

MB 7/1/19

Search Result for HOWARD COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration								
Tax Exempt:	Special Tax Recapture:									
Exempt Class:	NONE									
Account Identifier:	District - 05 Account Number - 406080									
Owner Information										
Owner Name:	REUSTER JAMES G REUSTER MICHELLE	Use: RESIDENTIAL Principal Residence: YES								
Mailing Address:	12978 LINDEN CHURCH RD CLARKSVILLE MD 21029-	Deed Reference: /17362/ 00101								
Location & Structure Information										
Premises Address:	12978 LINDEN CHURCH RD CLARKSVILLE 21029-0000	Legal Description: LOT 4 3.102 A 12978 LINDEN CHURCH RD N TWELVE HILLS S 1								
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	7391
0028	0016	0381		0000			4	2017	Plat Ref:	
Special Tax Areas:			Town:			NONE				
			Ad Valorem:			100				
			Tax Class:							
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use						
1989	3,278 SF	800 SF	3.1000 AC							
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation				
2	YES	STANDARD UNIT	SIDING	2 full/ 1 half	1 Attached					
Value Information										
	Base Value	Value	Phase-in Assessments							
		As of	As of	As of						
		01/01/2017	07/01/2018	07/01/2019						
Land:	345,700	345,700								
Improvements	342,400	355,700								
Total:	688,100	701,400	696,967	701,400						
Preferential Land:	0			0						
Transfer Information										
Seller: BUSCHER STEVEN			Date: 01/04/2017			Price: \$750,000				
Type: ARMS LENGTH IMPROVED			Deed1: /17362/ 00101			Deed2:				
Seller: MONTGOMERY BRUCE G			Date: 06/25/2003			Price: \$653,000				
Type: ARMS LENGTH IMPROVED			Deed1: /07304/ 00176			Deed2:				
Seller: ALTOGETHER LIMITED PARTNERSHIP			Date: 05/12/1988			Price: \$95,700				
Type: ARMS LENGTH IMPROVED			Deed1: /01825/ 00118			Deed2:				
Exemption Information										
Partial Exempt Assessments:	Class			07/01/2018	07/01/2019					
County:	000			0.00						
State:	000			0.00						
Municipal:	000			0.00 0.00	0.00 0.00					
Tax Exempt:				Special Tax Recapture:						
Exempt Class:				NONE						
Homestead Application Information										
Homestead Application Status: Approved 09/21/2017										
Homeowners' Tax Credit Application Information										

1. This screen allows you to search the Real Property database and display property records.
2. Click [here](#) for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.

FISHER COLLINS & CARTER, INC.

8388 Court Avenue
ELLICOTT CITY, MD 21043

(301) 461-2855

LETTER OF TRANSMITTAL

DATE May 20, 1987	JOB NO. 30231
ATTENTION SIO	
RE: ALTOGETHER SUBDIVISION	

TO HOWARD COUNTY HEALTH DEPARTMENT
COURT HOUSE SQUARE
ELLICOTT CITY MARYLAND 21043

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

- Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order _____

COPIES	DATE	NO.	DESCRIPTION
1			PRINT OF THE APPROVED PERC CERTIFICATION DRAWING FOR LOTS 1-6

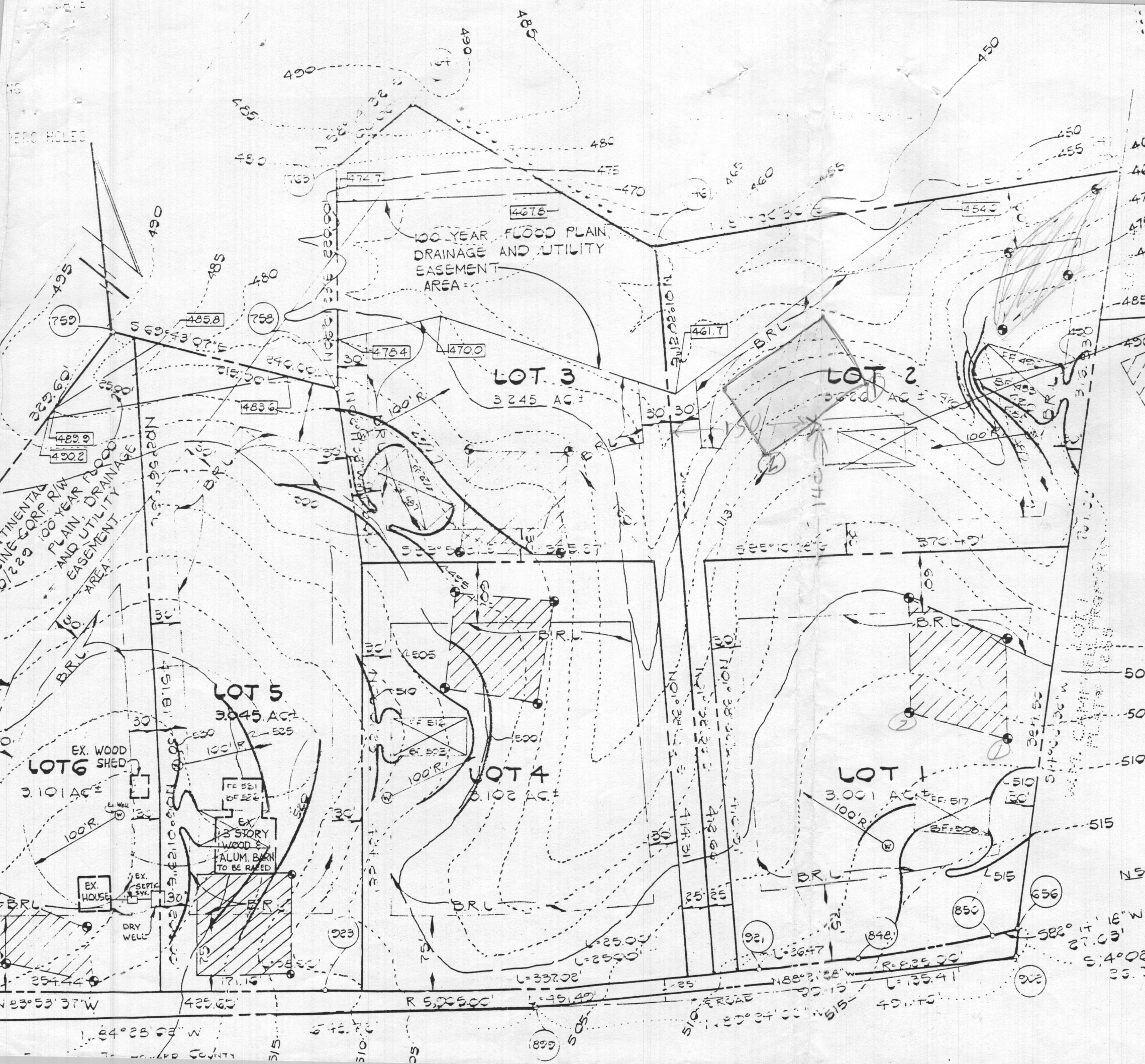
THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit _____ copies for approval
 For your use Approved as noted Submit _____ copies for distribution
 As requested Returned for corrections Return _____ corrected prints
 For review and comment _____
 FOR BIDS DUE _____ 19 _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

COPY TO FILE HOWARD COUNTY LAND SERVICES

SIGNED: Charles J. Conner



VICINITY MAP
SCALE 1"=1200'

1. THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF HEALTH AND MENTAL HYGIENE FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICE SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
2. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF HEALTH AND MENTAL HYGIENE.

OK

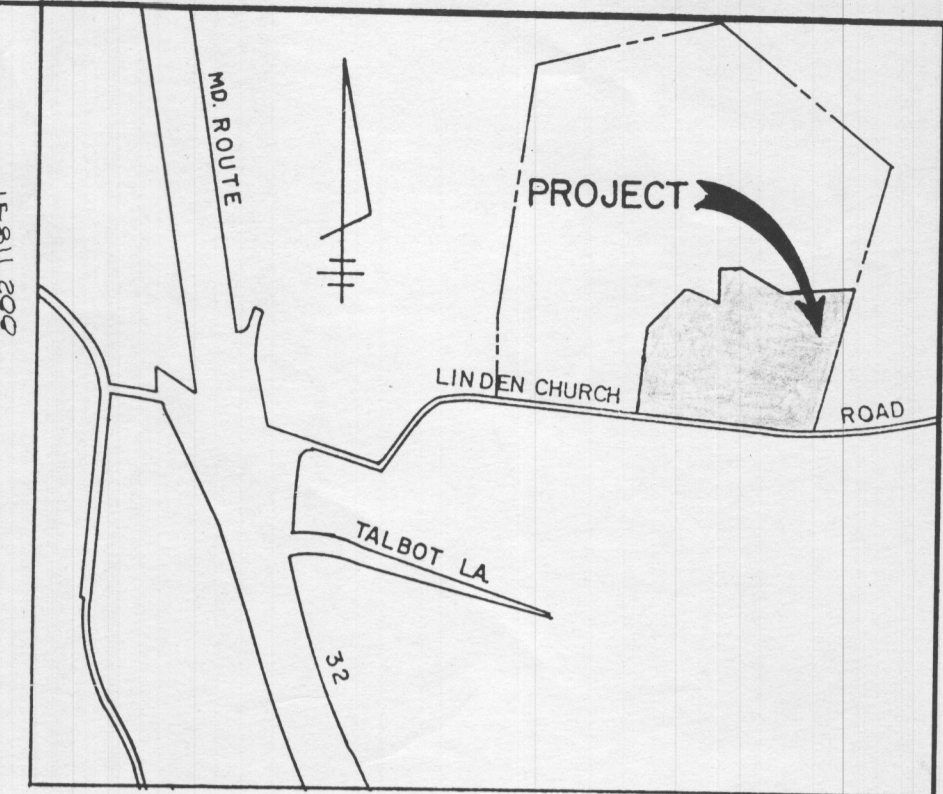
**PERG CERTIFICATION DRAWING
ALTOGETHER**

SECTION ONE
LOTS 1-6

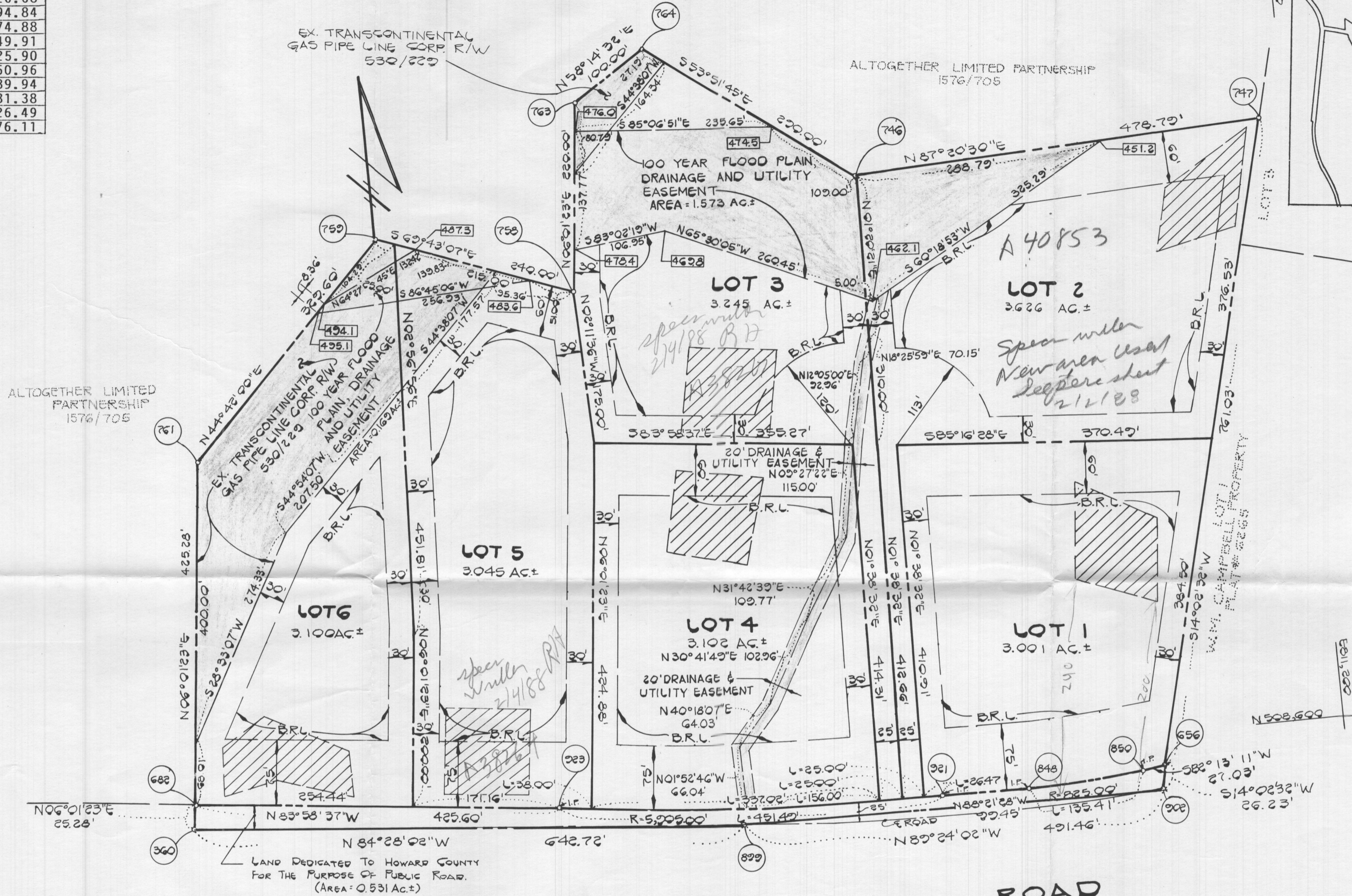
COORDINATE TABULATION		
NO.	NORTH	EAST
360	508605.29	809850.21
656	508563.62	810987.74
682	508630.42	809852.86
746	509279.70	810694.11
747	509301.91	811172.39
758	509179.30	810351.80
759	509262.49	810126.68
761	509028.21	809894.84
763	509398.09	810374.88
764	509450.72	810549.91
848	508552.74	810825.90
850	508559.96	810960.96
899	508543.32	810489.94
902	508538.18	810981.38
921	508555.59	810726.49
923	508585.76	810276.11

CURVE DATA					
CURVE	RADIUS	LENGTH	TANGENT	Δ	CHORD BEARING & DISTANCE
850-848	825.00'	135.41'	67.86'	09°-24'-14"	S 86°-56'-25" W, 135.25'
921-923	5905.00'	451.49'	225.86'	04°-22'-51"	N 86°-10'-03" W, 451.39'

NOTE:
FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION SNOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF FLAG OR PIPE STEM AND THE ROAD R/W AND NOT ONTO THE FLAG OR PIPE STEM DRIVEWAY.



100 YEAR FLOODPLAIN, RAINAGE AND UTILITY EASEMENT TABULATION	
LOT NO.	ACREAGE
2	0.505 AC.
3	1.068 AC.
5	0.113 AC.
6	0.056 AC.
TOTALS	1.742 AC.



- NOTES:
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF HEALTH AND MENTAL HYGIENE FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
 - THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF HEALTH AND MENTAL HYGIENE.
 - SUBJECT PROPERTY ZONED "R" PER 8/2/85 COMPREHENSIVE ZONING PLAN.
 - 461.7 - DENOTES APPROXIMATE ELEVATION OF 100 YEAR FLOOD LEVEL.
 - THE COORDINATES SHOWN HEREON ARE BASED ON THE MARYLAND STATE GRID SYSTEM AND DERIVED FROM THE FOLLOWING HOWARD COUNTY CONTROL STATIONS:
STA. 2836001 N 508630.95 E 809498.38
STA. 2835500 N 508373.27 E 807789.01
 - EXISTING STRUCTURE ON LOTS 5 AND 6.
 - THIS PLAN IS SUBJECT TO VP 87-76.

AREA TABULATION	
1. NUMBER OF LOTS TO BE RECORDED	6
2. TOTAL AREA OF LOTS	19.119 AC. ±
3. TOTAL AREA OF ROAD DEDICATION	0.531 AC. ±
4. TOTAL AREA OF 100 YEAR FLOODPLAIN	1.742 AC. ±
5. TOTAL AREA OF SUBDIVISION	19.650 AC. ±

FISHER, COLLINS AND CARTER, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
8388 COURT AVENUE
ELLICOTT CITY, MARYLAND 21043
TEL: (301) 461-2555

OWNER AND DEVELOPER
ALTOGETHER LIMITED PARTNERSHIP
610 HOWARD COUNTY LAND SERVICES INC.
8307 MAIN STREET
ELLICOTT CITY, MARYLAND 21043

RECORDED ON 9/08 1987 PLAT 1391
AMONG THE LAND RECORDS
HOWARD COUNTY, MD
F-87-204

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.
[Signature] 9-3-87
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.
[Signature] 9.8.87
DIRECTOR DATE

APPROVED: FOR STORM DRAINAGE SYSTEMS, AND PUBLIC ROADS.
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
[Signature] 9/3/87
DIRECTOR DATE

WE, ALTOGETHER LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THE FINAL PLAT BY THE OFFICE OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, STORM DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROAD OR STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERCTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY. WITNESS OUR HANDS THIS 26 DAY OF August 1987.
[Signature] JACK H. PECHTOR
[Signature] WITNESS




SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY HUGH B. HILL, JR. AND ELEANOR J. HILL, HIS WIFE, TO ALTOGETHER LIMITED PARTNERSHIP, BY DEED DATED DECEMBER 22, 1986 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1576 AT FOLIO 705 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, MARYLAND AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.
[Signature] 8/25/87

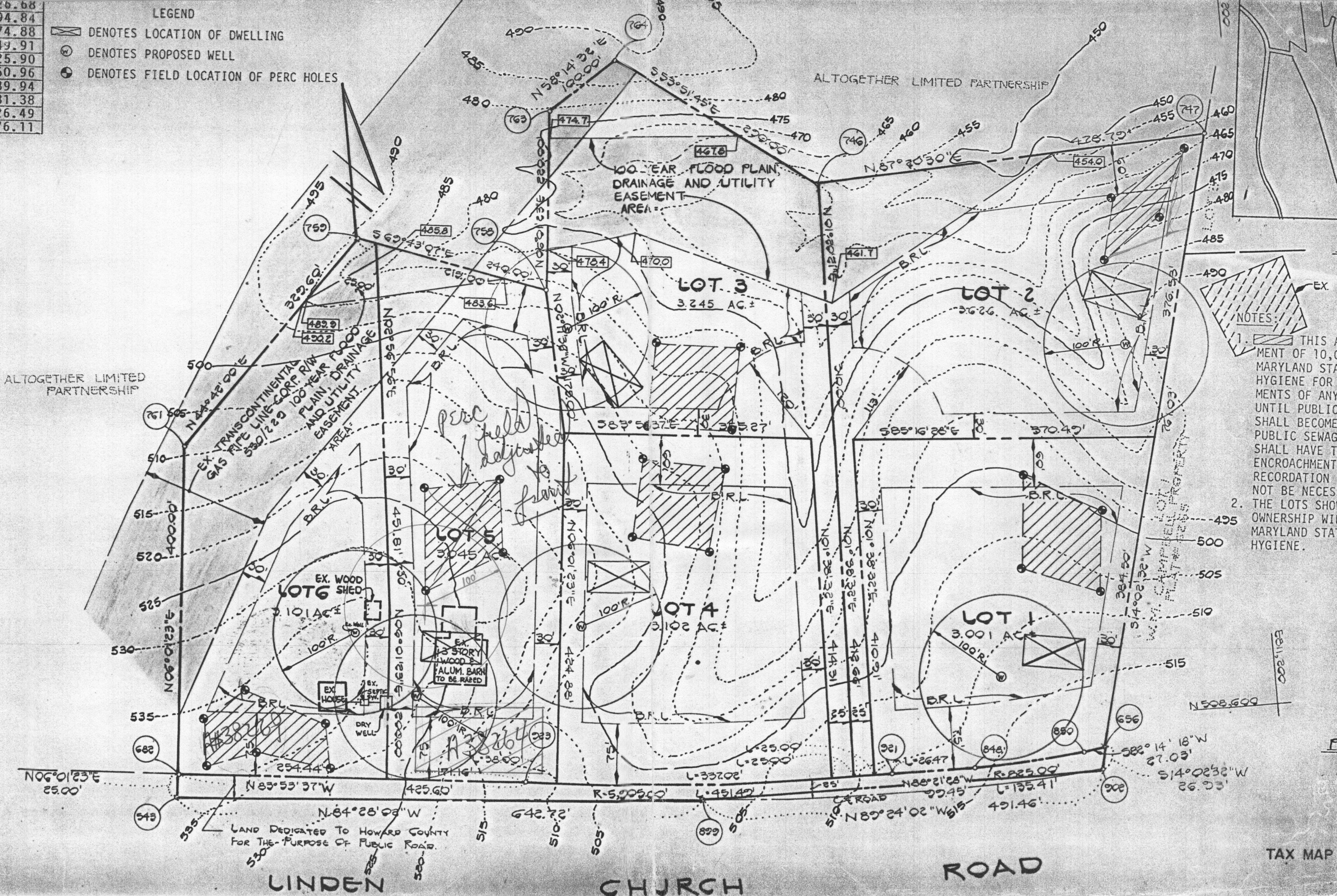
TWELVE HILLS
SECTION ONE *SIGNED*
LOTS 1-6
TAX MAP 28, P/O TAX MAP PARCEL 66
ZONING R
FIFTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SCALE: 1" = 100' APRIL 22, 1987
SHEET 1 OF 1
S87-48 F87-204

F-87-204

809894.84
 810374.88
 810549.91
 810825.90
 810960.96
 810489.94
 810981.38
 810726.49
 810276.11

LEGEND

-  DENOTES LOCATION OF DWELLING
-  DENOTES PROPOSED WELL
-  DENOTES FIELD LOCATION OF PERC HOLES



- NOTES:
1. THIS A...
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 MARYLAND STAT
 HYGIENE.
 2. THE LOTS SHOW
 OWNERSHIP WID
 MARYLAND STAT
 HYGIENE.

LAND DEDICATED TO HOWARD COUNTY
 FOR THE PURPOSE OF PUBLIC ROAD.

LINDEN

CHURCH

ROAD

TAX MAP

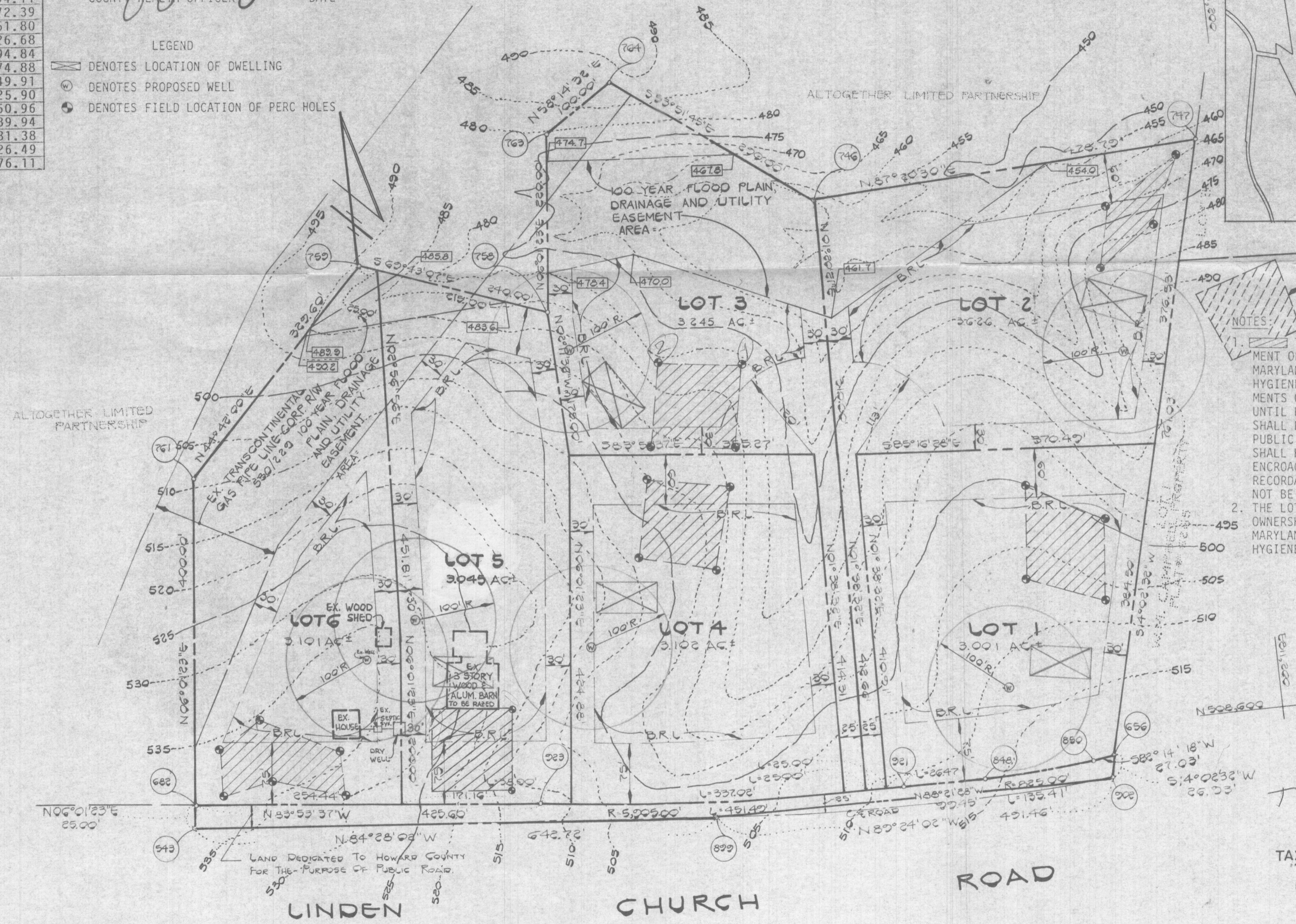
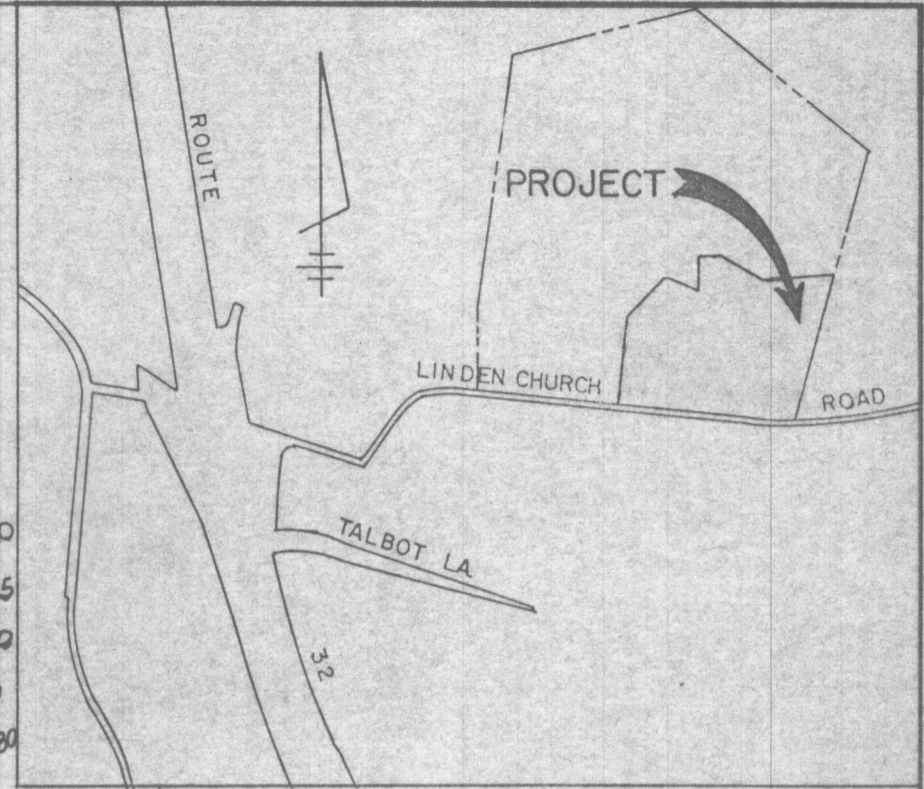
COORDINATE TABULATION		
NO.	NORTH	EAST
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923	508585.76	810276.11

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT

Joyen Boyd 5-19-87
 COUNTY HEALTH OFFICER DATE

NOTE:
 FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION SNOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF FLAG OR PIPE STEM AND THE ROAD R/W AND NOT ONTO THE FLAG OR PIPE STEM DRIVEWAY.

- LEGEND
- DENOTES LOCATION OF DWELLING
 - DENOTES PROPOSED WELL
 - DENOTES FIELD LOCATION OF PERC HOLES



VICINITY MAP
 SCALE: 1" = 1200'

EX. PERC AREA

NOTES:

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PERC CERTIFICATION DRAWING
ALTOGETHER
 TWELVE HILLS
 SECTION ONE
 LOTS 1-6
 TAX MAP 28 P/O TAX MAP PARCEL 66
 ZONING R
 FIFTH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

FISHER, COLLINS AND CARTER, INC.
 CIVIL ENGINEERS AND LAND SURVEYORS
 8928 COURT AVENUE
 ELLICOTT CITY, MARYLAND 21043
 TELE: (301) 461-2255

OWNER AND DEVELOPER
 ALTOGETHER LIMITED PARTNERSHIP
 510 HOWARD COUNTY LAND SERVICES INC.
 8307 MAIN STREET
 ELLICOTT CITY, MARYLAND 21043

SCALE: 1" = 100' APRIL 16, 1987

COORDINATE TABULATION

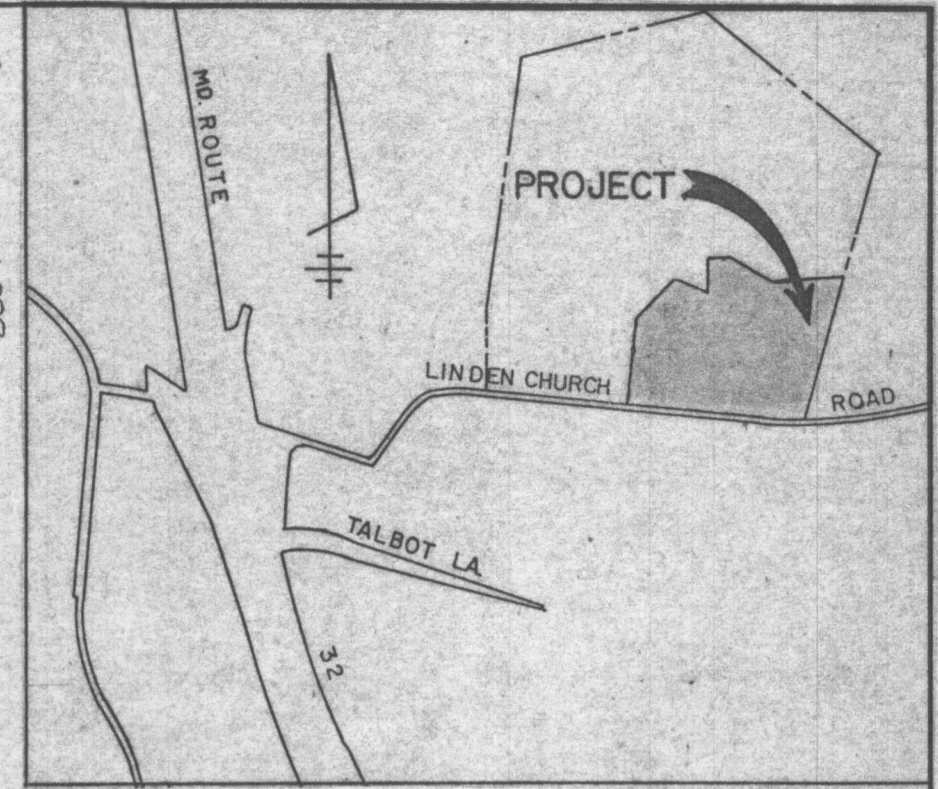
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CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	Δ	CHORD BEARING & DISTANCE
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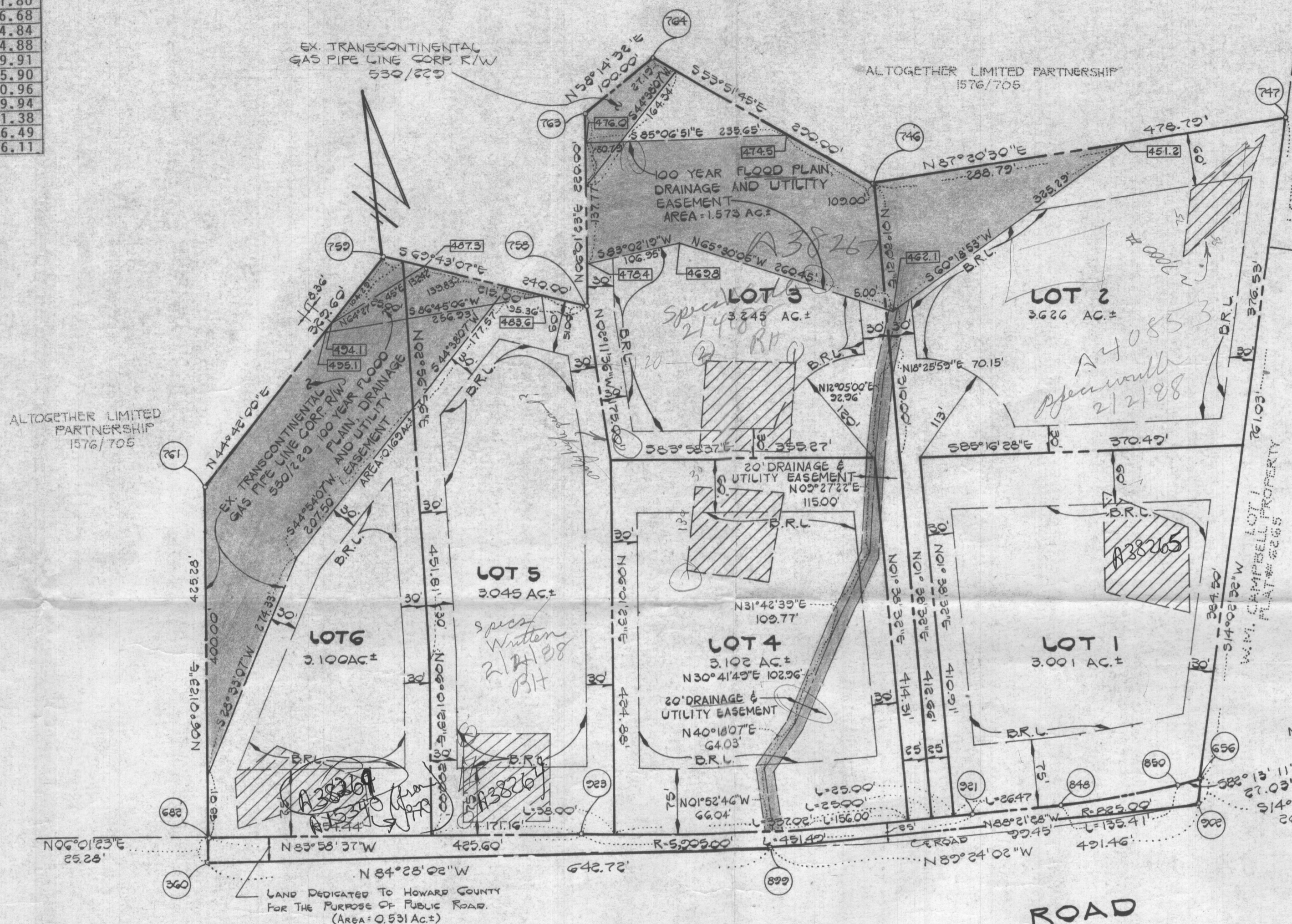
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VICINITY MAP
SCALE: 1"=1200'

NOTES:

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- SUBJECT PROPERTY ZONED "R" PER 8/2/85 COMPREHENSIVE ZONING PLAN.
- 461.7 - DENOTES APPROXIMATE ELEVATION OF 100 YEAR FLOOD LEVEL.
- THE COORDINATES SHOWN HEREON ARE BASED ON THE MARYLAND STATE GRID SYSTEM AND DERIVED FROM THE FOLLOWING HOWARD COUNTY CONTROL STATIONS:
STA. 2836001 N 508630.95
E 809498.38
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AREA TABULATION

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CIVIL ENGINEERS AND LAND SURVEYORS
8938 COURT AVENUE
ELLICOTT CITY, MARYLAND 21043
TELE: (301) 461-2855

OWNER AND DEVELOPER

ALTOGETHER LIMITED PARTNERSHIP
610 HOWARD COUNTY LAND SERVICES INC.
8307 MAIN STREET
ELLICOTT CITY, MARYLAND 21043

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS, - HOWARD COUNTY HEALTH DEPARTMENT.

HOWARD COUNTY HEALTH OFFICER _____ DATE _____

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.

DIRECTOR DATE _____

APPROVED: FOR STORM DRAINAGE SYSTEMS, AND PUBLIC ROADS. HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.

DIRECTOR DATE _____

OWNER'S CERTIFICATE:

WE, ALTOGETHER LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THE FINAL PLAT BY THE OFFICE OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, STORM DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROAD OR STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERCTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY. WITNESS OUR HANDS THIS 24th DAY OF MAY, 1987.

Donald R. Reuser - GENERAL PARTNER
Quentin L. Ballard - GENERAL PARTNER

Witness: _____
Witness: _____

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY HUGH B. HILL, JR. AND ELEANOR J. HILL, HIS WIFE, TO ALTOGETHER LIMITED PARTNERSHIP, BY DEED DATED DECEMBER 22, 1986 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1576 AT FOLIO 705 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, MARYLAND AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Surveyor

May 26, 1987

TWELVE HILLS

SECTION ONE
LOTS 1-6

TAX MAP 28 P/O TAX MAP PARCEL 66
ZONING R

FIFTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

SCALE: 1" = 100' APRIL 22, 1987

SHEET 1 OF 1

S87-48

F87-

4/8/87 S. Able
ok for signature -
In C-4
Dae C-23
F-87-204