

TO WHOM IT MAY CONCERN:

I am the owner of 612 church street, Baltimore, Md. 21225 and I would like to request a variance for the given address. I am asking for this because as of right now it is zoned as a commercial property.

However the busniess part is no longer nessecary. The business part has never done well in many years and noone ever stays, it is better suitable as a apartment in this day and age. so i am asking for a varariance to have a multifamily dwelling without a commercial component. I have never had any disturbances or complaints from anyone. and Nothing on the property will be changed or altered.

I am also asking for a variance about the maximum density per acre. the reason being, i havent made any changes to the structure or floor plan of the building and it has always been a 4 apartment structure with attached "store front" business before laws changed in the district. so, I would like the exsisting store front with the exsisting floor space to be registered as another apartment.

Thank You for your Consideration,

Sincerely,

Emanuel Komninos

May 9, 2024

Anne Arundel County
Zoning Administration

RE: 602 Church Street
Baltimore, MD 21225

To whom it may concern:

I, Emanuel P. Kompinos the owner of 602 Church Street, 610 Church Street and 5432 Wasena Avenue the operator of KEMN., Inc. I have been the owner since November 2001. When I took over all this it was as follows and continues to remain the same:

- 610 Church Street
 - Bar Restaurant and 5 apartments
- 602 Church Street
 - 5 Apartments
- 5302 Wasena Street
 - 2 Apartments

The regular maintenance and upkeep of the buildings has always been a priority and keeping everything updated. Everything onsite remains the same as per the original structure, foundation etc. When initially buying and arriving to take over the business and property all apartments were rented and the one apartment at 602 Church Street facing the street was occupied by 2 brothers who also did baseball trading and lived on the premises. I did not make any changes to that apartment till 2020 after about 25 or so years later that the brothers moved out, because as I mentioned they were already living there. Taking into consideration they were there for at least 20 years, plus the years prior of course the apartment needed some alterations, such as removal of old destroyed flooring, painting, installation of new bathroom sink, toilet and some other repairs in the bathroom. After these repairs were completed and I rented it out again.

Then when I noticed it was 4 vs the 5 apartments registered, I wanted to make this correct and this is where, I received a call telling me this was to be retail, but this was not something I was aware of in the past. I tried through many calls to get answers on how we can make this correct and I was directed to an online platform to find the information under zoning and proceed in that manner.

Just want to confirm that there have been no changes to the structure, foundation, sidewalks, parking, lot, etc.

Kindly asking your understanding and am here to help with any questions or concerns you may have, please do not hesitate to contact me at (410-789-3848).

05-13-'24 14:39 FROM-

14106336010

T-060 P0002/0002 F-645

Sincerely,

A handwritten signature in cursive script, appearing to read "Emanuel Komninos", written over a horizontal line.

Emanuel P. Komninos

Full Width Simple

Real Property Data Search (w2)

Search Result for ANNE ARUNDEL COUNTY

[View Map](#) [View GroundRent Redemption](#) [View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: **District - 05 Subdivision - 048 Account Number - 02722100**

Owner Information

Owner Name: KEMN INC Use: COMMERCIAL
Principal Residence: NO

Mailing Address: 610 CHURCH ST
BALTIMORE MD 21225-3133 Deed Reference: /02843/ 00264

Location & Structure Information

Premises Address: 602 CHURCH ST Legal Description: LTS 6 TO 8
BALTIMORE 21225-0000 602 CHURCH ST
BROOKLYN VIEW

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0002 0020 0015 25300.02 048 6 2023 Plat Ref: 0005/ 0029

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
1928 3,078 SF 10,665 SF

Stories Basement Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements
MULTIPLE RESIDENCE / C2

Value Information

	<u>Base Value</u>	<u>Phase-in Assessments</u>		
		<u>Value</u>	<u>As of</u>	<u>As of</u>
			01/01/2023	07/01/2022 07/01/2023
<u>Land:</u>	153,700	153,700		
<u>Improvements</u>	122,300	139,600		
<u>Total:</u>	276,000	293,300	276,000	281,767
<u>Preferential Land:</u>	0	0		

Transfer Information

Seller: Date: 04/19/1976 Price: \$0
Type: NON-ARMS LENGTH OTHER Deed1: /02843/ 00264 Deed2:
Seller: Date: Price:

<u>Type:</u>	<u>Deed1:</u>	<u>Deed2:</u>
<u>Seller:</u>	<u>Date:</u>	<u>Price:</u>
<u>Type:</u>	<u>Deed1:</u>	<u>Deed2:</u>

Exemption Information

<u>Partial Exempt Assessments:</u>	<u>Class</u>	07/01/2022	07/01/2023
<u>County:</u>	000	0.00	
<u>State:</u>	000	0.00	
<u>Municipal:</u>	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

2007

Real Property Data Search ()
Search Result for ANNE ARUNDEL COUNTY

[View Map](#) [View GroundRent Redemption](#) [View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 05 Subdivision - 048 Account Number - 02722100

Owner Information

Owner Name: KEMN INC Use: COMMERCIAL
Mailing Address: 610 CHURCH ST Principal Residence: NO
BALTIMORE MD 21225-3133 Deed Reference: /02843/ 00264

Location & Structure Information

Premises Address: 602 CHURCH ST Legal Description: LTS 6 TO 8
BALTIMORE 21225-0000 602 CHURCH ST
BROOKLYN VIEW

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0002 0020 0015 25300.02 048 6 2023 0005/ 0029

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
1928 3,078 SF 10,865 SF

StoriesBasementType ExteriorQualityFull/Half BathGarageLast Notice of Major Improvements
MULTIPLE RESIDENCE/ C2

Value Information

	Base Value	Value		
		As of 01/01/2023	Phase-In Assessments	
		As of 07/01/2022	As of 07/01/2023	
Land:	153,700	153,700		
Improvements	122,300	139,600		
Total:	276,000	293,300	276,000	281,767
Preferential Land:	0	0		

Transfer Information

Seller: Date: 04/19/1976 Price: \$0
Type: NON-ARMS LENGTH OTHER Deed1: /02843/ 00264 Deed2:
Seller: Date: Price:
Type: Deed1: Deed2:
Seller: Date: Price:
Type: Deed1: Deed2:

Exemption Information

Partial Exempt Assessments: Class 07/01/2022 07/01/2023
County: 000 0.00
State: 000 0.00
Municipal: 000 0.00|0.00 0.00|0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

2008

Real Property Data Search ()
Search Result for ANNE ARUNDEL COUNTY

[View Map](#) [View GroundRent Redemption](#) [View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 05 Subdivision - 048 Account Number - 02722100

Owner Information

Owner Name: KEMN INC Use: COMMERCIAL
Mailing Address: 610 CHURCH ST Principal Residence: NO
BALTIMORE MD 21225-3133 Dead Reference: /02843/ 00264

Location & Structure Information

Premises Address: 602 CHURCH ST Legal Description: LTS 6 TO 8
BALTIMORE 21225-0000 602 CHURCH ST
BROOKLYN VIEW

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0002 0020 0015 25300.02 048 6 2023 Plat Ref: 0005/ 0029

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
1928 3,078 SF 10,665 SF

StoriesBasementType ExteriorQualityFull/Half BathGarageLast Notice of Major Improvements
MULTIPLE RESIDENCE/ C2

Value Information

	Base Value	Value		
		As of 01/01/2023	Phase-in Assessments As of 07/01/2022	As of 07/01/2023
Land:	153,700	153,700		
Improvements	122,300	139,600		
Total:	276,000	293,300	276,000	281,767
Preferential Land:	0	0		

Transfer Information

Seller: Date: 04/19/1976 Price: \$0
Type: NON-ARMS LENGTH OTHER Deed1: /02843/ 00264 Deed2:
Seller: Date: Price:
Type: Deed1: Deed2:
Seller: Date: Price:
Type: Deed1: Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2022	07/01/2023
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

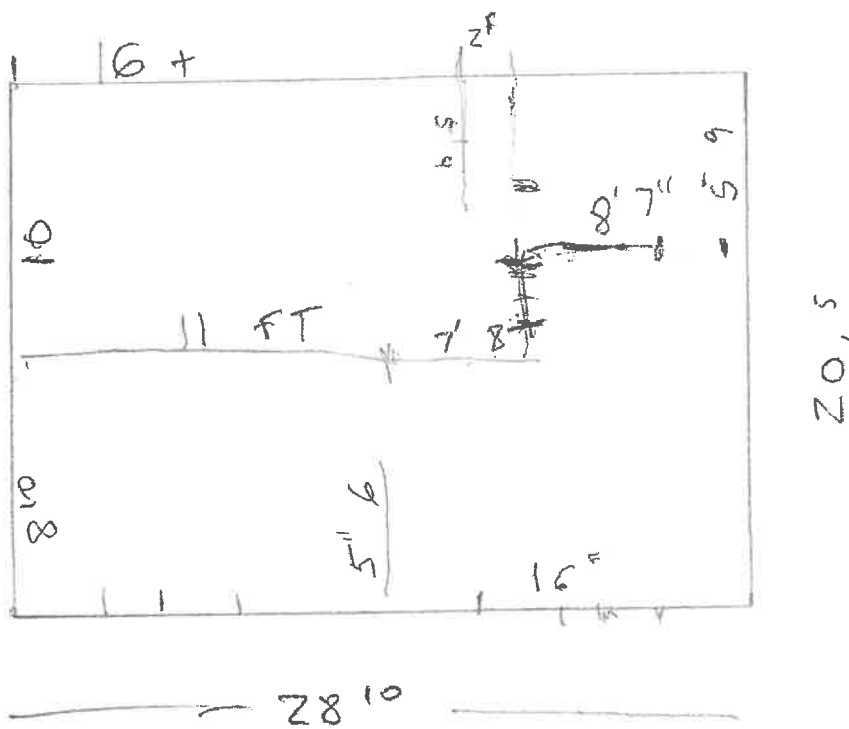
Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

KEMN INC / MILT'S RENDEZVOUS

SKETCH FOR 602 CHURCH STREET / BALTIMORE MD / 21225





NO changes were made only updates
inside.

REPORT CODE: 5-048-02722100
 KENN INC

AREA 2
 DIST: 5 MAP: 02 BLOCK: 027 PARCEL: 0015 USE CODE: C OWNER STATUS CODE: AMENITY CODE:

TRANS. NO. 630	TRANS. DATE 04/19/76	LIBER 2843	FOLIO 264	TRANS. NO.	TRANS. DATE	LIBER	FOLIO	TRANS. NO.	TRANS. DATE	LIBER	FOLIO
STATE STAMP	CONSIDERATION	CAPITALIZED G.R.	CHECKED BY	STATE STAMP	CONSIDERATION	CAPITALIZED G.R.	CHECKED BY	STATE STAMP	CONSIDERATION	CAPITALIZED G.R.	CHECKED BY

LTS 6 TO 8
 602 CHURCH ST
 BROOKLYN VIEW

602 CHURCH ST
 BALTIMORE MD 21225

ASSESSMENT SUMMARY				19 79-80	19 81-82	19 84-85	19 87-88	19 90-1	19 93-94	19	19	19
Land				21,330	25200	28230	28230	74330	74330			
Buildings (other)				33,160	47690	52650	61995	61750	114,005			
TOTAL				54,490	72890	80880	90225	136,080	188,335			
CURTLAGE				ASSESSED BY: 0221, 0028, 0230, 0214/0214, 0214 DATE: 10-2-80, 2-3-83, 9-2-86, 7-83, 9/10/92								
YR.	LAND	HOME	TOTAL	DATE								
				DATE OF NOTICE								
				PROTESTED								
				DATE OF HEARING								
				FINAL NOTICE								
				HIGHER APPEAL								
				ASS'MT. CHANGED								

LAND VALUATION																		
ACRES LOT NO.	FRONT WIDTH	BACK WIDTH	EFF. WIDTH	AVE DEPTH	DEPTH FACTOR	CORNER INF.	VAC.	19 84-85		19 87-88		19 90-1		19 93-94		19		
								RATE	VALUE	RATE	VALUE	RATE	VALUE	RATE	VALUE	RATE	VALUE	
10665	15			6000	@	350		21000	3.15	18900	3.15	18900	6000	61500	10.25	61500		
				4665	@	90		4200	2.00	9330	2.00	9330	6275	12930	6275	12830		

UTILITIES	PUB.	PRI.	STREET	100% VALUE	25200	28230	28230	74330	74330
Water			Paved	Assessed Value					
Sewer			Unpaved	REMARKS: COMMERCIAL is 81-84 worked by 0217					
Gas			Sidewalk						
Electric			Curb & Gutter						

1 PROPERTY ADMINISTRATIVE DATA			
Account No.	020504802722100	Value Method	Reconcile
Map/ Gr/ Par/Sec/Bl/Lt	0002/0020/0015///6	Occupancy	Non-owner Occupied (N)
District/ Card Seq	05/ 00000-000-00-00	Curtilage	0
Owner's Name	KEMN INC	Land Use	Commercial (C)
Site Address	602 CHURCH ST	Valued By	0282
	BALTIMORE 21225-0000	Geo Code	81
Neighborhood Name	25300.02	BPRUC	RETAIL/APT UP
Neighborhood Code	25300.02		
		Zoning	C1B
		Total Enc. Area	3,078

2 BUILDING DATA			
Building No.	1	Class	D
Section No.	101	Quality	Fair
Building Type	Multiple Residence	Condition	
Year Built	1928	Elevators	0
Enclosed Area	2,524		
Perimeter	188		
Story Height	10		
Number of Stories	2		

3 BUILDING BASE VALUE			
Base Rate			56.48
No. of Stories Adjustment		1.0000	
Story Height Adjustment		1.0000	
Perimeter Adjustment		1.0193	
TOTAL INDEX MULTIPLIER		1.0193	
M&S CURRENT MULTIPLIER		1.0400	
M&S LOCAL MULTIPLIER		1.0100	
Adjusted Base Rate			60.47
Building Area			2,524
Base Building Value			152,626

4 OTHER CHARGES				
ITEM	SIZE/UNITS	RATE	LOCAL/OTHER MULTIPLIER	COST
NO ELEVATOR - No Elevator				
HEATING TYPE COM - Forced Hot Air	2,524	0.35	1.0100 * 1.0000	892
Total Other Charges				892
REPLACEMENT COST SUBTOTAL				153,518

5 DEPRECIATION AND ADJUSTMENTS			
TYPE	PERCENT	AMOUNT	
DEPRECIATED REPLACEMENT COST NEW	61.00%	-93,646	59,800

6 EXTRA BUILDING FEATURES									
TYPE (YEAR BUILT)	QUALITY	SIZE/UNITS	RATE	QUAL ADJ	CUR MULT	LOCAL MULT	DEPR	COST	
Basement, Storage (1928)	3	1,184	35.69	0.87	1.040	1.010	61.0%	15,000	
TOTAL FEATURES VALUE								15,000	

7 BUILDING SUMMARY		
TOTAL BUILDING VALUE FOR BUILDING 101		74,800

1 PROPERTY ADMINISTRATIVE DATA			
Account No.	020504802722100	Value Method	Reconcile
Map/ Gr/ Par/Sec/BI/Lt	0002/0020/0015//6	Occupancy	Non-owner Occupied (N)
District/ Card Seq	05/ 00000-000-00-00	Curtilage	0
Owner's Name	KEMN INC	Land Use	Commercial (C)
Site Address	602 CHURCH ST	Valued By	0282
	BALTIMORE 21225-0000	Geo Code	81
Neighborhood Name	25300.02	BPRUC	RETAIL/APT UP
Neighborhood Code	25300.02		

2 BUILDING DATA			
Building No.	1	Class	D
Section No.	102	Quality	Fair
Building Type	Retail Store	Condition	
Year Built	1928	Elevators	0
Enclosed Area	554		
Perimeter	188		
Story Height	10		
Number of Stories	2		

3 BUILDING BASE VALUE			
Base Rate			59.20
No. of Stories Adjustment		1.0000	
Story Height Adjustment		0.9570	
Perimeter Adjustment		2.2804	
TOTAL INDEX MULTIPLIER		2.1823	
M&S CURRENT MULTIPLIER		1.0400	
M&S LOCAL MULTIPLIER		1.0100	
Adjusted Base Rate			135.70
Building Area			554
Base Building Value			75,178

4 OTHER CHARGES				
ITEM	SIZE/UNITS	RATE	LOCAL/OTHER MULTIPLIER	COST
NO ELEVATOR - No Elevator				
HEATING TYPE COM - Forced Hot Air				
Total Other Charges				0
REPLACEMENT COST SUBTOTAL				75,178

5 DEPRECIATION AND ADJUSTMENTS			
TYPE	PERCENT	AMOUNT	
DEPRECIATED REPLACEMENT COST NEW	54.00%	-40,596	34,500

6 BUILDING SUMMARY		
TOTAL BUILDING VALUE FOR BUILDING 102		34,500

7 ACCESSORY STRUCTURES / EXTRA FEATURES							
TYPE (YEAR BUILT)	QUALITY	SIZE/UNITS	RATE	QUAL ADJ REG/LOCAL MULT	DEPR	COST	
Court Ordered Adjustment							
Adjusted Feature Value							
TOTAL ACCESSORY VALUE							

8 TOTAL IMPROVEMENT VALUE		
		109,300

9 LAND VALUATION					
LAND TYPE	SIZE	RATE	ADJUSTMENT	LAND NOTE	COST
C377	5,000.0000 Square Feet	14.25	1.00		71,200
C015	5,665.0000 Square Feet	3.25	1.00		18,400

10 TOTAL LAND VALUE		
		89,600

11 TOTAL PROPERTY VALUE		
		198,900

12 NOTIFIED PROPERTY VALUE				
TYPE	REASON	LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE
Reconcile	Reassessment	89,600	208,600	298,200

Remarks

Legal Description LTS 6 TO 8 602 CHURCH ST BROOKLYN VIEW

1 PROPERTY ADMINISTRATIVE DATA

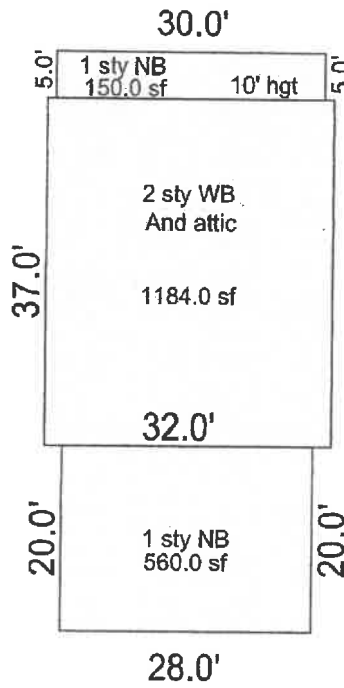
Account No.	020504802722100	Value Method	Reconcile	Zoning	C1B
Map/ Gr/ Par/Sec/Bl/Lt	0002/0020/0015///6	Occupancy	Non-owner Occupied (N)	Total Enc. Area	3,078
District/ Card Seq	05/ 00000-000-00-00	Curtilage	0		
Owner's Name	KEMN INC	Land Use	Commercial (C)		
Site Address	602 CHURCH ST	Valued By	0282		
	BALTIMORE 21225-0000	Geo Code	81		
Neighborhood Name	25300.02	BPRUC	RETAIL/APT UP		
Neighborhood Code	25300.02				

Prior Land	76,700	SALES HISTORY	
Prior Improv	98,700	SALE DATE	04/19/1976
Prior Total	175,400	SALE PRICE	0
		CONVEYANCE	Non-Arms Length Other

For more information about the worksheet, see our website at dat.maryland.gov, click on Real Property, then Other Information.

SKETCH FOR ACCOUNT 020504802722100
Building 101

Garage
21X42
(rented out)



1 PROPERTY ADMINISTRATIVE DATA					
Account No.	020504802722100	Value Method	MD Value	Zoning	C1B
Map/ Gr/ Par/Sec/Bl/Lt	0002/0020/0015//6	Occupancy	Non-owner Occupied (N)	Total Enc. Area	3,078
District/ Card Seq	05/ 00000-000-00-00	Curtilage	0		
Owner's Name	KEMN INC	Land Use	Commercial (C)		
Site Address	602 CHURCH ST	Valued By	0287		
	BALTIMORE 21225-0000	Geo Code	81		
Neighborhood Name	25300.02	BPRUC	APARTMENTS		
Neighborhood Code	25300.02				

2 BUILDING DATA					
Building No.	1	Class	D		
Section No.	102	Quality	Fair		
Building Type	Retail Store	Condition			
Year Built	1928	Elevators	0		
Enclosed Area	554				
Perimeter	188				
Story Height	10				
Number of Stories	2				

3 BUILDING BASE VALUE					
Base Rate					68.50
No. of Stories Adjustment			1.0000		
Story Height Adjustment			0.9570		
Perimeter Adjustment			2.2804		
TOTAL INDEX MULTIPLIER			2.1823		
M&S CURRENT MULTIPLIER			1.0400		
M&S LOCAL MULTIPLIER			1.0000		
Adjusted Base Rate					155.47
Building Area					554
Base Building Value					86,130

4 OTHER CHARGES					
ITEM	SIZE/UNITS	RATE	LOCAL/OTHER MULTIPLIER		COST
NO ELEVATOR - No Elevator					
HEATING TYPE COM - Forced Hot Air					
Total Other Charges					0
REPLACEMENT COST SUBTOTAL					86,130

5 DEPRECIATION AND ADJUSTMENTS					
TYPE	PERCENT	AMOUNT			
DEPRECIATED REPLACEMENT COST NEW	54.00%	-46,510			39,600

6 BUILDING SUMMARY					
TOTAL BUILDING VALUE FOR BUILDING 102					39,600

7 ACCESSORY STRUCTURES / EXTRA FEATURES								
TYPE (YEAR BUILT)	QUALITY	SIZE/UNITS	RATE	QUAL ADJ	REG/LOCAL	MULT	DEPR	COST
Court Ordered Adjustment								
Adjusted Feature Value								
TOTAL ACCESSORY VALUE								

8 TOTAL IMPROVEMENT VALUE					
					122,300

9 LAND VALUATION					
LAND TYPE	SIZE	RATE	ADJUSTMENT	LAND NOTE	COST
C377	5,000.0000 Square Feet	24.25	1.00		121,200
C015	5,665.0000 Square Feet	5.75	1.00		32,500

10 TOTAL LAND VALUE					
					153,700

11 TOTAL PROPERTY VALUE					
					276,000

Remarks

Legal Description LTS 6 TO 8 602 CHURCH ST BROOKLYN VIEW

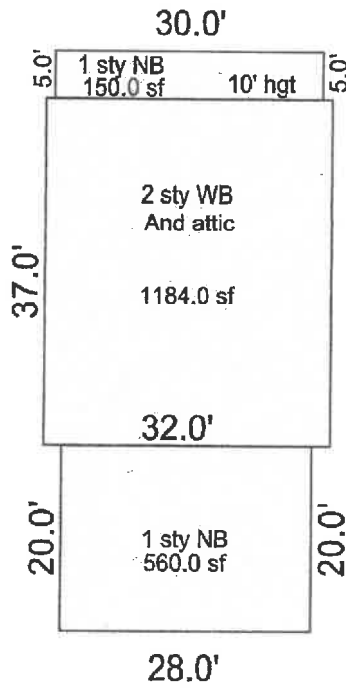
1 PROPERTY ADMINISTRATIVE DATA					
Account No.	020504802722100	Value Method	MD Value	Zoning	C1B
Map/ Gr/ Par/Sec/Bl/Lt	0002/0020/0015///6	Occupancy	Non-owner Occupied (N)	Total Enc. Area	3,078
District/ Card Seq	05/ 00000-000-00-00	Curtilage	0 .		
Owner's Name	KEMN INC	Land Use	Commercial (C)		
Site Address	602 CHURCH ST	Valued By	0287		
	BALTIMORE 21225-0000	Geo Code	81		
Neighborhood Name	25300.02	BPRUC	APARTMENTS		
Neighborhood Code	25300.02				

Prior Land	89,600	SALES HISTORY	
Prior Improv	208,600	SALE DATE	04/19/1976
Prior Total	298,200	SALE PRICE	0
		CONVEYANCE	Non-Arms Length Other

For more information about the worksheet, see our website at dat.maryland.gov, click on Real Property, then Other Information.

SKETCH FOR ACCOUNT 020504802722100
Building 101

Garage
21X42
(rented out)



1 PROPERTY ADMINISTRATIVE DATA			
Account No.	020504802722100	Value Method	MD Value
Map/ Gr/ Par/Sec/Bl/Lt	0002/0020/0015///6	Occupancy	Non-owner Occupied (N)
District/ Card Seq	05/ 00000-000-00-00	Curtilage	0
Owner's Name	KEMN INC	Land Use	Commercial (C)
Site Address	602 CHURCH ST	Valued By	0243
	BALTIMORE 21225-0000	Geo Code	81
Neighborhood Name	25300.02	BPRUC	APARTMENTS
Neighborhood Code	25300.02		
		Zoning	C1B
		Total Enc. Area	3,078

2 BUILDING DATA			
Building No.	1	Class	D
Section No.	101	Quality	Fair
Building Type	Multiple Residence	Condition	
Year Built	1928	Elevators	0
Enclosed Area	2,524		
Perimeter	188		
Story Height	10		
Number of Stories	2		

3 BUILDING BASE VALUE			
Base Rate			70.00
No. of Stories Adjustment		1.0000	
Story Height Adjustment		1.0000	
Perimeter Adjustment		1.0193	
TOTAL INDEX MULTIPLIER		1.0193	
M&S CURRENT MULTIPLIER		1.2500	
M&S LOCAL MULTIPLIER		0.9700	
Adjusted Base Rate			86.51
Building Area			2,524
Base Building Value			218,351

4 OTHER CHARGES				
ITEM	SIZE/UNITS	RATE	LOCAL/OTHER MULTIPLIER	COST
NO ELEVATOR - No Elevator				
HEATING TYPE COM - Forced Hot Air	2,524	0.35	0.9700 * 1.0000	857
Total Other Charges				857
REPLACEMENT COST SUBTOTAL				219,208

5 DEPRECIATION AND ADJUSTMENTS			
TYPE	PERCENT	AMOUNT	
DEPRECIATED REPLACEMENT COST NEW	64.00%	-140,293	78,900

6 EXTRA BUILDING FEATURES									
TYPE (YEAR BUILT)	QUALITY	SIZE/UNITS	RATE	QUAL ADJ	CUR MULT	LOCAL MULT	DEPR	COST	
Basement, Storage (1928)	3	1,184	36.25	0.87	1.250	0.970	64.0%	16,200	
TOTAL FEATURES VALUE								16,200	

7 BUILDING SUMMARY		
TOTAL BUILDING VALUE FOR BUILDING 101		95,100

1 PROPERTY ADMINISTRATIVE DATA					
Account No.	020504802722100	Value Method	MD Value	Zoning	C1B
Map/ Gr/ Par/Sec/BI/Lt	0002/0020/0015///6	Occupancy	Non-owner Occupied (N)	Total Enc. Area	3,078
District/ Card Seq	05/ 00000-000-00-00	Curtilage	0		
Owner's Name	KEMN INC	Land Use	Commercial (C)		
Site Address	602 CHURCH ST	Valued By	0243		
	BALTIMORE 21225-0000	Geo Code	81		
Neighborhood Name	25300.02	BPRUC	APARTMENTS		
Neighborhood Code	25300.02				

2 BUILDING DATA					
Building No.	1	Class	D		
Section No.	102	Quality	Fair		
Building Type	Retail Store	Condition			
Year Built	1928	Elevators	0		
Enclosed Area	554				
Perimeter	188				
Story Height	10				
Number of Stories	2				

3 BUILDING BASE VALUE					
Base Rate					70.75
No. of Stories Adjustment			1.0000		
Story Height Adjustment			0.9570		
Perimeter Adjustment			2.2804		
TOTAL INDEX MULTIPLIER			2.1823		
M&S CURRENT MULTIPLIER			1.2500		
M&S LOCAL MULTIPLIER			0.9700		
Adjusted Base Rate					187.21
Building Area				554	
Base Building Value					103,714

4 OTHER CHARGES					
ITEM	SIZE/UNITS	RATE	LOCAL/OTHER MULTIPLIER		COST
NO ELEVATOR - No Elevator					0
HEATING TYPE COM - Forced Hot Air					
Total Other Charges					0
REPLACEMENT COST SUBTOTAL					103,714

5 DEPRECIATION AND ADJUSTMENTS					
TYPE	PERCENT		AMOUNT		
DEPRECIATED REPLACEMENT COST NEW	57.00%		-59,117		44,500

6 BUILDING SUMMARY					
TOTAL BUILDING VALUE FOR BUILDING 102					44,500

7 ACCESSORY STRUCTURES / EXTRA FEATURES							
TYPE (YEAR BUILT)	QUALITY	SIZE/UNITS	RATE	QUAL ADJ REG/LOCAL MULT	DEPR		COST
Court Ordered Adjustment							
Adjusted Feature Value							
TOTAL ACCESSORY VALUE							

8 TOTAL IMPROVEMENT VALUE					
					139,600

9 LAND VALUATION					
LAND TYPE	SIZE	RATE	ADJUSTMENT	LAND NOTE	COST
C377	5,000.0000 Square Feet	24.25	1.00		121,200
C015	5,665.0000 Square Feet	5.75	1.00		32,500

10 TOTAL LAND VALUE					
					153,700

11 TOTAL PROPERTY VALUE					
					293,300

Remarks

Legal Description LTS 6 TO 8 602 CHURCH ST BROOKLYN VIEW

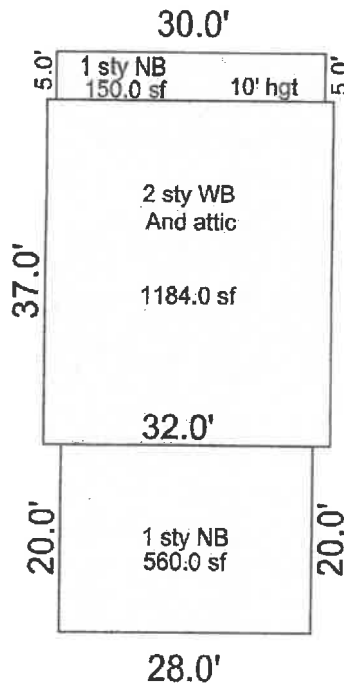
1 PROPERTY ADMINISTRATIVE DATA			
Account No.	020504802722100	Value Method	MD Value
Map/ Gr/ Par/Sec/Bl/Lt	0002/0020/0015///6	Occupancy	Non-owner Occupied (N)
District/ Card Seq	05/ 00000-000-00-00	Curtilage	0
Owner's Name	KEMN INC	Land Use	Commercial (C)
Site Address	602 CHURCH ST	Valued By	0243
	BALTIMORE 21225-0000	Geo Code	81
Neighborhood Name	25300.02	BPRUC	APARTMENTS
Neighborhood Code	25300.02		

Prior Land	153,700	SALES HISTORY	
Prior Improv	122,300	SALE DATE	04/19/1976
Prior Total	276,000	SALE PRICE	0
		CONVEYANCE	Non-Arms Length Other

For more information about the worksheet, see our website at dat.maryland.gov, click on Real Property, then Other Information.

SKETCH FOR ACCOUNT 020504802722100
Building 101

Garage
21X42
(rented out)



LIST OF NEAR BY PROPERTIES:

600 - church street

607- church street

603 church street

Ref: 602 CLUB ST.

YEMM INC. W.G.L. 604 2843/204

ACCT# 02722100

#10 CLUB ST. #5432 WASEDA AVE.

YEMM INC. W.G.L. 604 2843/259

ACCT# 02717400

25 Painted Parking Spaces

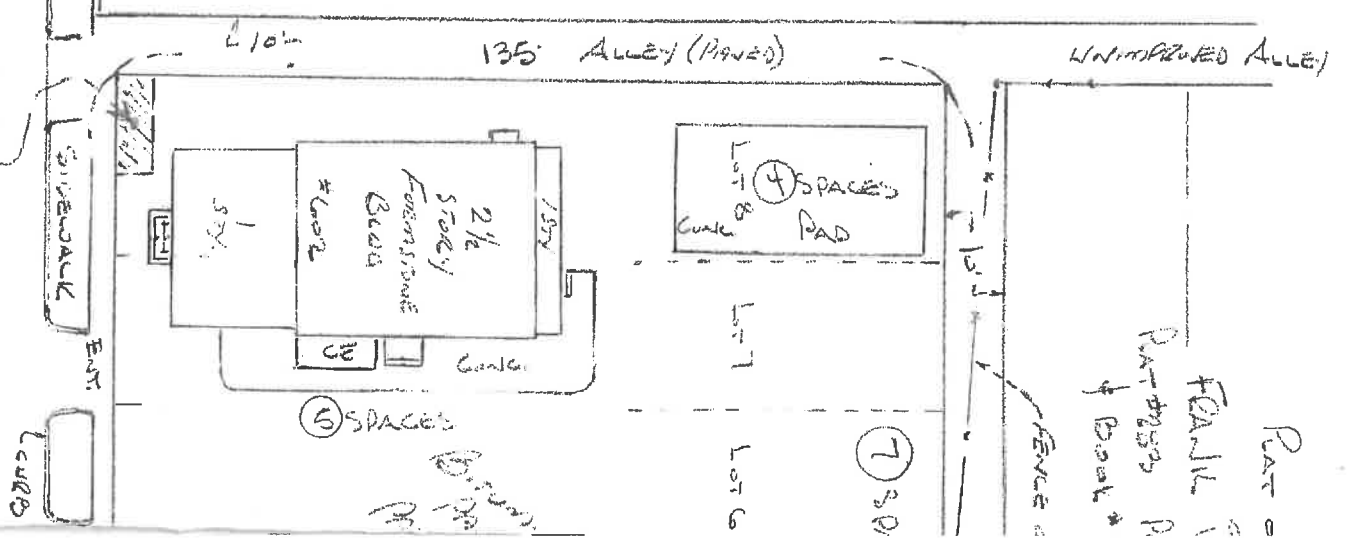
* S.H.A. P/M Parking/Decks

Remove old wall -
LINE
S.H.A. Part: 54134

PERMANENT EASEMENT
FOR DRINKING
FACILITY

* DECKS: LOCK 13507
FENCE 02004
S.H.A. Part: 551015

CHURCH



F Property Lot 12

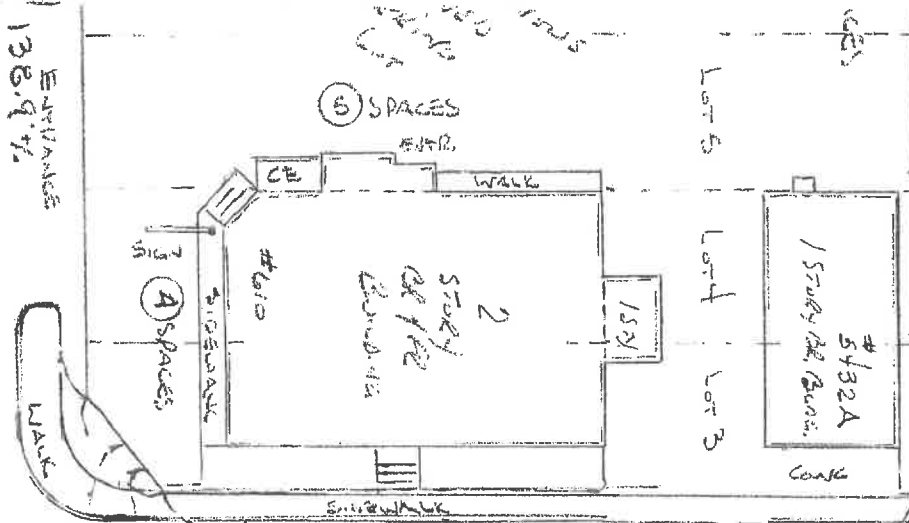
WASIELEWSKI

AC Book E.S.R. N° 1022

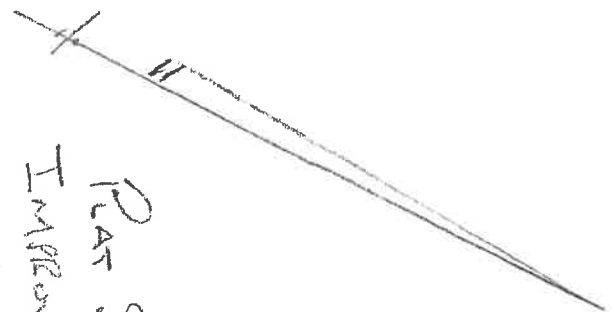
10229 Lot 9

OTHERS

157' 1/2 UNIMPAVED ALLEY



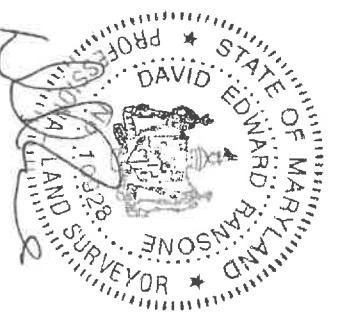
WASENA AVENUE



PEAR SHAWANDA
 IMPROVEMENTS K/A
 #602 / #610 CHURCH STREET
 #5432 WASENA AVENUE
 5th Dist - Anne Arundel Co MD

19.86' - Right of Way Line
 * DEED: L.002 9829
 Folio 779 etc.
 SHA Ref: 55134

STREET - MD Rte. 171



L.C. Ramson's G-17.110

SCALE = 1" = 30' Made on 27, 2015

Prepared By:

DAVID RAMSON - Land Surveyor

MD # 109928

204 Ridge Ave

Towson, MD 21286 410.291.8358