



Prince George's County Planning Department
Countywide Planning Division

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
TTY: (301) 952-4366
www.mncppc.org/pgco
301-952-3650

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Fern Piret, Planning Director *F.P.*
Derick Berlage, Chief, Countywide Planning Division *DB*

FROM: E. Fatimah Hasan, Planner Coordinator, Special Projects Section *FH*
Countywide Planning Division

SUBJECT: Application for the Creation of One Agricultural Preservation Parcel (Garner Farms, LLC)

BACKGROUND:

Attachment 1 is a copy of the application to create the Agricultural Preservation Parcel submitted by Garner Farms, LLC for Parcel 3. The total easement is composed of 205.77 acres at 11407 Croom Road, Upper Marlboro, Maryland, in the Rural Tier and in the proposed priority preservation area (PPA).

The purpose of the Planning Board's decision on this application is to inform the County Council regarding "...whether the preservation of the properties is compatible with existing and approved county plans, programs, and overall county policy, and whether the planning and zoning body recommends the preservation of the property." Staff support the analyses provided in Attachment 1, regarding the appropriateness of the establishment of an Agricultural Preservation Parcel on the subject property.

RECOMMENDATION:

Staff recommend approval of an application for an Agricultural Preservation Parcel on the property of Garner Farms, LLC. Staff recommend approval to transmit the proposed Agricultural Preservation Parcel to the County Council. A draft letter of transmittal is provided as Attachment 2.

Attachments

c: Yates Clagett, Conservation Planner, Prince George's County Soil Conservation District



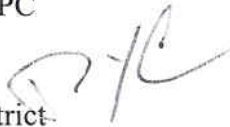
Prince George's Soil Conservation District
5301 Marlboro Race Track Road, Suite 100 - Upper Marlboro, MD 20772
Phone (301) 574-5162 x3 - Fax (301) 574-5156

MEMORANDUM

May 7, 2012

TO: Prince George's County Planning Board

VIA: Maria Martin, Master Planner, M-NCPPC

FROM: Yates Clagett, Conservation Planner
Prince George's Soil Conservation District 

SUBJECT: Formation of Agricultural Parcel

Background

The State of Maryland, through the Maryland Agricultural Land Preservation Foundation (MALPF), has established a program to encourage the preservation of agricultural land. This program allows one or more landowners to apply voluntarily to preserve their land, if certain criteria are met. The landowner is no longer required to commit to a five-year district. There will be no commitment until the landowners agree to the MALPF offer.

The proposed easement application is reviewed by the Agricultural Preservation Advisory Board, county government, and MALPF. The property owner still negotiates to sell development rights to the State of Maryland. The value of the easement is subject to negotiation between the owner and MALPF. Funds for this program come from the state share of Program Open Space and the agricultural transfer tax. If an easement is purchased, the land must remain in agricultural use.

Maryland regulations state that the county "planning and zoning body shall inform the local governing body whether the preservation of the property is compatible with existing and approved county plans, programs, and overall county policy, and whether the planning and zoning body recommends the preservation of the property. In the process of review, the local planning and zoning body shall consider compatibility of the preserved property, with state and local plans and programs."

Proposal

One application has been received and approved by the County Agricultural Preservation Advisory Board:

Land Owner: Garner Farms, LLC
11407 Croom Road
Upper Marlboro, MD 20772
Tax Account: 0255778 and 0255752
Map/Grid/Parcel: 128/C4/29 and 137/C1/3
Total Property Acres: 205
Dwellings: 1
Acres withheld from total: 0
Total Easement Acres: 205
Cropland: 130 acres
Woodland: 74 acres
Other: 1 acre
55% of the soils are class I, II, III

This is a family owned farm off of Croom Rd. It is one of the larger farms left in the County and produces grain and hay. Over 50% of the farm is in cropland which increases it's preservation value for future food and fiber production. The farm is in the vicinity of several preserved parcels and properties that in the future are eligible for preservation.

Analysis

The approved Master Plan for Subregion 6 (2009) shows the subject property as part of the Rural Tier. This area is primarily for production of agricultural or forest products, where there is no foreseeable extension of urban services. This area is zoned predominantly for rural agricultural or open space.

The preservation of the proposed property is compatible with the county plans and policies. Agriculture is in conformance with the master plan, the county's General Plan, and the visions established by the Smart, Green, and Growing—Local Government Planning—Planning Vision legislation (SB 273) of 2009. The property is in the O-S (Open Space) Zone, where the intention is to promote the economic use and conservation of agriculture and natural resources, among other uses. Finally, agriculture is compatible with existing and planned neighboring uses.

Recommendation

The Prince George's Soil Conservation District recommends the approval of this application.

Attachments

c: Carla A. Reid, Deputy Chief Administrative Officer
Robert J. Williams, Jr., Council Administrator



DEPARTMENT OF AGRICULTURE
MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION

FISCAL YEAR 2013
APPLICATION TO SELL AN EASEMENT

MALPF File Number (Provided by County if in a District or
has previously applied for easement, otherwise by MALPF)

PLEASE READ ATTACHED INSTRUCTIONS BEFORE COMPLETING APPLICATION

PART A

I/We Garner Farms, LLC, landowner(s) of the property referenced herein,
located in Prince George's County, Maryland, apply to the Maryland Agricultural Land
Preservation Foundation (MALPF) to sell an agricultural land preservation easement, pursuant to
Agriculture Article, Section 2-510, Annotated Code of Maryland.

This application to sell an easement and any subsequent offer to buy an easement, including any Deed
of Easement to be recorded on this property, will cover the entire acreage referenced in the application.
Acreage is not permitted to be withheld, unless it is for the permitted lot exclusions specified under
Agriculture Article, Section 2-513, Annotated Code of Maryland, or the acreage to be withheld is
approved by the Foundation (see instructions A.1.).

For purposes of valuation, I/we affirm that the acreage of the total property, also referred to as the
parent tract, was determined by one of the following (a copy of which is attached to this application) (see
instructions A.2.):

- property deed(s)
- tax assessment records
- survey
- other (identify) _____

- a. The total acreage of property is: 205.77
- b. The number of Pre-Existing Dwelling(s) is (are): 1
(See instructions A.3.)
- c. The Acreage to be Withheld is: 0
(Size, configuration, and location must be approved by the
Foundation. Show withheld area on map – see instructions A.1.)
- d. The Easement Payment Acreage is (a. minus b and minus c.): 204.77
- e. Total acres to be encumbered by easement is (a. minus c.): 205.77

I am/We are willing to sell an easement on my/our land for \$15,000.00 per acre. I/We understand that
the Foundation makes offers based on the lower of: (1) the asking price,
(2) the calculated easement value, or (3) a cap set by the County (see instructions A.4.).

Lot Selection (see instructions A.5.):

1. In the Deed of Easement, I/we hereby elect to (check one):

- reserve family lots, subject to density restrictions,
- reserve one (1) unrestricted lot, or
- waive all rights to lots.

I/We confirm my/our understanding that I/we may not change the lot selection unless I/we withdraw my/our application and apply in a subsequent cycle.

I/We acknowledge that the land on which I am/we are applying to sell an easement shall not be subdivided (including lot releases), conveyed to others, altered in its configuration, or encumbered by a restriction during the application process without prior written approval of the Foundation. Failure to comply with this restriction may result in withdrawal of the application.

I/We confirm my/our understanding that if the property contains at least 25 acres of contiguous woodland, I/we must submit evidence of a complete Forest Stewardship Plan performed by a forester certified in the State of Maryland prior to settlement and that delay in providing such evidence to the Foundation will delay settlement of the easement. I/we also confirm our understanding that the plan must include methods of management and a schedule of implementation. I/we also understand that the plan must have been created and/or updated for sufficiency within the last ten years, and I/we confirm our understanding that the Forest Stewardship Plan must be followed according to its schedule for implementation. If an easement is purchased on this property, I/we confirm our understanding of the responsibility for implementing the plan as outlined according to the schedule of implementation.

I/We confirm my/our understanding that a current Nutrient Management Plan must be implemented for the property prior to the sale of the MALPF easement on the property under the following circumstances: (i) an easement offer is extended and accepted, and (ii) if the property is required to have a Nutrient Management Plan under Md. Code Ann., Agric. Section 8-801 *et seq.* (associated regulations are located in COMAR 15.20.07-08).

I/We confirm my/our understanding that the Department of General Services shall be reviewing title to the property and may request additional documentation, require certain actions by me/us to clear title to the property, or may require me/us to provide a modern boundary survey of the property, at my/our expense, prior to settlement and that delay in providing such evidence to the Foundation will delay settlement of the easement. In addition, if there are multiple tax parcels being placed under one easement, then we may be required to combine those tax parcels into one account and parcel number.

I/We give MALPF permission to conduct appraisals on my/our property upon reasonable notification. I am/We are aware that any approval to obtain an option contract for the purchase of an agricultural land preservation easement made by the Foundation is subject to Board of Public Works approval and available funds.

I/We understand that there is no guarantee that an offer will be made or accepted for the purchase of a development rights easement on this property.

I/We assert that all representation and information regarding the property are, to the best of my/our knowledge, accurate and complete. Additionally, I/we assert that there is no known reason (e.g. environmental or otherwise) why the property cannot be productively farmed.

In addition, I/we are aware that both Parts A and B of this Application to Sell an Easement must be completed and submitted to the County's Program Administrator, along with all necessary documentation. I/we understand that an incomplete application will be returned.

Russell G. Watson Jr 4-05-12
 Landowner Signature Date

Russell G. WATSON JR.
 Print Full Name

Connie Watson Garner 4/5/2012
 Landowner Signature Date

Connie Watson Garner
 Print Full Name

Robert Steven Watson 4/5/2012
 Landowner Signature Date

Robert Steven Watson
 Print Full Name

Susan Watson Hardy 4/5/12
 Landowner Signature Date

Susan Watson Hardy
 Print Full Name

 Landowner Signature Date

 Print Full Name

 Landowner Signature Date

 Print Full Name

Note: All landowners of record must sign this application. Attach a separate sheet if necessary.

PART B

- LANDOWNER INFORMATION** -- necessary for all landowners of record. Attach a separate sheet, if needed. Also, enter primary contact information. The primary contact person will receive all correspondence from and is the individual to be contacted by the Foundation regarding the easement application.

MAILING ADDRESS of Owner/Trust/Business Entity:

Garner Farm LLC
 Name

15800 Croom Road
 Address

Upper Marlboro, MD 20772
 City, State, Zip Code

Phone # (H) (W)

e-mail

PRIMARY CONTACT PERSON:

Connie Garner
 Name

17202 Whites Landing Road
 Mailing Address

Brandywine, Md. 20613
 City, State, Zip Code

301-399-5953
 Phone # (H) (W)

e-mail

- ENTITY INFORMATION:** Please list all members/partners/trustees/shareholders of the ownership entity, if applicable (see instructions B.2.).

Russell Gilbert Watson, Jr.

Connie Watson Garner

Robert Steven Watson

Susan Watson Hardy

If you selected the family lots option, please complete the following:

- 3. **CHILDREN:** Please list child(ren)'s name(s). Please state family relationship to applicant owner(s). (See Instructions B.3.) NOTE: This is not a statement of intention to create child(ren)'s lots. If you wish to state your intention for child(ren)'s lots, please follow the procedure outlined in the instructions.

- 4. **LOCATION OF PROPERTY:**
PLEASE NOTE: FOR PROPERTIES CONSISTING OF MORE THAN ONE TAX PARCEL, IF THE APPLICATION TO SELL AN EASEMENT TO MALPF IS SUCCESSFUL, THE PARCELS MUST REMAIN UNDER IDENTICAL COMMON OWNERSHIP, AND MAY NOT BE CONVEYED OFF FROM EACH OTHER UNLESS SPECIFICALLY APPROVED BY THE MALPF BOARD.

Tax Map 128 Grid C4 Parcel # 29

Tax ID# 17040255745, 17040255752 (List all if more than one)

Tax Map 137 Grid C1 Parcel # 3

Tax ID# 17040255778 (List all if more than one)

Tax Map _____ Grid _____ Parcel # _____

Tax ID# _____ (List all if more than one)

Property Address: (if different from mailing address)

11407 Croom Road

Upper Marlboro, Md. 20772

- 5. **DEED REFERENCE(S)** (see Instructions B.5.):

30923 / 406 , _____ / _____ , _____ / _____

liber folio liber folio liber folio

If acreage reflected in deed is different from acreage of proposed easement, please explain:

- 6. **EXISTING PROPERTY RESTRICTION(S):** (see Instructions B.6.)

Please state whether there are any existing restrictive easements or covenants (such as Forest Conservation Easements, Open Space Easements, etc.) on your property and, if so, please explain:

7. **OTHER THIRD PARTY INTERESTS** (see Instructions B.7.):

- a. Does anyone own or lease surface or subsurface rights on this property (including oil/gas/mineral, whether or not there has been any activity on the lease)?
 YES NO If yes, please explain: _____
- b. Does anyone hold a lease, right of first refusal, or option to purchase for this property?
 YES NO If yes, please explain: _____
- c. Has any mining been done on the property?
 YES NO If yes, please explain: _____
- d. Are there any other third party interests in this property? (For example, life estate, right-of-ways, etc.)
 YES NO If yes, please explain: _____

If you answered yes to any of the questions a. through d., please provide name and contact information for the third party interest; signatures of such parties will be required on the Option Contract and Deed of Easement if the Foundation extends you an easement offer.

Name of Other Third Party Interest

Address

City, State, Zip Code

Phone #

Nature of Third Party Interest

Name of Other Third Party Interest

Address

City, State, Zip Code

Phone #

Nature of Third Party Interest

8. **MORTGAGES OR LIENS:**

Is there a mortgage or other lien on this property, including equity line of credit?
 YES NO
 If yes, signatures and addresses of such holders will be required on the Option Contract and Deed of Easement, if the Foundation extends an easement offer to you.

Name of Mortgage or Lien Holder

Address

City, State, Zip Code

Phone #

Name of Mortgage or Lien Holder

Address

City, State, Zip Code

Phone #

9. **LAND USE:**

Tillable Cropland: 130 acres
 Pasture: _____ acres
 Woodland: 74 acres
 Wetland(s): _____ acres
 Orchard; Nursery: _____ acres
 Structure(s): 1 acres
 (Farm buildings and dwellings)
 Pond/lake: _____ acres
 Other: _____ acres
 (Describe other land use)
TOTAL ACRES: 205 acres
 (Acres must equal Part A: e, on Page 1)

10. **PROPERTY USE:**

yes no don't know

- a. Has the property been used for a purpose other than agricultural operations and residential use (for example, landfill, commercial cell tower, commercial energy production, sand and gravel extraction, railroad right-of-way)?
If so indicate use/explain. — —
- b. Have any chemicals been used on the property beyond what could reasonably be expected in normal and customary agricultural practices?
If so indicate type of chemicals. — —
- c. Has the property ever contained areas used to dispose of waste other than normal and customary household and agricultural waste?
If yes, indicate the kinds of material disposed and method of disposal. — —
- d. Has there ever been a chemical spill or leak on the property to your knowledge?
If yes, indicate what was spilled, where it was spilled, approximately how much was spilled, and what actions were taken in response. — —
- e. Have any previous environmental assessments/tests/samplings/impact statements been conducted for the property, to your knowledge? If so, attach copies. — —
- f. Have any government officials ever investigated, cited, or been involved with any violations of any environmental law at this property to your knowledge? If so, explain. — —
- g. Are there/have there been any disputes, including claims of adverse possession, or written or oral agreements with adjacent landowners regarding boundary lines? If so, explain and provide detail on map. — —

IF YOU ANSWERED YES TO ANY OF THE ABOVE QUESTIONS, PLEASE ATTACH A LETTER OF EXPLANATION ALONG WITH ANY SUPPORTING DETAILS TO THE APPLICATION.

11. **STRUCTURES** List and briefly describe all buildings and structures, including residential and farm structures. On a current aerial map, locate and label by corresponding letter (a, b, c, d, etc.) all structures listed here. A current aerial map may be obtained through the county program administrator. Use separate page if necessary.

<u>Structure</u>	<u>Approximate Dimensions or Capacity</u>
a. <u>equipment shed</u>	<u>50'x50'</u>
b. <u>Barn</u>	<u>36'x80'</u>
c. <u>House</u>	<u>1,039 sq ft</u>
d. <u>(dilapidated) Barn</u>	<u>50'x50'</u>
e. <u>Barn</u>	<u>50'x60'</u>
f. <u>Barn</u>	<u>70'x50'</u>
g. <u>equipment shed</u>	<u>30'x50'</u>
h. _____	_____
i. _____	_____
j. _____	_____
k. _____	_____

12. **FARM OPERATION:**

Describe the farming operation(s): grain and timber

Owner operated: Leased Both

13. **QUALIFYING SOILS:** (To be completed by the County Program Administrator, see Instructions B.13.)

	<u>CLASS I</u>	<u>CLASS II</u>	<u>CLASS III</u>	<u>GROUP 1</u>	<u>GROUP 2</u>	<u>= TOTAL</u>
ACRES:	<u>3.11</u>	<u>43.24</u>	<u>64.90</u>	_____	_____	<u>111.25</u>
PERCENT OF TOTAL:	<u>2%</u>	<u>21%</u>	<u>32%</u>	_____	_____	<u>55%</u>

Other information _____

14. **PLANNING AND ZONING INFORMATION** (To be completed by the County Program Administrator or other County employee as necessary.)

NOTE: The development rights information provided in this application will be provided to the appraisers to determine the fair market value of the property and therefore the MALPF easement value. If this section is not completed, the application IS NOT complete and will be returned.

(A) **ZONING** (See Instructions B.14.A.)

Current Zoning of Property: OS Allowable Density: 1 per 5

Development Pressure: Low Moderate High

(i) Total number of development rights associated with parent tract(s) as identified on page 1: 41

(ii) Total number of development rights associated with existing dwellings: 1

(iii) Total number of development rights associated with withheld acres (if applicable): _____

(iv) Total number of development rights remaining associated with MALPF easement property: 40
(i - ii - iii = iv)

Does the property lie within the boundaries of a planned 10-year water and sewer service district? Yes No

If yes, please describe _____

Is the encumbrance of this property by an agricultural land preservation easement consistent with county plans? (Master Plan, Comprehensive Land-Use Plan, Growth Management Plan, etc.) Yes No

(B) Is there is withheld acreage? No

What is the reason for the withheld acreage? _____

(C) Is the property adjacent to other protected lands (fee or easement)? No

If yes, what is the approximate size of protected block of land (without subject property acres included)?

(D) For Certified Counties, Is the property located within a Priority Preservation Area? NO

15. **CERTIFICATION OF SOIL CONSERVATION & WATER QUALITY PLAN** (see Instructions B.15.):

Property Owners: Garner Farm, LLC Phone number: _____

Property Address: 11407 Croom Road Upper Marlboro, MD 20772

Tax Map: 128,137 Parcel: 29.3 Conservation Tract No: 425 Farm No: 415

The Prince George's County Soil Conservation District hereby certifies that the landowner(s) listed on the front of this Application to Sell an Easement has had a complete soil conservation and water quality plan prepared for the subject property.

M. J. ... MDA Planner III
Signature and Title of Soil Conservation District Official

3/26/12
Date

IF PROPERTY HAS 25 ACRES OR MORE OF CONTIGUOUS WOODLAND, A FOREST STEWARDSHIP PLAN IS REQUIRED:

16. Is a Forest Stewardship Plan in effect: Yes No
(If yes, submit copy of Plan)

17. **REQUIRED DOCUMENTATION** to be included with this Application to Sell an Easement:

a. All deeds, surveys, and/or plats that describe the property.

Md. Ann. Code Agriculture Article, § 2-510(b)(3) requires that an Application to Sell An Easement be accompanied by a complete description of the property to be encumbered by an Easement. Failure to submit a complete description with the Application to Sell an Easement may result in rejection of the Application.

b. Assessments and Taxation Data sheet from website (County administrator can provide)

c. A tax map outlining property boundaries, and clearly indicating withheld acreage, if any, including legal and practical access to the withheld acreage.

d. Aerial map with all structures on the property located, as instructed in Part B #10.

e. Forest Stewardship Plan, if one is required and completed

f. Annual Implementation Review Sheet for the Nutrient Management Plan, if one is available.

g. A recent appraisal (optional, not required).


Instructions Attached.

I hereby affirm, to the best of my knowledge, information and belief, that this application to sell an easement is complete and accurate.


County Program Administrator

5-24-12
Date

Robert Yates Clagett Jr.
Print name Planner IV

	Maryland Department of Assessments and Taxation PRINCE GEORGE'S COUNTY Real Property Data Search (2007 vw4.3d)	Go Back View Map New Search
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Account Identifier: District - 04 Account Number - 0255752

Owner Information			
Owner Name:	GARNER FARM LLC	Use:	AGRICULTURAL
		Principal Residence:	NO
Mailing Address:	15800 CROOM RD BRANDYWINE MD 20613-7319	Deed Reference:	1) /30923/ 406 2)

Location & Structure Information	
Premises Address 11407 CROOM RD UPPER MARLBORO 20772	Legal Description PT PAR 29 L5498 F330 SUBJ TO AGTX PRF ADMIN/SPLIT

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No: Plat Ref:
128	C4	29						2	

Special Tax Areas	Town Ad Valorem Tax Class
	13

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		123.50 AC	0033

Stories	Basement	Type	Exterior

Value Information					
	Base Value	Value Phase-in Assessments			PREFERENTIAL LAND VALUE INCLUDED IN LAND VALUE
		As Of 01/01/2008	As Of 07/01/2009	As Of 07/01/2010	
Land	23,920	23,920			
Improvements:	57,720	73,400			
Total:	81,640	97,320	92,092	97,320	
Preferential Land:	23,920	23,920	23,920	23,920	

Transfer Information			
Seller: WATSON,SHIRLEY B ETAL	Date: 08/26/2009	Price: \$0	
Type: NOT ARMS-LENGTH	Deed1: /30923/ 406	Deed2:	
Seller: WATSON,RUSSELL G SR & SHIRLEY	Date: 08/26/2009	Price: \$0	
Type: NOT ARMS-LENGTH	Deed1: /30923/ 398	Deed2:	
Seller: GARNER,WILLIAM A	Date: 01/29/1982	Price: \$0	
Type: NOT ARMS-LENGTH	Deed1: / 5498/ 334	Deed2:	

Exemption Information			
Partial Exempt Assessments	Class	07/01/2009	07/01/2010
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
 Exempt Class: Special Tax Recapture:
AGRICULTURAL TRANSFER TAX

	Maryland Department of Assessments and Taxation PRINCE GEORGE'S COUNTY Real Property Data Search (2007 vw4.3d)	Go Back View Map New Search
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Account Identifier: District - 04 Account Number - 0255778

Owner Information

Owner Name:	GARNER FARM LLC	Use:	AGRICULTURAL
		Principal Residence:	NO
Mailing Address:	15800 CROOM RD BRANDYWINE MD 20613-7319	Deed Reference:	1) /30923/ 406 2)

Location & Structure Information

Premises Address	Legal Description
CROOM RD UPPER MARLBORO 20772	ALL PAR3 SUBJ TO AGTX L5498 F330

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No: Plat Ref:
137	C1	3						2	

Special Tax Areas	Town Ad Valorem Tax Class
	13

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		81.27 AC	0033

Stories	Basement	Type	Exterior
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Value Information

	Base Value	Value Phase-in Assessments			PREFERENTIAL LAND VALUE INCLUDED IN LAND VALUE
		As Of 01/01/2008	As Of 07/01/2009	As Of 07/01/2010	
Land	25,900	25,900			
Improvements:	25,240	31,210			
Total:	51,140	57,110	55,120	57,110	
Preferential Land:	25,900	25,900	25,900	25,900	

Transfer Information

Seller: WATSON,SHIRLEY B ETAL	Date: 08/26/2009	Price: \$0	
Type: NOT ARMS-LENGTH	Deed1: /30923/ 406	Deed2:	
Seller: WATSON,RUSSELL G SR & SHIRLEY	Date: 08/26/2009	Price: \$0	
Type: NOT ARMS-LENGTH	Deed1: /30923/ 398	Deed2:	
Seller: GARNER,WILLIAM A	Date: 01/29/1982	Price: \$0	
Type: NOT ARMS-LENGTH	Deed1: / 5498/ 334	Deed2:	

Exemption Information

Partial Exempt Assessments	Class	07/01/2009	07/01/2010
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO	Special Tax Recapture:
Exempt Class:	AGRICULTURAL TRANSFER TAX

	Maryland Department of Assessments and Taxation PRINCE GEORGE'S COUNTY Real Property Data Search (2007 vw4.3d)	Go Back View Map New Search
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Account Identifier: District - 04 Account Number - 0255745

Owner Information			
Owner Name:	GARNER FARM LLC	Use:	RESIDENTIAL
Mailing Address:	15800 CROOM RD BRANDYWINE MD 20613-7319	Principal Residence:	NO
		Deed Reference:	1) /30923/ 406 2)

Location & Structure Information	
Premises Address 11407 CROOM RD UPPER MARLBORO 20772	Legal Description PT PAR 29 HOMESITE L5498 F330 PRF ADMIN SPLIT

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No: Plat Ref:
128	C4	29						2	

Special Tax Areas	Town Ad Valorem Tax Class
	13

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1866	1,039 SF	1.00 AC	003
Stories	Basement	Type	Exterior
1 1/2	NO	STANDARD UNIT	FRAME

Value Information				
	Base Value	Value As Of 01/01/2008	Phase-in Assessments As Of 07/01/2009 07/01/2010	
Land	61,750	76,000		
Improvements:	124,330	146,880		
Total:	186,080	222,880	210,612	222,880
Preferential Land:	0	0	0	0

Transfer Information			
Seller: WATSON,SHIRLEY B ETAL	Date: 08/26/2009	Price: \$0	
Type: NOT ARMS-LENGTH	Deed1: /30923/ 406	Deed2:	
Seller: WATSON,RUSSELL G SR & SHIRLEY	Date: 08/26/2009	Price: \$0	
Type: NOT ARMS-LENGTH	Deed1: /30923/ 398	Deed2:	
Seller: GARNER,WILLIAM JR	Date: 01/29/1982	Price: \$250,000	
Type: IMPROVED ARMS-LENGTH	Deed1: / 5498/ 334	Deed2:	

Exemption Information			
Partial Exempt Assessments	Class	07/01/2009	07/01/2010
County	000	0	0
State	000	0	0
Municipal	000	0	0
Tax Exempt:	NO	Special Tax Recapture:	
Exempt Class:		* NONE *	

Garner Farm LLC

11407 Croom Road
Upper Marlboro, MD 20772

SBS
17040255752
17040255745
17040255778

