



This 44.81 parcel is geographically split between Potomac and Darnestown Maryland, located on the north side of River Road, approximately one mile east of Seneca Road. The property is also split with a stream, which has associated building restriction setbacks.

The zoning is RC and the property is subject to an Agricultural Recapture Transfer Tax.

The property has been taken through a few subdivision options with a few engineering companies and the property has progressed up to the record plat process through the Maryland National Capitol Park and Planning over ten years ago.

Apparently, the perc tests are still valid for a nine- lot subdivision. The properties would use well and septic.

The parcels could be used as a single property or subdivided into separate lots, with 4-5 lots accessible through the cul de sac from the Rive Gauche subdivision and 3-4 lots accessible from River Road. It is uncertain which lots would be attributed to Potomac or Darnestown. Out Lot A referenced on the SAMPLE is excluded from the sale.

The most recent sale in the adjoining Rive Gauche subdivision was for \$1,845,000.

In 2020, The Black Rock Subdivision in Darnestown had 10 lots sold in 2020, a 330% increase from 2019.

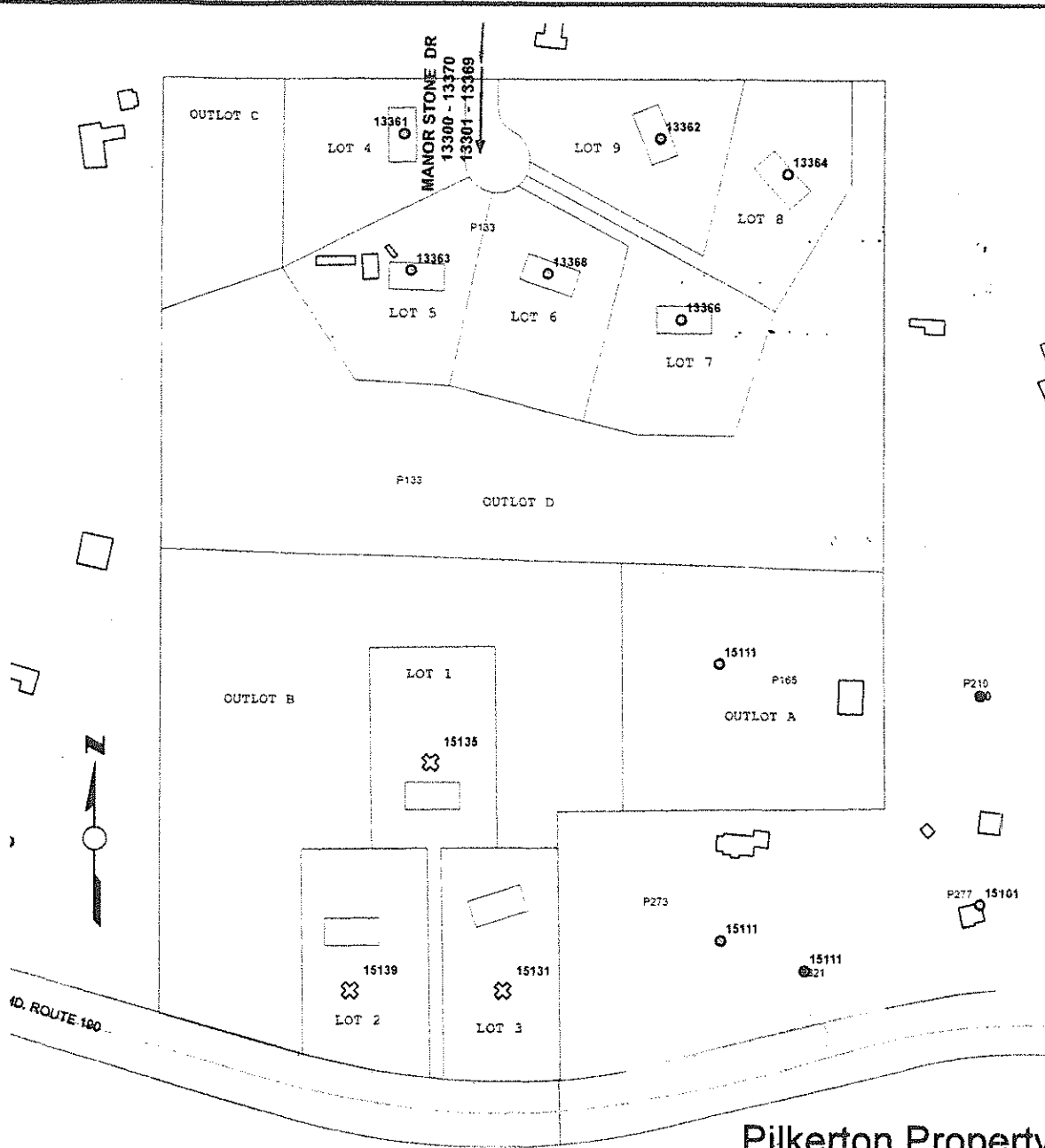
Average lot sales in Potomac within 5 miles of the property averaged \$529,656, at an estimated 25% of the out-sale cost.

The property is for sale for \$4.5m.

Please contact Joseph G. Zorc for more information at 301-351-5274.

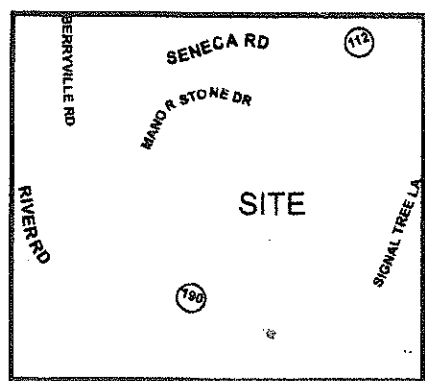
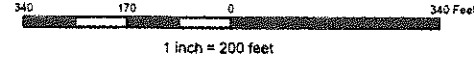
Please see the attached YouTube video.

<https://youtu.be/uAUuJy6L0Q0>



Pilkerton Property

(6th) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 217NW16



VICINITY MAP

- Legend**
- Active Addresses
 - ⊗ Proposed Addresses
 - Inactive Addresses
 - Temporary Addresses
 - ⊙ No Values Assigned
 - County Boundary
 - Road Centerlines
 - Unknown Centerlines
 - ▭ Buildings
 - ▭ Municipal Boundaries
 - ▭ ROW's
 - ▭ Parcels

MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION

All addresses shown on this plan are assigned by the Property Address / Street Name Section of this Commission in accordance with Article 28, Section 5-117 of the Annotated Code of Maryland.
Building locations and all other features shown hereon are for illustrative purposes only. Any revisions made to this development which may require additional address assignments or revisions to addresses assigned by this plan, must be referred to this office prior to allotting addresses to a new tenants. Should address changes be necessary a revised plan will be issued by this office.
 Any designated private street name shown / assigned by this plan is required to be posted in accordance with MCDPWST regulations.

Please note. This addressing plan may be used for permitting purposes. As the official house number as assigned on this plan

Kelona N. Clark
 Authorized Signature 10/21/09
Date

Kelona N. Clark
 Street Addressing Section
 Development Review
 Phone (301) 495-4603

Special Tax Recapture: AGRICULTURAL TRANSFER TAX

Account Identifier: District - 06 Account Number - 00400535

Owner Name: PILKERTON FAMILY LLC
Mailing Address: 15111 RIVER RD
 POTOMAC MD 20854-6033
Use: AGRICULTURAL
Principal Residence: NO
Deed Reference: /29799/ 00117

Premises Address: 15220 RIVER RD
 GERMANTOWN 20874-0000
Legal Description: PT SPRNGFLD ETC 805/
 354 7245/242 9677/028

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
DR51	0000	P133	6110001.16	0001				2019	

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
			38.2100 AC	812

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements

	Base Value	Value As of 01/01/2019	Phase-In Assessments As of 07/01/2020	As of 07/01/2021
Land:	8,500	8,500		
Improvements	0	0		
Total:	8,500	8,500	8,500	8,500
Preferential Land:	8,500	8,500		

Seller: PILKERTON, A RAYMOMD JR TR	Date: 05/03/2005	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /29799/ 00117	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

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 Status: No Application

Homeowners' Tax Credit Application Status: No Application **Date:**

View Map

View GroundRent Redemption

View GroundRent Registration

Special Tax Recapture: AGRICULTURAL TRANSFER TAX

Account Identifier: District - 06 Account Number - 01745964

Owner Name:	PILKERTON A RAYMOND JR	Use:	AGRICULTURAL
Mailing Address:	15111 RIVER RD POTOMAC MD 20854	Principal Residence:	NO
		Deed Reference:	/04863/ 00733

Premises Address:	RIVER RD 0-0000	Legal Description:	PT SPRINGFIELD ETC
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Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
DR61	0000	P165	6110001.16	0001				2019	
Town: None									
Plat Ref:									

Primary Structure Built	Above Grade Living Area			Finished Basement Area		Property Land Area	County Use
						6.6000 AC	812

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
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	Base Value	Value As of 01/01/2019	Phase-in Assessments As of 07/01/2020	As of 07/01/2021
Land:	1,500	1,500		
Improvements	0	0		
Total:	1,500	1,500	1,500	1,500
Preferential Land:	1,500	1,500		

Seller:	Date:	Price:
Type:	Deed1: /04863/ 00733	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

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 Status: No Application

Homeowners' Tax Credit Application Status: No Application Date:

RIVE GAUCHE ESTATES LAST 5 YEAR SALES

Most Proximate Neighboring Subdivision

Mls Status	Address	Contract Date	List Price	Close Price	30% Lot Sale	AGSF	Gr SF	BR	BA	5 BA	CDOM	Year Built	Parking	Lot Size SqFt	Subdivision/Neighborhood
Active	13316 Manor Stone Dr		\$1,499,900.00		\$ 449,970	4,225	0	4	4	1-Apr	35	2021	8	250,470	RIVE GAUCHE ESTATES
Closed	13352 Manor Stone Dr	4/2/2019	\$840,000.00	\$840,000.00	\$ 252,000	3,910	5,410	5	4	1-Apr	367	1995	2	217,800	RIVE GAUCHE ESTATES
Closed	13336 Manor Stone Dr	12/20/2017	\$994,888.00	\$875,000.00	\$ 262,500	7,733	7,733	7	6	1-Jun	56	1996	3	217,800	RIVE GAUCHE ESTATES
Closed	13332 Manor Stone Dr	4/22/2018	\$889,000.00	\$885,000.00	\$ 265,500		3,944	5	4	1-Apr	50	1995	2	217,800	RIVE GAUCHE ESTATES
Closed	13324 Manor Stone Dr	8/6/2017	\$939,888.00	\$915,000.00	\$ 274,500	4,000	3,944	5	4	1-Apr	84	1995	2	218,671	RIVE GAUCHE ESTATES
Closed	13300 Manor Stone Dr	7/11/2017	\$1,050,000.00	\$1,020,000.00	\$ 306,000	7,235	7,235	6	6	1-Jun	155	1982	2	217,800	RIVE GAUCHE ESTATES
Closed	13356 Manor Stone Dr	2/27/2017	\$1,199,000.00	\$1,125,000.00	\$ 337,500		4,268	4	4	1-Apr	32	1995	3	217,800	RIVE GAUCHE ESTATES
Closed	13321 Manor Stone Dr	12/20/2019	\$1,575,000.00	\$1,360,000.00	\$ 408,000	6,667	8,367	4	5	3-May	1	2000	3	237,402	RIVE GAUCHE ESTATES
Closed	13308 Manor Stone	1/29/2020	\$1,998,000.00	\$1,845,000.00	\$ 553,500	8,857	10,357	5	7	1-Jul	153	1984	4	226,512	RIVE GAUCHE ESTATES

Average Estimated Lot Value Averaging Active and Last Sold \$ 501,735

Land Sales in Potomac Maryland 2019 - Current



Mils Status	Address	Contract Date	List Price	Close Price	CDOM	Acres	Subdivision/Neighborhood
Active	12308 Stoney Creek Rd		\$ 549,000		1,685	3.21	STONEY CREEK ESTATES
Active	11750 Stoney Creek Rd		\$ 579,000		31	6.06	
Active	12616 Travilah		\$ 795,000		189	2.85	BEALMOUNT
Active	12017 Evening Ride Dr		\$ 829,000		1,398	0.93	MERRY GO ROUND FARM
Active	7201 Brookstone Ct		\$ 845,000		571	3.85	
Active	9317 Belle Terre Way		\$ 1,195,000		278	2.6	FALCONHURST
Active	9328 Belle Terre Way		\$ 1,250,000		1,015	2	FALCONHURST
Active	9324 Belle Terre Way		\$ 1,295,000		283	2.03	FALCONHURST
Active	9320 Belle Terre Way		\$ 1,395,000		284	2.02	FALCONHURST
Active	9329 Belle Terre Way		\$ 1,450,000		984	2.6	
Active	12900 Glen Mill Rd		\$ 1,500,000		63	5.53	
Active	9438 River Rd		\$ 1,500,000		214	2.01	POTOMAC OUTSIDE
Active	9540 River Rd		\$ 1,650,000		117	2.68	BRADLEY FARMS
Active	12000 River Rd		\$ 1,950,000		110	3.25	
Active	9001 Bronson Dr		\$ 2,350,000		117	3.02	
Active Under Contract	12212 McCrossin	11/17/2020	\$ 599,000		489	2.05	
Active Under Contract	10514 Boswell Ln	12/7/2020	\$ 650,000		24	1	
Active Under Contract	11644 Partridge Run Ln	11/19/2020	\$ 750,000		50	2.27	
Active Under Contract	9332 Belle Terre Way	1/4/2021	\$ 1,395,000		279	2	FALCONHURST
Pending	11608 Springridge Rd	1/6/2021	\$ 475,000		341	2	
Pending	9011 Congressional Pkwy	11/11/2020	\$ 2,700,000		70	4.97	
Closed	10200 Falls Rd	10/9/2020	\$ 410,000	\$ 385,000	19	0.564	
Closed	10202 Falls Rd	4/30/2020	\$ 475,000	\$ 425,000	664	0.573	POTOMAC HILLS
Closed	10318 Lloyd Rd	6/20/2020	\$ 499,900	\$ 430,000	676	1.203	HOLLINRIDGE
Closed	10431 Boswell Ln	7/24/2020	\$ 499,000	\$ 450,000	185	1.148	PT ROCKVILLE OUT RES. 3
Closed	10702 Macarthur Blvd	6/15/2020	\$ 489,000	\$ 450,000	779	0.646	POTOMAC OUTSIDE
Closed	12816 Glen Mill Rd	8/9/2020	\$ 775,000	\$ 718,000	119	3.18	
Closed	0 Tanager Ln	8/9/2020	\$ 775,000	\$ 718,000	119	3.18	
Closed	11013 Riverwood Dr	6/12/2020	\$ 859,000	\$ 780,000	1,380	2.07	POTOMAC VIEW ESTS
Closed	10740 River Rd	9/11/2020	\$ 1,000,000	\$ 986,000	90	2	POTOMAC OUTSIDE
Closed	10040 Chapel Rd	7/10/2020	\$ 1,195,000	\$ 1,065,000	371	3.81	
Closed	9027 Congressional Parkway	12/31/2020	\$ 1,500,000	\$ 1,500,000	1	2.46	
Closed	9917 Bertcross Dr	5/27/2020	\$ 1,800,000	\$ 1,500,000	369	2.2	FALCONHURST
Closed	10821 Alloway Dr	5/26/2020	\$ 1,900,000	\$ 1,750,000	74	4.99	POTOMAC FALLS ESTATES
Closed	9025 Bronson Dr	11/1/2019	\$ 2,675,000	\$ 2,350,000	53	6.29	3 lots BRADLEY FARMS
Closed	9045 Congressional Pkwy	10/29/2020	\$ 4,500,000	\$ 3,950,000	35	8	3 lots

Reserve at Black Rock- Darnestown

Year	# of sales
2018	1
2019	3
2020	10



Address	City	Contract Date	List Price	Close Price	CDOM	Acres
15323 Forest Lake Ct	Darnestown	11/24/2020	\$ 395,000	\$ 385,000	1,658	2.03
15757 Seneca Run Ct	Darnestown	11/6/2020	\$ 365,000	\$ 365,000	289	1.52
15761 Seneca Run Ct	Darnestown	10/19/2020	\$ 370,000	\$ 365,000	258	1.54
15802 Seneca Run Ct	Darnestown	9/18/2020	\$ 595,000	\$ 595,000	721	53.66
15736 Seneca Run	Darnestown	9/4/2020	\$ 355,000	\$ 350,000	631	2.00
15810 Seneca Run Ct	Darnestown	9/11/2020	\$ 425,000	\$ 410,000	1,313	2.10
15806 Seneca Run Ct	Darnestown	7/31/2020	\$ 425,000	\$ 410,000	720	2.22
15745 Seneca Run Ct	Darnestown	7/6/2020	\$ 365,000	\$ 360,000	180	1.52
15737 Seneca Run Ct	Darnestown	6/4/2020	\$ 365,000	\$ 358,000	540	2.00
15732 Seneca Run Ct	Darnestown	3/4/2020	\$ 360,000	\$ 355,000	449	2.00
15741 Seneca Run Ct	Darnestown	12/20/2019	\$ 365,000	\$ 360,000	1	2.00
15753 Seneca Run Ct	Darnestown	10/18/2019	\$ 370,000	\$ 365,000	1	1.53
15327 Forest Lake Ct	Darnestown	1/20/2019	\$ 450,000	\$ 411,000	159	2.05
16185 Black Rock Rd	Darnestown	2/1/2018	\$ 325,000	\$ 310,000	42	2.02

Black Rock Lot Sales 20874 Last 3 years

Address	City	Zip Code	Owner Label Name	Property Class	Bedrooms	Total Baths	Bldg Sq Ft Total	Deed Record Date	Sale Amt
16320 Black Rock Rd	Germantown	20874	Shirley Vivian Williams	Residential		2		11/14/2016	\$ 421,000
17221 Black Rock Rd	Germantown	20874	Doddamani Saroja David	Residential		3.5		9/21/2017	\$ 545,000
16185 Black Rock Rd	Darrestown	20874	Jaykumar Govani & Krishna Patel	Residential		4		3/30/2018	\$ 310,000
16310 Black Rock Rd	Germantown	20874	Yessy Carolina Amador Varela & Yimer F Amador	Residential		2.5		6/19/2018	\$ 425,000
16401 Black Rock Rd	Germantown	20874	Bryan E Hunter & Seyedeh S Rouhi	Residential		3		7/12/2018	\$ 639,900
16400 Black Rock Rd	Germantown	20874	Arslan & Kanwal & Sonia Almas	Residential		3.5		12/28/2018	\$ 730,000
17543 Black Rock Rd	Germantown	20874	CANALES JOSE & LAURA MARIABEL	Residential		1		1/29/2019	\$ 425,000
16421 Black Rock Rd	Germantown	20874	WHITFORD ADRIAN & KIRSTY	Residential		3		4/29/2019	\$ 635,000
17515 Black Rock Rd	Germantown	20874	HUNGERFORD MATTHEW B II	Residential		1		8/28/2019	\$ 305,000
17135 Black Rock Rd	Germantown	20874	AHMED RAJA JETIKHAR	Residential		3		2/25/2020	\$ 475,000
17225 Black Rock Rd	Germantown	20874	JAUREGUI EDGAR G & LUISA DACAS	Residential		3.5		5/19/2020	\$ 570,000
17509 Black Rock Rd	Germantown	20874	Jeffrey & David & Belinda Beck	Residential		2.5		6/9/2020	\$ 440,000
Average Lot Sale									\$ 493,408

Address	City	Zip Code	Owner Label Name	Property Class	Bedrooms	Total Baths	Bldg Sq Ft Total	Deed Record Date	Sale Amt
15327 Forest Lake Ct	Darrestown	20874	Xiufang Sun	Residential				4/24/2019	\$ 411,000
15331 Forest Lake Ct	Germantown	20874	GROZBEAN KERRY F & LAUREN C	Residential		4.5		8/22/2018	\$ 410,000
15335 Forest Lake Ct	Darrestown	20874	WANG YANPING & ZHENG, LISA	Residential				3/19/2018	\$ 420,000
15314 Forest Lake Ct	Darrestown	20874	Piyush & Bhavika Patel	Residential		5.5		10/7/2013	\$ 475,000
Average Lot Sale									\$ 429,000

Address	City	Zip Code	Owner Label Name	Property Class	Bedrooms	Total Baths	Bldg Sq Ft Total	Deed Record Date	Sale Amt
15737 Seneca Run Ct	Darrestown	20874	Quattrociocchi Adriana Pauld 2010	Residential				7/14/2020	\$ 358,000
15732 Seneca Run Ct	Darrestown	20874	Quattrociocchi Adriana& Pauld 201	Residential				5/26/2020	\$ 355,000
15741 Seneca Run Ct	Darrestown	20874	JOHNSON DEREK M REVOC TR	Residential				2/21/2020	\$ 360,000
15753 Seneca Run Ct	Darrestown	20874	OCONNOR CRAIG STEPHEN & JUDIT	Residential				12/31/2019	\$ 365,000
15765 Seneca Run Ct	Darrestown	20874	MCCUISTON JENNIFER & JAMES	Residential				3/6/2019	\$ 343,500
15768 Seneca Run Ct	Germantown	20874	Rajesh Kohli & Jaktinder Kaur	Residential				8/24/2017	\$ 371,000
Average Lot Sale									\$ 358,750

Detached Single Family Homes Sales in Potomac 20854 Last 5 Years Built Since 2000- 5 mile Radius from 15200 River Road

Average 4 per year
 Average sale price \$2.4m
 High sold \$4.8m
 5 sold over \$3m

At 25% Lot Cost to Average Sale Price= \$529,656/Lot

Distance	Mls Status	Address	Subdivision/Neighborhood	Contract Date	List Price	Close Price	25% Est Lot Cost	Beds	BA	5 BA	Tax SF	CDOM	Year Built	Lot Size SqFt	Parking
3.9 mi	Closed	11708 Centurion Way	PALATINE SUB	8/3/2015	\$ 2,299,000	\$ 2,100,000	\$ 535,000	7	7	2	7,732	72	2009	87,120	4
4.1 mi	Closed	12217 Scarlet Tanager Dr	NONE AVAILABLE	8/5/2015	\$ 2,143,000	\$ 1,890,000	\$ 450,000	6	5	1	7,104	136	2005	27,550	3
4.6 mi	Closed	11308 Glen Rd	SADDLE RIDGE	11/11/2015	\$ 2,785,000	\$ 2,650,000	\$ 662,500	6	6	1	6,542	55	2002	87,120	5
3.8 mi	Closed	12628 Greenbriar Rd	PALATINE SUB	4/23/2016	\$ 2,399,999	\$ 2,200,000	\$ 550,000	6	7	2	6,636	60	2000	87,120	3
4.8 mi	Closed	12317 Piney Glen Ln	PINEY GLEN FARMS	6/11/2016	\$ 2,995,000	\$ 2,700,000	\$ 675,000	7	8	4	12,208	30	2011	109,336	4
1.5 mi	Closed	0 Longacres Preserve Ct	LONGACRES PRESERVE	9/8/2016	\$ 1,639,990	\$ 1,999,996	\$ 499,999	4	5	1		26	2016	87,120	3
3.1 mi	Closed	11521 Dalyn Ter	MERRY GO ROUND FARM	5/12/2017	\$ 2,195,000	\$ 2,020,000	\$ 505,000	6	5	2	6,273	344	2000	33,877	3
3.4 mi	Closed	11820 Centurion Way	PALATINE SUB	10/11/2017	\$ 2,485,000	\$ 2,315,000	\$ 578,750	6	9	2	8,704	203	2004	87,120	3
5.0 mi	Closed	10725 Ardhave Pl	POTOMAC OUTSIDE	7/14/2018	\$ 2,285,000	\$ 1,900,000	\$ 475,000	4	5	1	5,657	69	2002	88,427	3
4.5 mi	Closed	11400 Glen Rd	SADDLE RIDGE	9/15/2018	\$ 2,499,000	\$ 2,250,000	\$ 562,500	4	5	2	6,260	236	2002	87,120	5
3.0 mi	Closed	11505 Morning Ride Dr	MERRY GO ROUND FARM	9/21/2018	\$ 2,498,000	\$ 2,162,500	\$ 540,625	4	5	1	4,588	332	2005	28,704	3
4.5 mi	Closed	11206 Alberrymtle Rd	DARNESTOWN OUTSIDE	10/28/2018	\$ 2,295,000	\$ 2,050,000	\$ 512,500	6	6	3	5,824	423	2006	25,320	3
2.4 mi	Closed	13311 Brass Ring Pl	MERRY GO ROUND FARM	1/4/2019	\$ 1,995,000	\$ 1,900,000	\$ 475,000	6	5	3	7,710	74	2005	91,476	4
5.0 mi	Closed	10619 Rivers Bend Ln	MARWOOD	3/23/2019	\$ 2,150,000	\$ 1,800,000	\$ 450,000	4	3	2	5,661	46	2009	46,198	3
3.8 mi	Closed	11725 Centurion Way	PALATINE	7/15/2019	\$ 2,199,000	\$ 2,050,000	\$ 512,500	6	6	1	9,205	1	2007	52,549	8
2.3 mi	Closed	11501 Evening Ride Dr	MERRY GO ROUND FARM	10/25/2019	\$ 2,375,000	\$ 2,200,000	\$ 550,000	7	9	3	15,289	420	2000	87,120	6
3.1 mi	Closed	11404 Glen Rd	MERRY GO ROUND FARM	12/12/2019	\$ 2,100,000	\$ 2,000,000	\$ 500,000	5	5	1	9,098	109	2005	81,232	9
4.5 mi	Closed	11404 Glen Rd	SADDLE RIDGE	1/22/2020	\$ 2,150,000	\$ 1,975,000	\$ 493,750	5	5	2	6,908	73	2001	31,837	3
4.2 mi	Closed	11208 Spur Wheel Ln	SADDLE RIDGE	6/15/2020	\$ 2,350,000	\$ 2,250,000	\$ 562,500	5	5	2	7,310	5	2003	87,120	3
3.6 mi	Active	11808 Centurion Way	PALATINE SUB	6/21/2020	\$ 2,095,000	\$ 2,050,000	\$ 512,500	5	6	1	7,334	10	2016	92,347	7
4.6 mi	Active	11510 Highland Farm Rd	SADDLE RIDGE		\$ 12,000,000			6	5	1	10,160	106	2001	87,120	3
3.8 mi	Active	11720 Centurion Way	PALATINE		\$ 3,300,000			7	10	3	21,022	60	2001	125,888	26
2.3 mi	Active	12017 Evening Ride Dr	MERRY GO ROUND FARM		\$ 1,875,000			6	6	3	11,276	25	2002	87,120	14
							Average Lot price @ 25%			\$	529,656				
							Ave Sale Price			\$	2,118,625				