

Property Address: HAMMONDS LN. BALTIMORE MD 21225

Legal Subdiv/Neighborhood: ANDOVER

Incorporated City:

Owner Name: WILLIAM C PALMER

Addtl:

MAILING ADDRESS: 2816 FLORIDA AVE, HALETHORPE, MD 21227 3636

LEGAL DESCRIPTION: PT LT 10 PL 1 HAMMONDS LN ANDOVER

Mag/Dist #: 5

Election District: 5

Section:

Map Suffix:

Historic ID:

Tax Year 2017

Lot: 10

Legal Unit #:

Subdiv Ph:

Suffix:

Agri Dist:

Condo/Coop Project:

Company Owner:

Care of Name:

Absent Owner: Yes

City Tax:

Refuse: \$298

Homestd/Exempt Status:

Mult. Class:

Tax Levy Year: 2017

Tax Rate: 1.02

Total Tax Bill: \$1,958

State/County Tax: \$1,660

Spec Tax Assmt:

Front Foot Fee:

Exempt Class:

Tax Class:

ASSESSMENT

Year Assessed

2017

2016

2015

Total Tax Value

\$162,933

\$151,600

\$145,933

Land

\$168,600

\$151,600

\$134,600

Improvement

\$0

\$0

\$0

Land Use

DEED

Transfer Date

31-Oct-1983

Deed Liber: 3657

Price

\$30,000

Grantor

Deed Folio: 698

Grantee

PALMER, WILLIAM C SR

PROPERTY DESCRIPTION

Year Built: 0

Irregular Lot:

Land Use Code: Commercial

Property Class: C

Zoning Desc: HIGHWAY COMMERCIAL

Prop Use: COMMERCIAL

Building Use:

Lot Description:

Zoning Code: C4

Square Feet: 25,467

Plat Liber/Folio: /

Quality Grade:

Xfer Devel.Right:

Site Influence: NON-INCOME PRODUCI

Census Trct/Blck: /

Acreage: 0.59

Property Card:

Road Description:

Road Frontage:

Topography:

Sidewalk:

Pavement:

STRUCTURE DESCRIPTION

Construction:

Story Type:

Description:

Dimensions:

Area:

Section 1

Section 2

Section 3

Section 4

Section 5

Foundation:

Ext Wall:

Stories:

Total Building Area:

Patio/Deck Type:

Balcony Type:

Attic Type:

Rooms:

Bedrooms:

Full Baths:

Half Baths:

Baths:

Other Rooms:

Other Amenities:

Appliances:

Gas:

Electric:

Sq Ft:

Sq Ft:

Sq Ft:

Roofing:

Style:

Units:

Fireplace Type:

Bsmt Type:

Bsmt Tot Sq Ft:

Bsmt Fin Sq Ft:

Bsmt Unfin Sq Ft:

Living Area: 0

Porch Type:

Pool Type:

Roof Type:

Air Conditioning:

Interior Floor:

Outbuildings:

Sewer:

Underground:

of Dormers:

Year Remodeled:

Model/Unit Type:

Base Sq Ft:

Sq Ft:

Sq Ft:

Fireplaces:

Garage Type:

Garage Const.:

Garage Sq Ft:

Garage Spaces:

Fuel:

Walls:

Tax Record Updated: 09-Oct-2017

Courtesy of: Susan Rosko-Thomas

Home: (410) 859-5000

Cell: (410) 303-1551

Company: CRCT, LLC

Office: (410) 401-0571

Office: (410) 859-5000

Email: susancrct@comcast.net

Fax: (410) 600-6125

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Information is believed to be accurate, but should not be relied upon without verification.
Accuracy of square footage, lot size and other information is not guaranteed.



Restricted Summary Report

LAND APPRAISAL REPORT

File No. 5605L608

Borrower William C Palmer
 Property Address Hammonds Lane
 City Brooklyn Census Tract 7502.01 Map Reference AA 2 J 7
 Legal Description Lot 10 Plat 1 Andover County Anne Arundel State MD Zip Code 21225
 Sale Price \$ N/A Date of Sale N/A Loan Term N/A yrs. Property Rights Appraised Fee Leasehold De Minimis PUD
 Actual Real Estate Taxes \$ 570.62 (yr) Loan charges to be paid by seller \$ N/A Other sales concessions N/A
 Lender/Client William C Palmer Appraiser Rick G. Acker Address 5 Short Street, Baltimore, MD 21225-3725
 Occupant Vacant Instructions to Appraiser Appraise lot, "as is"

NEIGHBORHOOD

Location Urban Suburban Rural
 Built Up Over 75% 25% to 75% Under 25%
 Growth Rate Fully Dev. Rapid Steady Slow
 Property Values Increasing Stable Declining
 Demand/Supply Shortage In Balance Oversupply
 Marketing Time Under 3 Mos. 4-6 Mos. Over 6 Mos.
 Present Land Use 95% 1 Family 2-4 Family % Apts. % Condo 2% Commercial
 % Industrial 2% Vacant 1% OTHER
 Change in Present Land Use Not Likely Likely (*) Taking Place (*)
 Predominant Occupancy Owner Tenant 2 % Vacant
 Single Family Price Range \$ 25,000 to \$ 590,000 Predominant Value \$ 297,000
 Single Family Age New yrs to 145 yrs. Predominant Age 47 yrs

Employment Stability Good Avg. Fair Poor
 Convenience to Employment
 Convenience to Shopping
 Convenience to Schools
 Adequacy of Public Transportation
 Recreational Facilities
 Adequacy of Utilities
 Property Compatibility
 Protection from Detrimental Conditions
 Police and Fire Protection
 General Appearance of Properties
 Appeal to Market

Comments including those factors, favorable or unfavorable affecting marketability (e.g. public parks, schools, view, noise). There is convenient access to shopping, public emergency facilities, an agencies, desirable public and private businesses, schools and religious affiliations. There is access to public transportation. There is a small established community of median priced mixed designed detached single family homes in a relatively stable market area, with some spot/tract development within the market area.

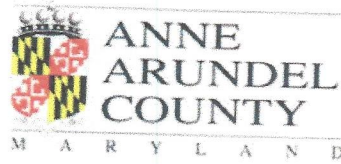
Dimensions 78.83 X 259.89 X 99.70 X 234.67 X 22.37 X 24.36 = 25,467 or 58 Sq. Ft. or Acres
 Zoning classification C-4, Highway Commercial Present improvements do do not conform to zoning regulations
 Highest and best use Present use Other (specify) Developed to a C-4 use Corner Lot
 Public Other (Describe) OFF SITE IMPROVEMENTS
 Elec. Available Street Access Public Private Topo Basically Level
 Gas Available Surface Asphalt Size .58 Acre/Average
 Water Available Maintenance Public Private Shape Basically Rectangular
 San. Sewer Available Storm Sewer Curb/Gutter View Subn/Rsdntl/Avg
 Underground Elect. & Tel Sidewalk Street Lights Drainage Appears Adequate

Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions): There are no abnormal physical, functional and/or external inadequacies. There is a large construction landfill that borders the subjects rear of its lot (see aerial photo attached), this appears not to have too much of an adverse affect on the subjects marketability. There is also an Anne Arundel County Police Department station directly across the street from the subject lot.

The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	Hammonds Lane Brooklyn MD 21225	8212 Fort Smallwood Road Curtis Bay, MD 21226	548 Arundel Road Glen Burnie, MD 21061	7545 Old Coaling Road Harmans, MD 21077
Proximity to Subject		6.49 miles	3.59 miles	4.98 miles
Sales Price	\$ N/A	\$ 125,000	\$ 132,500	\$ 190,000
Price per SQFT	\$ 7.86	\$ 3.50	\$ 13.83	\$ 3.03
Data Source	Deed/Tax Rods	Ext Insp/Deed/Tax/DOM 118	Ext Insp/Deed/Tax/DOM 65	Ext Insp/Deed/Tax/DOM 72
Date of Sale and Time Adjustment	N/A	02/28/2005 +(-)\$ Adjust +3,100	12/16/2005 +(-)\$ Adjust +13,000	03/29/2006 +(-)\$ Adjust -19,000
Location	Andover	Greenland Beach	Arundel Manor	Harmans
Site/View	.58 Acre/Subn/Avg	.82 Acre/Subn/Avg	22 Acre/Subn/Avg	1.44 Acres/Average
Exterior Amenities	N/A	Foundations/Fence	N/A	N/A
Topography	Gently Rolling	Basically Level	Basically Level	Basically Level
Zoning	C-4	C-3	W-1	W-2
Improvements	Gravel Driveway	Black Top	Gravel/Sliding Gate	None Reported
Sales or Financing Concessions	N/A	Cash	Cash	Cash
Net Adj. (Total)	None Reported	None Reported	\$1000	None Reported
Indicated Value of Subject		<input checked="" type="checkbox"/> + - \$ 8,100	<input checked="" type="checkbox"/> + - \$ 33,000	<input checked="" type="checkbox"/> + - \$ 1,000
		Net 6.5 % \$ 133,100	Net 24.9 % \$ 165,500	Net 0.5 % \$ 191,000

Comments on Market Data: The subject is compatible with the neighborhood. The estimated value by the sales comparison approach was arrived at by bracketing the adjusted sales prices of the comparables with the most weight going to the most similar Comp (4). The sales comparison approach is considered the most reliable indicator of EMV since it best reflects the interactions of the buyers/sellers a reasonable time frame. Comments and Conditions of Appraisal: The scope of this report is to assist the client in established an estimated value for the subject property "as is" using USPAP and Fannie Mae Guidelines.



REQUEST NO: _____

Administrative Changes to the Zoning District Lines Request Form

The following information is to be completed by the applicant – typewritten or printed.

Applicant's Name: William C. Palmer, Sr.
Applicant's Address: ~~5000~~ Baltimore, MD ~~21225~~ 2816 FLA. AVE. HALETHORPE MD. 21227
Applicant's Contact Phone: 443-717-1436
Property address or location: Hammonds Lane, Baltimore, MD 21225-3725
Part Lot 10, Plat 1, Hammonds Lane, Andover - See attached metes and bounds drawing

Tax Account # 05-09111200 Tax Map 4 Block 5 Parcel(s) 20, Lt 10

Name, Address & Tax Account # of all owners of the property directly impacted by the proposed line adjustment:

NAME	ADDRESS	TAX ACCOUNT#
1. Timothy & Rebecca Kouneski	602 Hammonds Court, Baltimore, MD 21225	05-024-90035727
2. Ronald & Marcine Schelhouse	606 Hammonds Court, Baltimore, MD 21225	05-024-90035729
3. Mario & Carmella Foreman	608 Hammonds Court, Baltimore, MD 21225	05-024-90035730
4. Belle Grove Corporation	6931 Baltimore-Annapolis Blvd 21225	05-022-90102212
5. Rubin & Adrienne McCollum	Hammonds Lane, Baltimore, MD - Lot 8	05-22-09108400
6. 604 Hammonds Lane LLC	604 Hammonds Ct, Baltimore, MD 21225	05-24-90035728

Detailed description outlining the specifics of the administrative change to zoning district line:

- More accurate parcel information as indicated by the attached survey or: Metes and Bounds Drawing and Legal Description, Official Zoning Map, County Zoning Map/1:2,400 scale, Utilities/Easements Map. For reference: MD SDAT Tax Map, Plat of contiguous subdivision (see 1-3 above)
- Other Lots 2 through 8 are zoned C-4. About 75% of Lot 10 is zoned C-4. The remainder is zoned R-5. Lots 12 through 16 are zoned R-5. The property to the north is zoned R-5 and is used by Belle Grove Corporation, which runs a facility which disposes of clean dirt & aggregate, and provides topsoil, fill, clay and concrete & asphalt recycling. I would like to request a lot line correct to permit all of Lot 10 to be C-4.

- Supporting documents provided: Survey Plat – digital file & a paper copy
 Recorded Plat – digital file & a paper copy Site Plan- digital file & a paper copy
 Other See list of documents above. All are provided in digital and paper format.

Applicant Signature _____

Date _____

To be completed by Research/GIS Division of the OPZ

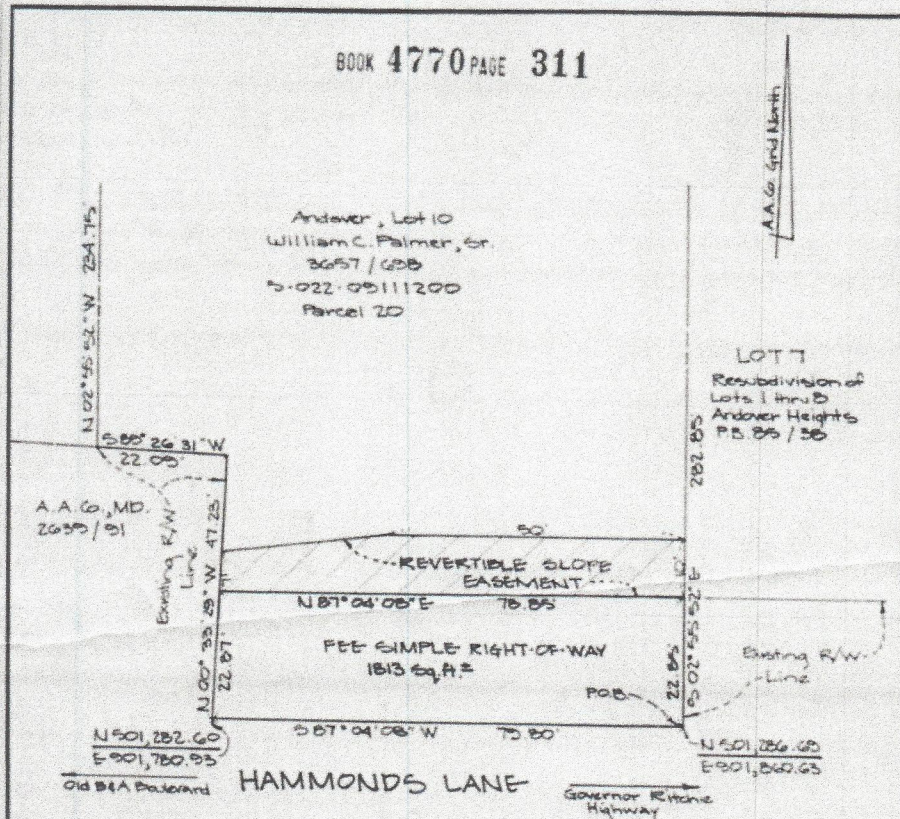
Date all information received _____ More infor. requested: _____

Date notice mailed to impacted property owners: _____

Date comments received: Zoning _____ LRP _____

Date change approved: _____ Change denied: _____

Date change to digital zoning map completed: _____



Mail to
A A Co

MCCRONE, INC.
Engineers-Planners-Surveyors
20 Eidgeley Avenue
Annapolis, Maryland
(301) 267-8621

DRAWN BY	L.C.B.	COUNTY OF ANNE ARUNDEL DEPARTMENT OF PUBLIC WORKS HAMMONDS LANE PROPERTY OF WILLIAM C. PALMER, SR.	SCALE	1" = 20'	REVISIONS	
TRACED BY	C.A.E.		DATE	April, 1988	DATE	BY
CHECKED BY	R.E.L.		PROJECT NO.	12054	6-23-88	L.C.B.
DRAWING NO.	1251		APPROVED			
TCA JOB No. 10140892			CHIEF ENGINEER			

From: Donald Dyott Jr. dddyott22@ascourty.org
Subject: Re: Hammonds Lane - Zoning Lot Line Adjustment
Date: March 21, 2016 at 8:17 AM
To: Susan Jones valuationsystems@icloud.com

Ms. Jones,

No need to resubmit a whole new packet, you can just do a revised first page and a copy of the survey. Thanks and have a great day.

Donnie

On Fri, Mar 18, 2016 at 2:12 PM, Susan Jones <valuationsystems@icloud.com> wrote:
Hi Donnie

Mr. Palmer and I met with you in December about a zoning lot line adjustment. He is in the process of completing the survey you requested, which includes a digital file and paper copy.

I was reviewing the application that I submitted to you and double checking the property ownership. The MD SDAT tax records still reference an older plat for the subdivision to the west (the old one is 68-49, the new one is 85-38 per the land records). The new plat shows one more contiguous property owner which should be added to the list for contact - 604 Hammonds Lane LLC, 604 Hammonds Court, Baltimore, MD 21225.

In listing the property owners to be notified, I just included those properties which actually abutted the subject. I did not include every property owner in the small subdivision. I also did not include property owners on the opposite side of the street. Is this sufficient? Tax maps are below so you can take a look.

Is it possible to just submit a revised first page of the application, the survey, and a copy of this plat of the contiguous subdivision, or should I do a full submission packet?

Thanks,

Susan

Susan M. Jones, MAI
Valuation Systems, LLC
519 St. Francis Road
Towson, MD 21286
[443-263-5919](tel:443-263-5919)
valuationsystems@me.com

Susan M. Jones, MAI
Valuation Systems, LLC
519 St. Francis Road
Towson, MD 21286

LIMITED LAND APPRAISAL OF REAL PROPERTY

LOCATED AT:

Hammonds Lane
Lot 10 Plat 1 Andover
Brooklyn, MD 21225

FOR:

William C Palmer
5 Short Street
Baltimore, MD 21225-3725

AS OF:

August 3, 2006

BY:

Rick G. Acker
A.A. Appraisal Associates
105 Juniper Drive
Glen Burnie, MD 21060-6629
410-761-8078 Fax 410-761-4904
5611608

From: Susan Jones valuationsystems@icloud.com
 Subject: Hammonds Lane - Zoning Lot Line Adjustment
 Date: March 18, 2016 at 2:12 PM
 To: Donald Dyott Jr pzdyott22@aacounty.org
 Cc: Bill Palmer palmerhouseuph@earthlink.net



Hi Donnie,

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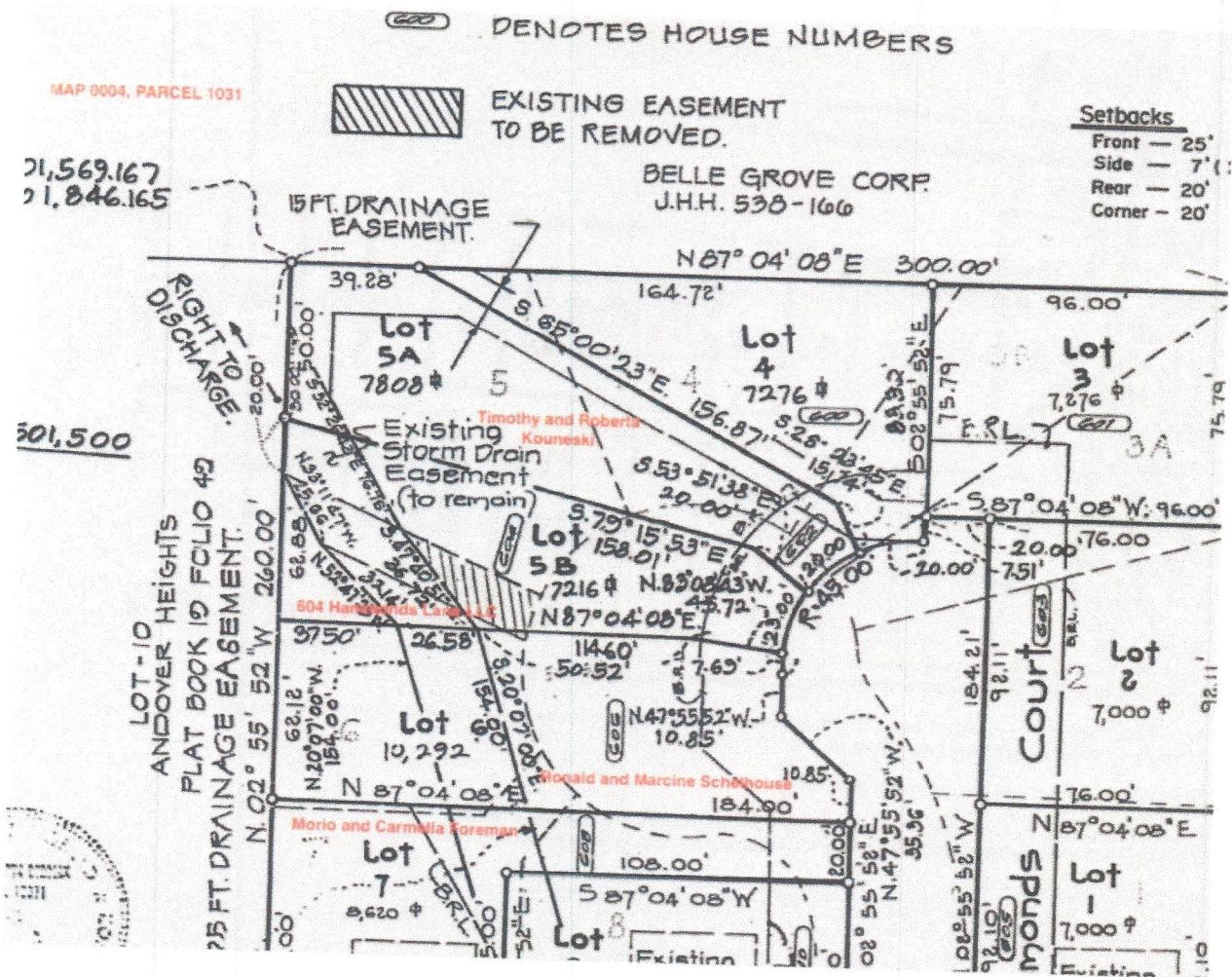
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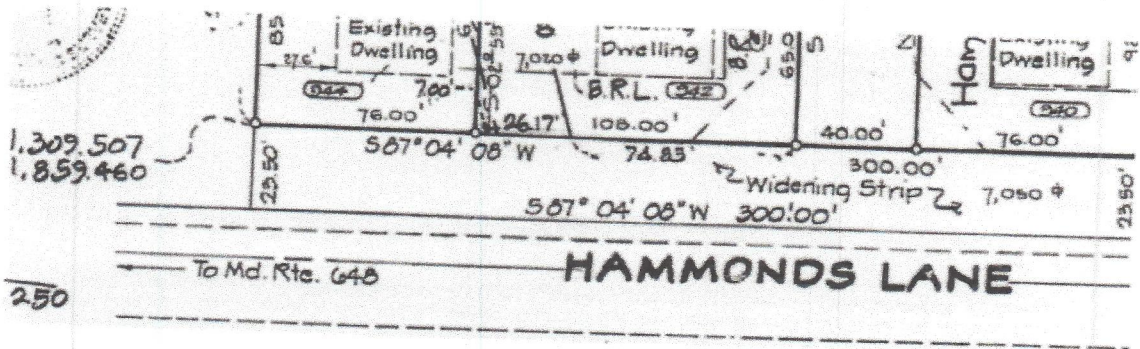
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Thanks,

Susan

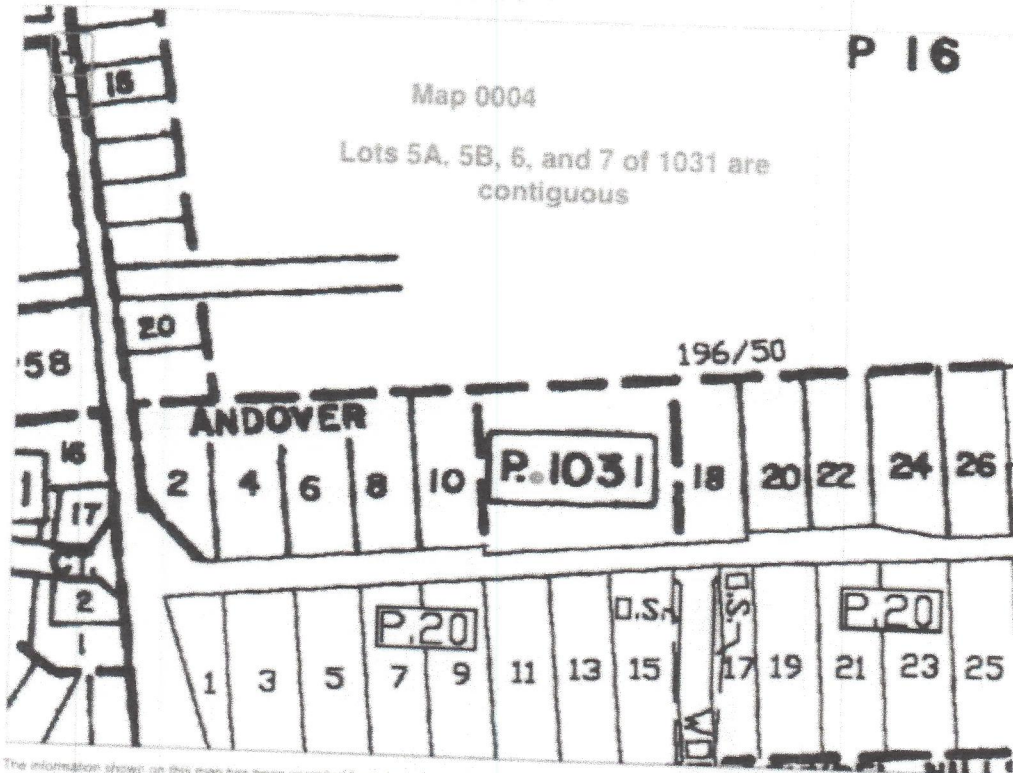




Anne Arundel County

New Search: <http://sdet.state.maryland.gov/RealProperty/>

District: 05 Subdivision: 024 Account Number: 90035730

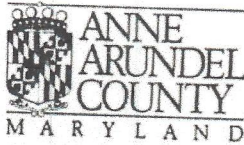


The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Lane Recorder office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).



ARUNDEL CENTER
P.O. BOX 1831
ANNAPOLIS, MARYLAND 21404

July 21, 1989

OFFICE OF PLANNING AND ZONING

Mr. C. Bowie Rose
Glenco Realty & Investment Company
Glenco Building, Rowe Blvd.
Annapolis, Maryland 21401

Re: Palmer Property, Tax Map 4, Blk 5
Parcel 20 "Lot 10" Plat #836
Andover Plat No. 1

Dear Mr. Rose:

It is the position of this office that the property as referenced above was zoned R5 Residential in its entirety via the Comprehensive Zoning Process for the Fifth Assessment District effective June 12, 1989. One might be able to make a case that the property is split zoned, R5 on the east with a small portion of C4 zoning on the west, by scaling the various maps. However, it should be noted that there can be some distortion in the duplication and printing process. Amendment 71 of Bill 5-89 indicates that there was no Council Petition on the area covered by the amendment while the property at issue here was petitioned before the Council under CC 05-008. Additionally, in researching the paperwork relative to the amendment, our preliminary drawings clearly show that Lot 10 was not to be part of the amendment.

I have attached a copy of the amendment along with the paperwork from which the amendment was drafted in support of our position. Should have any questions please feel free to give me a call at 280-1880.

Sincerely,

A handwritten signature in cursive script that reads "Larry Burkins".

Larry Burkins
Zoning Administrator

Attachment

LB/nme

AMENDMENT TO BILL NO. 5-89

March 15, 1989

Introduced by Mr. Sophocleus, Councilman

REVISED COPY

Amendment No. 71

On page 6 following line 46 of the second amended bill, add the following:

"On Map N3 of the Fifth Assessment District, change the hatched area from R5 and R15 to C4 and R5 as shown on Exhibit N3-A, incorporated herein by reference, being an area of 18 acres more or less, located in the northeast corner of Baltimore-Annapolis Blvd and the Baltimore Beltway and owned by multiple owners."

EXHIBIT N3-A

BILL NO. 5-89

Amendment No. 71

R5 TO C4

HAMMONDS

L.A.

R15 TO R5

2-R15-5

2-R5

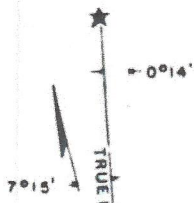
TAX DISTRICT: 5
SHEET NO. N3

 AREA OF CHANGE

 MARCH 7, 1988 LINE

 PROPOSED REVISED ZONING LINE

PET. & CC. NONE



AMENDMENTS TO BILL NO. 5-89

Introduced by

Amendment No.

On page of the amended bill following line , add the following:

"On Map N 3 ~~and~~ of the 7th Assessment District

change the hatched area from P5+P15 to 04&P5 as shown on Exhibit N 3 - A.

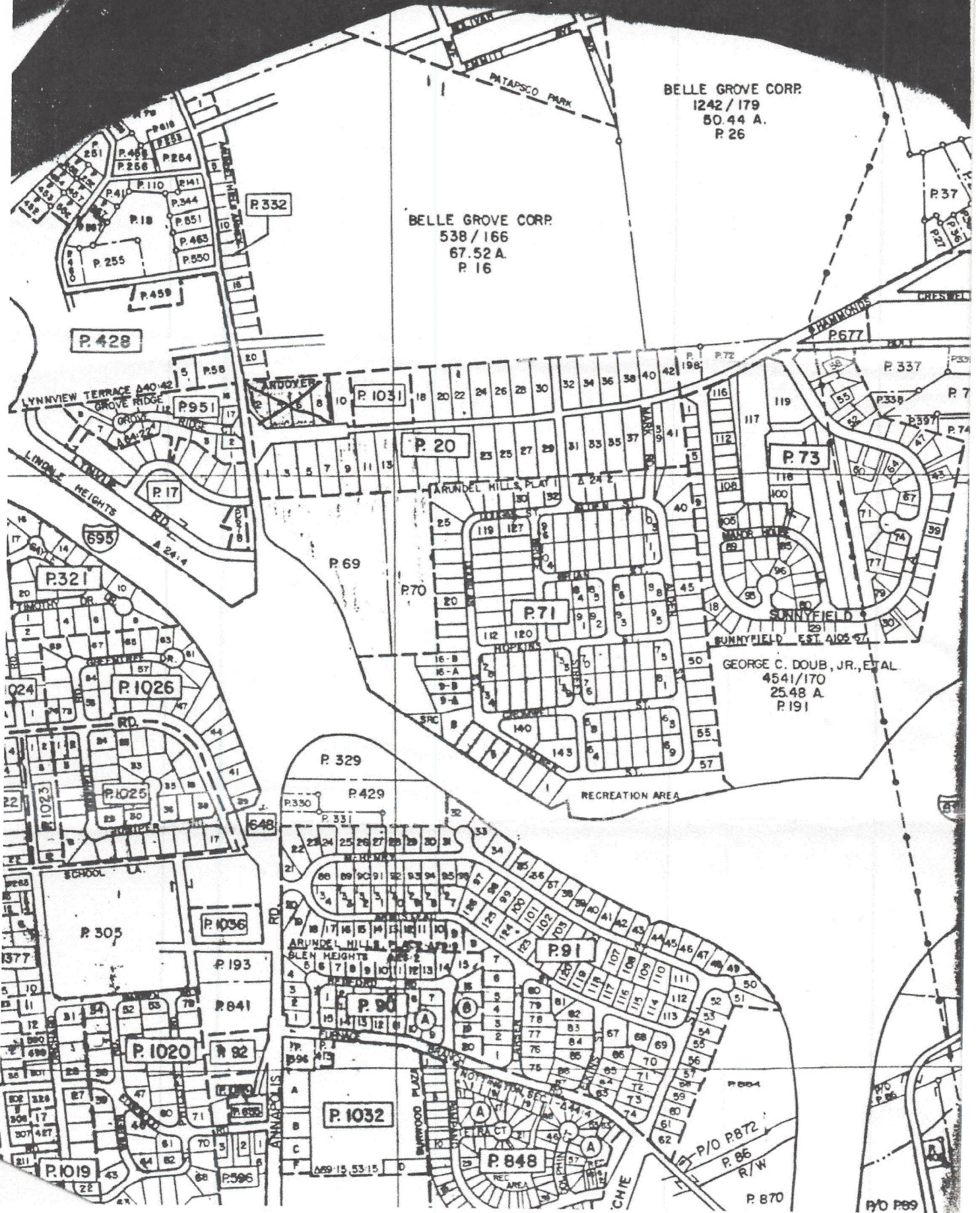
incorporated herein by reference, being an area of 18 acres more or

less located in the northeast corner of Baltimore
Annapolis Blvd and the Baltimore Bellway

and owned by multiple owners

more particularly described in Liber ~~_____~~, Folio ~~_____~~ of the land

records of Anne Arundel County.



BELLE GROVE CORP.
1242 / 179
50.44 A.
P 26

BELLE GROVE CORP.
538 / 166
67.52 A.
P 16

GEORGE C. DOUB, JR., ET AL.
4541 / 170
25.48 A.
P 191

P. 428

P. 332

P. 951

P. 1031

P. 20

P. 73

P. 1026

P. 71

P. 329

P. 305

P. 1036

P. 1020

P. 1032

P. 91

P. 848

P/O P. 872

P. 870

P/O P. 89

695

648

67

SCHOOL LA.

ANNAPOLIS RD.

SUNWOOD PLAZA

CHITE

LYNNVIEW TERRACE
GROVE RIDGE
LINDALE HEIGHTS RD.

695

ARUNDEL HILLS PLAY

HOPKINS

SUNNYFIELD

BUNNYFIELD EST. 4105

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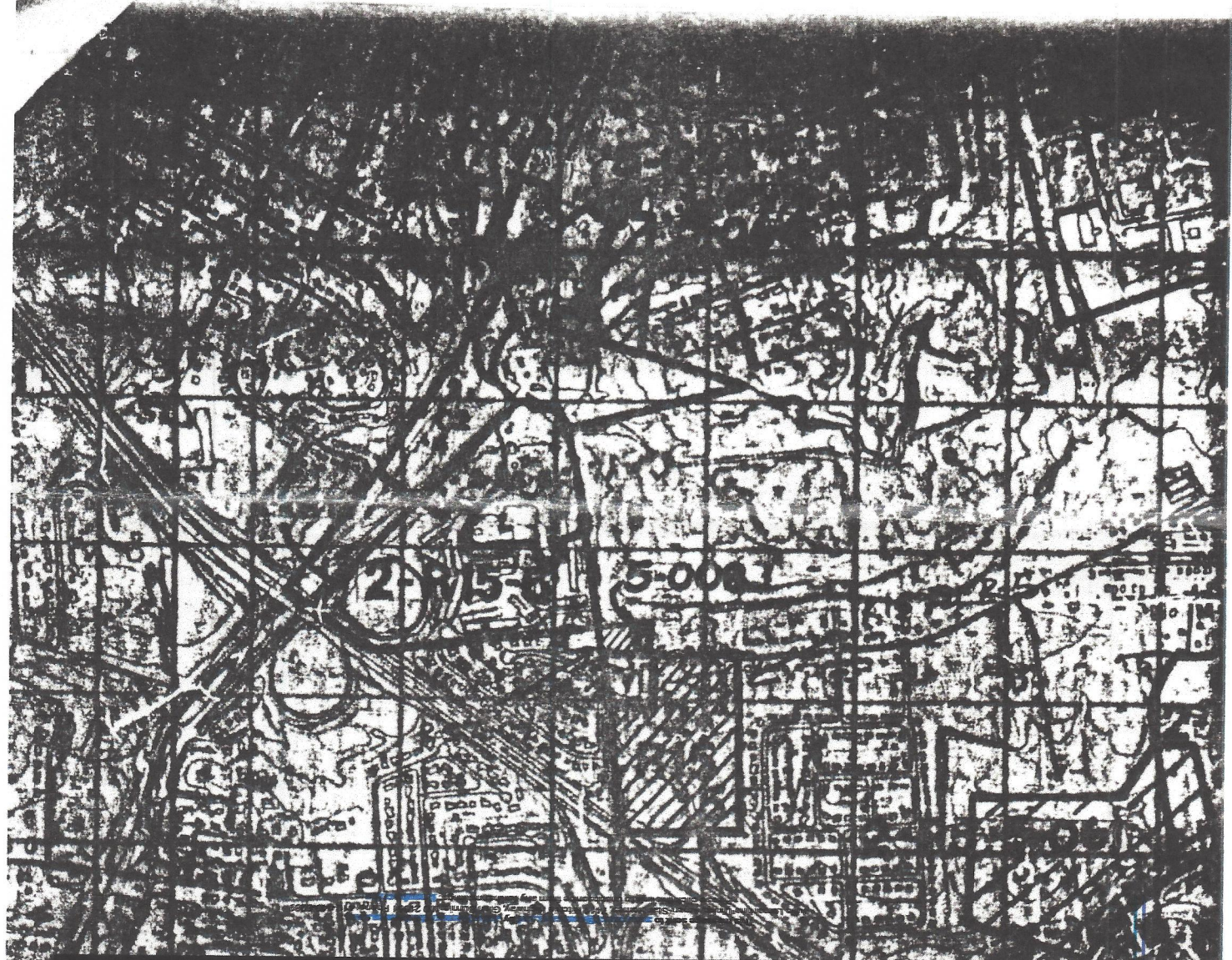
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2015 5-008

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theamericashomes.com

1-800-551-0000



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