

Real Property Data Search

Search Result for HOWARD COUNTY

View Map		View GroundRent Redemption			View GroundRent Registration					
<b>Tax Exempt:</b>		<b>Special Tax Recapture:</b>								
<b>Exempt Class:</b>		NONE								
<b>Account Identifier:</b>		District - 05 Account Number - 408717								
Owner Information										
<b>Owner Name:</b>	BASSLER FREDERICK W TRUSTEE BASSLER VIRGINIA M TRUSTEE			<b>Use:</b>	RESIDENTIAL NO					
<b>Mailing Address:</b>	12792 LINDEN CHURCH RD CLARKSVILLE MD 21029-1126			<b>Principal Residence:</b>						
				<b>Deed Reference:</b>	/06045/ 00298					
Location & Structure Information										
<b>Premises Address:</b>	12784 N LINDEN CHURCH RD CLARKSVILLE 21029-0000			<b>Legal Description:</b>	LOT 4 3.000 A 12784 LINDEN CHURCH RD LINDEN RSB LOT 1 LOT 14					
<b>Map:</b>	<b>Grid:</b>	<b>Parcel:</b>	<b>Sub District:</b>	<b>Subdivision:</b>	<b>Section:</b>	<b>Block:</b>	<b>Lot:</b>	<b>Assessment Year:</b>	<b>Plat No:</b>	10412
0028	0017	0293		0000			4	2017		
<b>Special Tax Areas:</b>				<b>Town:</b>	NONE					
				<b>Ad Valorem:</b>	100					
				<b>Tax Class:</b>						
<b>Primary Structure Built</b>	<b>Above Grade Living Area</b>	<b>Finished Basement Area</b>	<b>Property Land Area</b>	<b>County Use</b>						
1996	3,144 SF		3.0000 AC							
<b>Stories</b>	<b>Basement</b>	<b>Type</b>	<b>Exterior</b>	<b>Full/Half Bath</b>	<b>Garage</b>	<b>Last Major Renovation</b>				
2	YES	STANDARD UNIT	SIDING	3 full/ 1 half	1Att/1Det					
Value Information										
	<b>Base Value</b>	<b>Value</b>	<b>Phase-in Assessments</b>							
		As of	As of	As of						
		01/01/2017	07/01/2018	07/01/2019						
<b>Land:</b>	295,000	245,000								
<b>Improvements</b>	301,200	376,700								
<b>Total:</b>	596,200	621,700	613,200	621,700						
<b>Preferential Land:</b>	0			0						
Transfer Information										
<b>Seller:</b> BASSLER FREDERICK W			<b>Date:</b> 03/12/2002			<b>Price:</b> \$0				
<b>Type:</b> NON-ARMS LENGTH OTHER			<b>Deed1:</b> /06045/ 00298			<b>Deed2:</b>				
<b>Seller:</b> CHAPEL CHASE JOINT VENTURE INC			<b>Date:</b> 01/13/1989			<b>Price:</b> \$22,000				
<b>Type:</b> ARMS LENGTH IMPROVED			<b>Deed1:</b> /01944/ 00464			<b>Deed2:</b>				
<b>Seller:</b>			<b>Date:</b>			<b>Price:</b>				
<b>Type:</b>			<b>Deed1:</b>			<b>Deed2:</b>				
Exemption Information										
<b>Partial Exempt Assessments:</b>	<b>Class</b>	07/01/2018		07/01/2019						
<b>County:</b>	000	0.00		0.00						
<b>State:</b>	000	0.00		0.00						
<b>Municipal:</b>	000	0.00 0.00		0.00 0.00						



---

## HOWARD COUNTY HEALTH DEPARTMENT

---

*Joyce M. Boyd, M.D., County Health Officer*

October 23, 1991

*Reply to:*

Mr. Frederick Bassler  
12792 Linden Church Road  
Clarksville, Maryland 21029

RE: PERCOLATION TEST RESULTS  
APPLICATION NUMBER: A47326  
PROPOSED USE: Subdivision  
PROPERTY ID: Linden - Lot 4  
Linden Church Road

Dear Mr. Bassler:

Percolation testing conducted September 16, 1991 on the above referenced property indicated satisfactory soil conditions. Copies of the test results are enclosed.

Further review is contingent upon submission by a registered engineer of a percolation certification plat showing actual locations and elevations of all excavated test holes and a suitable house and well site. The plat should also include the location of all existing wells and septic systems on the property as well as the location of any other relevant features such as streams, swales, or existing structures. A note must be included certifying that all wells and septic systems within 100' of property boundaries have been shown. The sewage disposal area should be labeled with the test number (A47326) to avoid confusion with a similarly named adjacent property.

This should be submitted within sixty (60) days to allow field verification if necessary.

Very truly yours,

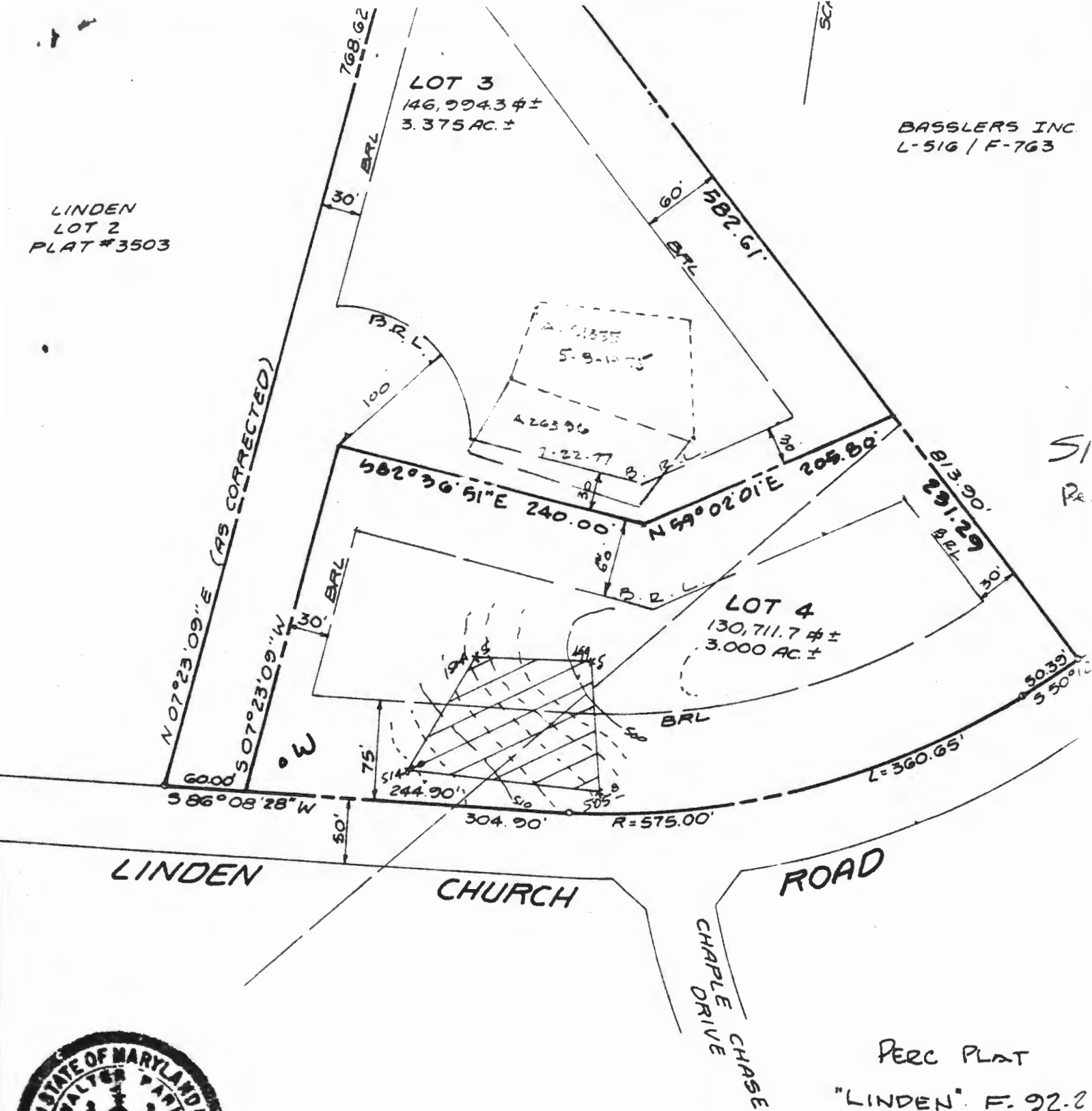
Mark Rifkin, Sanitarian  
Water and Sewerage Program

MR: jr

Enclosure

LINDEN  
LOT 2  
PLAT #3503

BASSLERS INC  
L-516 / F-763



S  
R

LINDEN

CHURCH

ROAD

CHAPLE DRIVE CHASE

PERC PLAT

"LINDEN" F. 92.2



Walter Park

Copy  
Signed Perc Cert  
for lot 4

TAX MAP 28 PARCELS  
5TH ELECTION DISTRICT  
HOWARD COUNTY, MD

LAND DESIGN ENGINEERING, INC.  
0620 GUILFORD ROAD SUITE 210  
BESSUP, MARYLAND 20794  
PHONE (BALTO.) 880-0034, (WASH.) 604-6264

Sept 22

File No. F-92-22

Name hunden hats 3#9

PS: 11HA 15  
IN DEPT. OF COMM. & ZONING  
RECEIVED

**DEPARTMENT OF PLANNING AND ZONING  
FINAL PLAT ORIGINAL SIGNATURE APPROVAL**

This is for the processing of final plat originals for signature approvals. If it is found necessary for any corrections or additions to be made on the original, the owner and consultant should be notified, along with the Division of Community Planning and Land Development and other County/State agencies that would be affected by the changes. A notation should be added to this form if the originals are changed.

<u>DPZ</u>	<u>Date Received</u>	<u>Date Forwarded</u>
<u>J. Anders</u>	<u>5-20-92</u>	<u>5-20-92</u>
Reviewing Agent		

Rejected for: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

<u>DPW/HEALTH</u>	<u>Date In</u>	<u>Date Forwarded</u>
_____	_____	_____
Reviewing Agent		

Rejected for: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

<u>HEALTH/DPW</u>	<u>Date In</u>	<u>Date Forwarded</u>
<u>J. Hansen</u>	<u>5-22</u>	<u>6-4-92</u>
Reviewing Agent		

Rejected for: copy of map (7+1)  
\_\_\_\_\_  
\_\_\_\_\_

<u>DPZ</u>	<u>Date Received</u>	<u>Owner/Engineer Notified</u>
_____	_____	_____
Reviewing Agent		

Actions or Revisions Needed: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Howard County Health Department

To: \_\_\_\_\_

CONTAINS LOT 3/4

PERCENT FOR SIGN. 1/27/92  
WREN FINAL  
F 92-22

IS SENT FOR SIGNATURE

PLEASE BE SURE THE FILE  
OF THE ORIGINAL LOT

REFLECTS THEN  
NOW LOT BOUNDARY,  
CW,

From: \_\_\_\_\_

Date: 1/27/92 \_\_\_\_\_

HD-170

difficult to determine where to  
install change (sheet)

PROPOSED LOTS 3 & 4 "LINDEN"

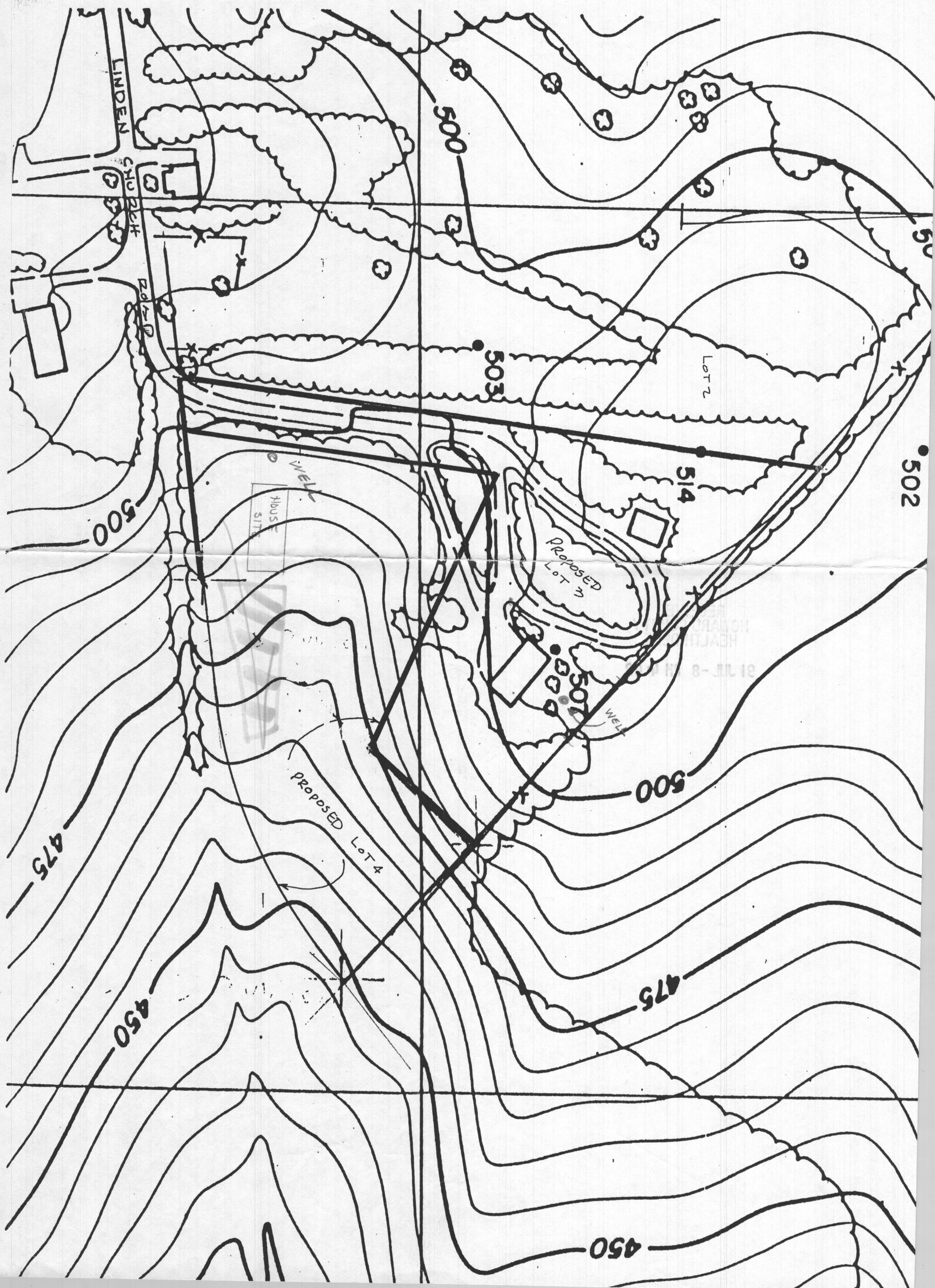
TAX MAP 28 PARCELS 293 & 305

5th ELECTION DISTRICT

HOWARD COUNTY, MD

SCALE 1"=100' 6/28/91

LAND DESIGN ENGINEERING INC.  
SUITE 210 10620 GUILFORD ROAD  
JESSUP, MARYLAND 20794



COORDINATE TABLE		
NO.	NORTH	EAST
8.	508746.750	812512.190
9.	508878.660	812841.920
10.	508910.910	812880.240
11.	509486.477	812306.786
33.	508726.230	812207.981

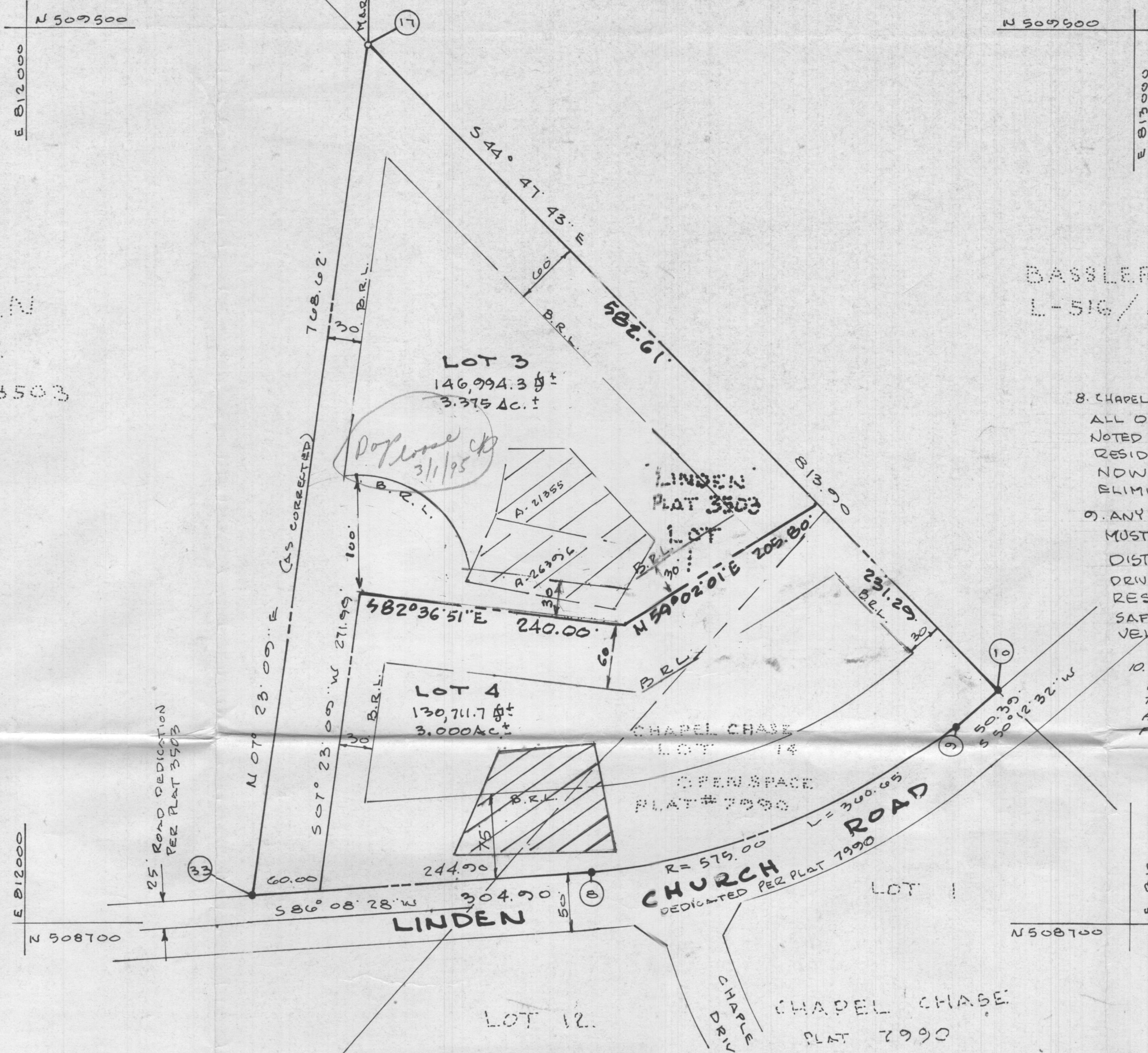
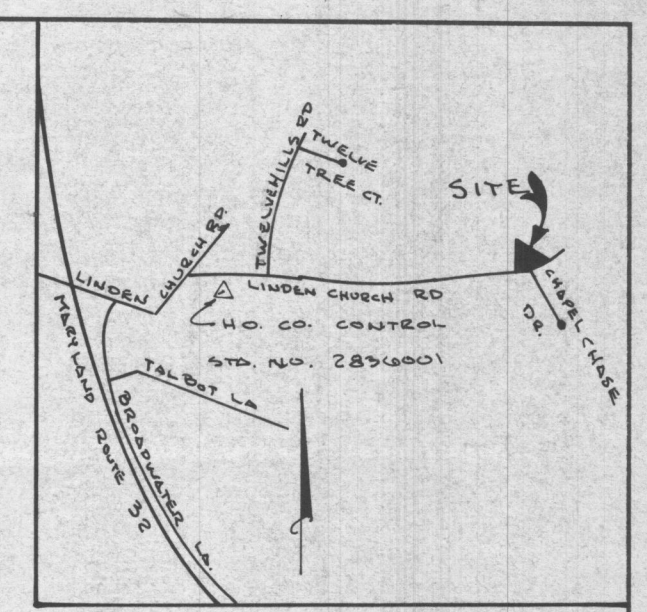
COORDINATES BASED ON NAD 27 MARYLAND STATE PLAN GRID AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NO. 2836001

THIS PLAT IS BASED ON PREVIOUS SURVEYS BY BOENDER ASSOCIATES, SEE PLATS CHAPEL CHASE PLAT 7990 & 7991 SEE PLAT "LINDEN" PLAT NO. 3509 AS PREPARED BY JAMES M. FOWLER.

LINDEN LOT 2 PLAT # 3503

CURVE DATA CHART					
FROM	RADIUS	LENGTH	DELTA	TAN	CHORD
7-8	575.00	360.45	36° 54' 12"	186.48	568° 10' 10" W 354.77

LOT AREA TABULATIONS					
LOT NO.	GROSS AREA	FLOODPLAIN AREA	PIPESTEM AREA	25% SLOPES	NET AREA
3	3.375 AC		0.369 AC		3.006 AC
4	3.000 AC				3.000 AC



BASSLERS INC. L-516/F-763

GENERAL NOTES

- CHAPEL CHASE PLATS 1990 & 1991 ARE ALL OVER 3 AC. LOTS. LOT 14 WAS NOTED AS OPEN SPACE, BEING A RESIDUE OF SUBDIVISION. LOT 14 NOW PART OF LOT 4, THEREFORE ELIMINATING OPEN SPACE.
- ANY DRIVEWAY PROPOSED ON LOT 4 MUST PROVIDE SUFFICIENT SIGHT DISTANCE PER HOWARD COUNTY CRITERIA. DRIVEWAY SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER HOWARD CO. REQUIREMENTS.
- DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
  - WIDTH - 12 FEET (10 FEET SERVING MORE THAN ONE RESIDENCE)
  - SURFACE - 6 INCHES OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING.
  - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.
  - STRUCTURES (CULVERT/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
  - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
  - STRUCTURE CLEARANCES - MINIMUM 12 FEET.
  - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- CHAPEL CHASE PLATS 1990 & 1991 ARE ALL OVER 3 AC. LOTS. LOT 14 WAS NOTED AS OPEN SPACE, BEING A RESIDUE OF SUBDIVISION. LOT 14 NOW PART OF LOT 4, THEREFORE ELIMINATING OPEN SPACE.
- ANY DRIVEWAY PROPOSED ON LOT 4 MUST PROVIDE SUFFICIENT SIGHT DISTANCE PER HOWARD COUNTY CRITERIA. DRIVEWAY SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER HOWARD CO. REQUIREMENTS.
- DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
  - WIDTH - 12 FEET (10 FEET SERVING MORE THAN ONE RESIDENCE)
  - SURFACE - 6 INCHES OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING.
  - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.
  - STRUCTURES (CULVERT/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
  - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
  - STRUCTURE CLEARANCES - MINIMUM 12 FEET.
  - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- THERE IS AN EXISTING STRUCTURE ON LOT 3
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF A MINIMUM OF 10,000 SQ. FT. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE AND SERVICING ANY RESIDENTIAL STRUCTURE CONSTRUCTED ON THESE BUILDING SITES. 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 SEWER 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 THE ENVIRONMENT.

TABULATIONS:

1) TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED.	2
2) TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	6.3752 AC ±
3) TOTAL AREA OF ROADWAY TO BE RECORDED	0
4) TOTAL AREA OF OPEN SPACE TO BE RECORDED.	0
5) TOTAL AREA OF SUBDIVISION TO BE RECORDED	6.3752 AC ±

**OWNERS**  
 FREDERICK W. BASSLER AND VIRGINIA M. BASSLER  
 12702 LINDEN CHURCH ROAD  
 CLARKSVILLE MARYLAND 21049

THE PURPOSE OF THIS PLAT IS TO INCORPORATE LOT 14 CHAPEL CHASE AND LOT 1 LINDEN AND CREATE 2 NEW BUILDABLE LOTS.

**APPROVED:** FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT.  
*James M. Fowler* 6-8-92  
 HOWARD COUNTY HEALTH OFFICER DATE

**APPROVED:** HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.  
*Mark V. Laughton* 7/5/92  
 DIRECTOR (Acting) JA DATE

**APPROVED:** FOR STORM DRAINAGE SYSTEMS AND PUBLIC ROADS. HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.  
*James M. Fowler* 6/29/92  
 DIRECTOR DATE

**SURVEYOR'S CERTIFICATE**  
 I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY CHAPEL CHASE JOINT VENTURE, INC. A MARYLAND CORPORATION TO FREDERICK W. BASSLER AND VIRGINIA M. BASSLER HIS WIFE BY DEED DATED 5<sup>TH</sup> JANUARY 1989 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 1044 FOLIO 0464, AND A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY LLOYD S. SPRINKLE TO FREDERICK W. BASSLER AND VIRGINIA M. BASSLER, HIS WIFE, BY DEED DATED 10<sup>TH</sup> DAY OF MAY 1977 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 0822 FOLIO 005, 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 AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.  
 G-28-1991  
 DATE *Walter Park*  
 WALTER PARK REG. PROF. L.S. 5539

**OWNER'S CERTIFICATE**  
 WE, FREDERICK W. BASSLER AND VIRGINIA M. BASSLER, HIS WIFE, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES. ALL EASEMENTS OF RIGHTS-OF-WAYS AFFECTING THE PROPERTY ARE INCLUDED IN THIS PLAN OF SUBDIVISION.  
 WITNESS OUR HANDS THIS DAY OF JULY 1992  
*Frederick W. Bassler*  
 FREDERICK W. BASSLER  
*Virginia M. Bassler*  
 VIRGINIA M. BASSLER  
*David C. Bassler*  
 WITNESS

RECORDED AS PLAT NO. **10412** ON **7-16-1992** IN AND AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

*Signatures* LINDEN Final  
 LOTS 3 AND 4  
 A RESUBDIVISION OF LINDEN LOT 1 - PLAT 3503 AND A RESUBDIVISION OF CHAPEL CHASE LOT 14 - PLAT 7990 F-88-151 AND F-76-58  
 TAX MAP 28 PARCELS 293 AND 305  
 5<sup>TH</sup> ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND  
 SCALE: 1" = 100' DATE JUNE 28, 1992

**LAND DESIGN ENGINEERING, INC.**  
 10620 GUILFORD ROAD, SUITE 210  
 JESSUP, MARYLAND 20794  
 (301) 880-0034