products and your eligibility for such products.

©2023 Century 21 Real Estate LLC. All rights reserved. CENTURY 21®, the CENTURY 21 Logo and C21® are registered service marks owned by Century 21 Real Estate LLC. Century 21 Real Estate LLC fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each office is independently owned and operated. The programs described herein are available through participating offices and do not require the listing or purchase of real estate through a franchised office as a condition of participation. This promotion is void where prohibited. A consumer purchase of a product or service may result in the seller or service provider paying a fee or commission to the affiliated sales associate or broker who obtained the sale. All products and services are provided by the applicable service provider described herein. Neither Century 21 Real Estate LLC nor any of its respective franchisees or affiliated companies is providing any product or service in connection with the product or service described herein. Not all products and services are available in all states. Century 21 Real Estate LLC and its affiliates may receive compensation or other benefits, including goods and services, provided in connection with this promotion. Each affiliated sales associate and broker is responsible for complying with any consumer disclosure laws or regulations arising from participation in this program.