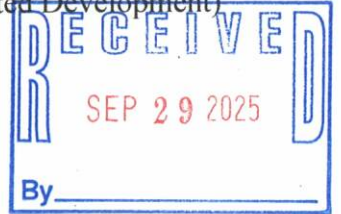


JUSTIFICATION STATEMENT
HOWARD COUNTY ZONING MAP AMENDMENT PETITION

The petitioner is requesting that the Zoning Map of Howard County be amended to change the zoning of the properties designated as Parcel 706 on Howard County Tax Map 43 (also known as 6871 Dorsey Road, Elkridge, MD 21075) and Parcel 726 on Howard County Tax Map 43 (also known as 6875 Dorsey Road, Elkridge, MD 21075) from TOD (Transit Oriented Development) District to R-12 (Residential: Single) District.



Section 16.205.(b)(1)

Petitioner's Name: The Palmetto Group, Inc. (Eric Bers, President)
Address: 3829 Palmetto Court
Ellicott City, MD 21042
Phone: (W) 410-302-4231
(H) 410-302-4231
Email: pacesetterhomes@gmail.com
Status as Owner: Owner of Parcel 706, and contract purchaser of Parcel 706

Existing Zoning: TOD
Requested Zoning: R-12
Total Acreage: 0.407 acres +/-

Parcel No. 1

Property Address: 6871 Dorsey Road, Elkridge, MD 21075
Tax Map: Tax Map 43, Parcel 706
Election District: 1 – Liz Walsh
Acreage: 0.199 acres +/-
Liber/folio: 5897 / 477
Owner: The Palmetto Group, Inc.
Address: 3829 Palmetto Court
Ellicott City, MD 21042
Phone: (w) 410-302-4231
Email: pacesetterhomes@gmail.com

Parcel No. 2

Property Address: 6875 Dorsey Road, Elkridge, MD 21075
Election District: Election District No.1
Tax Map: Tax Map 43, Parcel 726
Election District: 1 – Liz Walsh
Acreage: 0.2080 acres +/-
Liber/folio: 7697 / 422
Owner: Edward C. Riemer

Address: 10956 Trotting Ridge Way
Columbia, MD 21044
Phone: (w) 410-274-5863

Counsel for Petitioner: William E. Erskine, Esq.
Address: 7021 Columbia Gateway Drive, Suite 200
Columbia, MD 21046
Phone: (w) 301-575-0363
Email: werskine@offitkurman.com

Section 16.205.(c)(1)(iii) - Statement of justification in support of the request. The statement shall set forth the legal basis by which the requested amendment may be approved, and factual reasons showing why approval of the request will not be detrimental to the public health, safety, and welfare.

The Petitioner alleges that with respect to both parcels, there is a mistake in the current zoning. The County Council erred by applying the TOD district to both parcels when it adopted the current zoning map by voting to approve CB 32-2013 ("CB32") on July 26, 2013. CB32 was later approved by the County Executive on August 6, 2013. The basis of this zoning mistake is two-fold. First, at the time of the adoption of CB32, the County Council was acting under a mistake of fact. Specifically, due to a mistake on the 2013 Comprehensive Zoning map, the Council did not know that Parcel 706 and Parcel 726 were separate parcels. Rather, the 2013 Comprehensive Zoning map presented to the County Council mistakenly depicted the area containing the subject properties as a single larger parcel consisting of approximately 1.11 acres. See attached **Exhibit A**. In actuality, this area was comprised of four (4) separate and much smaller parcels under diverse ownership. At the time the County Council adopted CB32, it reasonably believed that the much larger parcel depicted on the zoning map without any internal lot lines was capable of being reasonably developed under the TOD zoning regulations.

Because of the much smaller size and irregular shape of the subject properties, they are not in fact capable of being developed for reasonable uses under the TOD zoning regulations. Had the County Council been aware of the extremely small size and irregular shape of Parcel 703 and Parcel 726, the Council would have elected to place both parcels in the R-12 District consistent with the zoning of the directly adjacent properties on the south side of Dorsey Road, and also consistent with other nearby R-12 zoned properties located on the north side of Dorsey Road only 700 feet away and east of the subject properties. See attached **Exhibit B** containing copies of the Official Zoning Map (Sheet 43) for the last 4 comprehensive rezonings. These maps reveal that in 1985 and 1993, the area containing the subject properties was depicted as four (4) separate and distinct parcels. During the 1985 and 1993 Comprehensive Zonings, the County Council placed the subject properties in the M-2 (Manufacturing Heavy) District. Beginning with the 2004 Comprehensive Zoning, the area containing the subject properties was mistakenly depicted on the zoning map as a single larger parcel without internal lot lines. In 2004, relying on this zoning map mistake, the County Council elected to zone this area TOD. This mistake on the 2004 Comprehensive Zoning map was carried over to the 2013

Comprehensive Zoning. As a result, still relying on this mistake on the zoning map, the County Council again in 2013 elected to place the area containing the subject properties in the TOD District. Had the county council been aware of the actual size of the properties, they would have realized that they were not large enough to be developed as viable TOD zoned properties given the lack of adequate space for non-residential parking and storm water management.

The second basis of zoning mistake resulting in the County Council's decision to apply the TOD District to the subject properties relates to a change in the underlying assumptions relied on by the Council during the 2013 Comprehensive Zoning. During the last Comprehensive Zoning, the Council assumed that there was a market for TOD development where the subject properties are located, or that such a market would develop in the reasonable future. This assumption has; however, proven to be a mistake because, with the passage of time, the market for TOD zoned properties in the particular location of the subject properties has failed to materialize. As stated above, the subject properties were initially zoned TOD during the 2004 Comprehensive Zoning. Beginning in 2004 and continuing through the date of this Petition, both the Petitioner and the owner of Parcel 726 have aggressively marketed their respective properties for sale. Despite numerous ongoing efforts to sell the properties (including numerous listings on a multiple list service and the engagement of a professional auctioneer) neither parcel has received a single purchase offer. In fact, the property taxes on Parcel 726 have been in considerable arrears for many years; and as a result, this parcel has been offered at tax sale for the last seven (7) years. Despite this no purchaser has ever shown an interest in the property by purchasing the tax lien certificate. During this time, both the Petitioner and the owner of Parcel 726 have been licensed real estate agents in the State of Maryland. It is their shared opinion as local real estate agents and owners of these properties that a viable market for the small, irregular shaped TOD zoned parcels simply does not exist at this location. Therefore, with the passage of time, the Council's assumption that a market for TOD parcels at this location either existed or would develop within a reasonable time has proven to be a mistake. In light of this, the appropriate zoning for these properties is R-12, consistent with other properties in the neighborhood.

Attached as **Exhibit C** are copies of various Multiple List Service listings for sale and notice of an auction for the sale of the subject properties over a time period in excess of 20 years. Also attached are copies of property tax statements for Parcel 726 showing that the property tax assessments for this property are more than \$70,000 in arrears. Together, these documents provide compelling evidence that a market for smaller sized TOD zoned parcels at this location on Dorsey Road does not exist. As such, with the passage of time, it is now clear that the decision to apply the TOD District to the subject properties was a mistake; and the most appropriate zoning for the subject properties is R-12.

The Petitioner does not allege that there has been a substantial change in the character of the neighborhood.

The Petitioner is not able to use the subject properties in their present zoning classification because, as stated above, a viable market for small, irregularly shaped TOD zoned parcels in this particular location simply does not exist. The primary reason for the inability to use the properties under TOD relates to the limited nature of the permitted uses under the TOD District. For example, the TOD District only permits apartment or single family attached

dwellings within a development project encompassing at least 3 gross acres of TOD-zoned land with a minimum residential density of 20 units per net acre of residential development. See, §127.4.B.7 & 8; §127.4.E.1; and §127.4.F.2.a. Under these regulations, the subject properties are far too small to accommodate residential development. With respect to the non-residential uses permitted in the TOD District under §127.4.D, these uses are likewise not viable on the subject properties because the parcels are simply too small to accommodate the required parking areas associated with non-residential development. A minimum of 3.3 parking spaces per 1,000 sq. ft. of development would be required to accommodate the parking needs for most uses. The subject properties are simply too small to accommodate the parking requirements of a viable development in the TOD District.

The proposed use of the property is for residential (single-family detached) which is very much in keeping with the character of the surrounding neighborhood and therefore will not result in adverse impact on the surrounding and vicinal properties. Additionally, the subject properties are both within the metropolitan district and are currently available to be served by public water, sewage, and public roads.

The character of the neighborhood where the subject properties are located is decidedly residential, consisting of single-family detached homes. The subject properties do not have internal access to the developed TOD zoned area adjacent to the Dorsey Marc Station. Rather, the subject properties have frontage on the north side of Dorsey Road where they directly face the established single family detached homes on the south side of Dorsey Road. The development of non-residential uses at this particular location on Dorsey Road would be very disruptive and out of character for the residential neighborhood. The development of commercial uses on the subject properties would further result in additional commercial traffic and vehicles including parking of large trucks not in keeping with the character of the neighborhood. See, Zoning Plan, Sheet 3 for the boundary of Neighborhood.

Approval of the requested zoning map amendment will not be detrimental to the public health, safety, and welfare because the properties have frontage and direct access on Dorsey Road at a location that will permit safe ingress and egress with adequate site distance. The parcels are proposed to be developed with single-family detached dwellings. The proposed use has a very low intensity and will not create any adverse impacts or nuisance conditions on adjacent properties. The proposed use will not create any atypical adverse conditions such as excessive levels of noise, dust, odors, fumes, or vibrations. Granting these rezoning requests will increase the supply of much needed housing in close proximity to mass transit; thereby serving the public health, safety, and welfare of the residents of Howard County.

The proposed zoning map amendment will be in harmony with the General Plan for Howard County and will not have the potential to adversely affect the surrounding and vicinal properties. Generally, the proposed zoning map amendments will further the HOCO By Design DN-3 Policy Statement by promoting homeownership in Howard County.

1	2	3	4	5
6	7	8	9	10
11	12	13	14	15
16	17	18	19	20
21	22	23	24	25
26	27	28	29	30
31	32	33	34	35
36	37	38	39	40
41	42	43	44	45
46	47	48	49	50

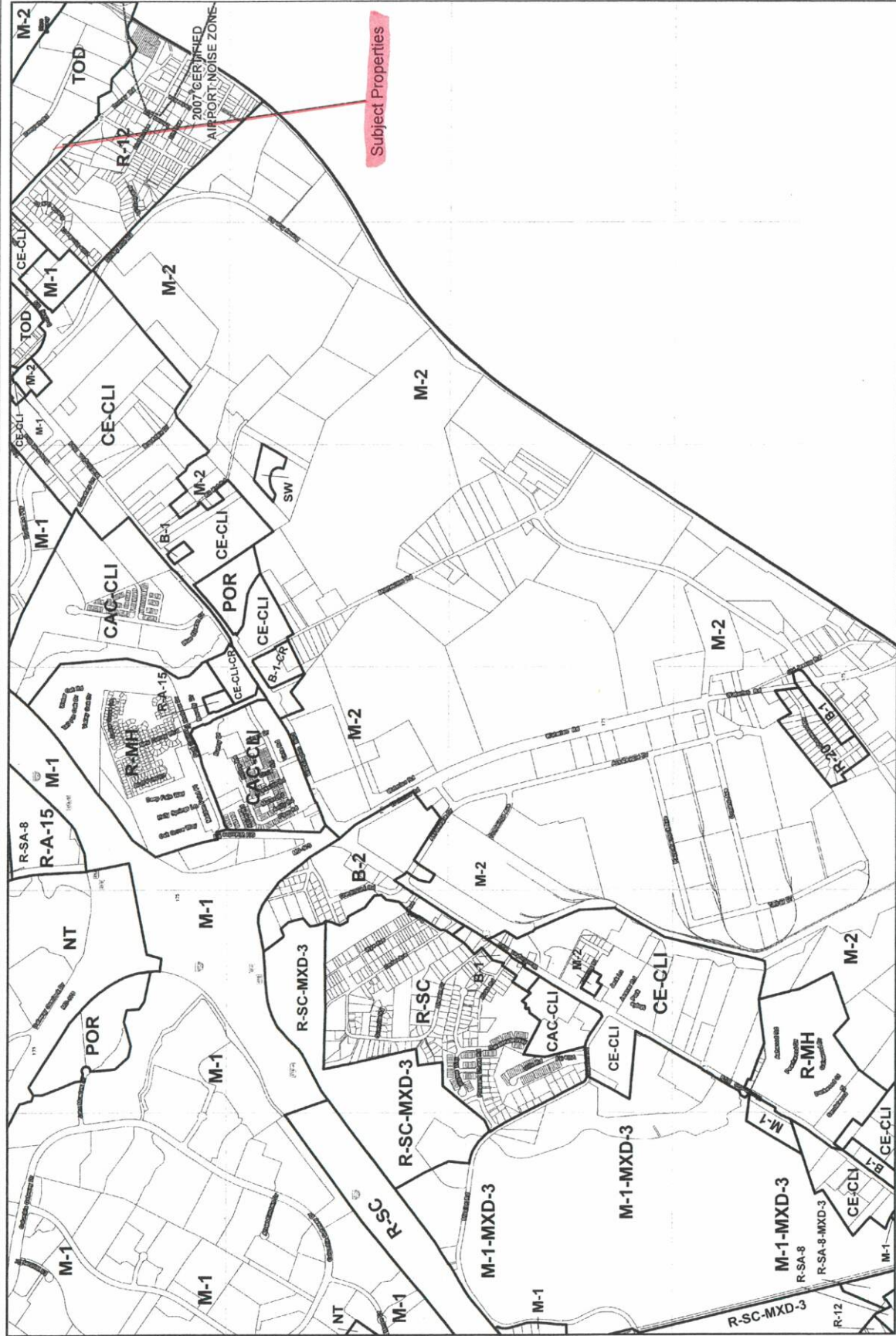


EXHIBIT A

DEPARTMENT OF PLANNING AND ZONING
1 inch = 600 feet



Official Sectional
Zoning Maps
Effective October 6, 2013 Council Bill 32-2013

EXHIBIT B

SCALE 1" = 100'

BASE MAPS FURNISHED BY THE TAX MAP DIVISION OF THE MARYLAND DEPARTMENT OF ASSESSMENTS AND TAXATION

James H. Kester
Notary Public

James H. Kester
Notary Public

James H. Kester
Notary Public

James H. Kester
Notary Public

James H. Kester
Notary Public

James H. Kester
Notary Public

James H. Kester
Notary Public



Subject Properties

MARYLAND COUNTY

APPROVED FOR THE BOARD OF SUPERVISORS
JAMES H. KESTER
NOTARY PUBLIC

APPROVED FOR THE BOARD OF SUPERVISORS
JAMES H. KESTER
NOTARY PUBLIC

APPROVED FOR THE BOARD OF SUPERVISORS
JAMES H. KESTER
NOTARY PUBLIC

APPROVED FOR THE BOARD OF SUPERVISORS
JAMES H. KESTER
NOTARY PUBLIC

APPROVED FOR THE BOARD OF SUPERVISORS
JAMES H. KESTER
NOTARY PUBLIC

APPROVED FOR THE BOARD OF SUPERVISORS
JAMES H. KESTER
NOTARY PUBLIC







APPROVED FOR THE BOARD OF SUPERVISORS
JAMES H. KESTER
NOTARY PUBLIC

APPROVED FOR THE BOARD OF SUPERVISORS
JAMES H. KESTER
NOTARY PUBLIC



Subject Properties

Legend

-  Environmental Protection Permit
-  Agricultural Protection Permit
-  Agricultural Purchase
-  Maryland Environmental Trust
-  Maryland Trust Easement
-  Site Plan Zoning Case

Revised: July 16, 2001

DEPARTMENT OF PLANNING AND ZONING

Howard County

M A R Y L A N D

Official Sectional Zoning Map

Adopted: October 18, 1993 Case No. 941

MAPS FINANCED BY THE TAX MAP DIVISION OF THE MARYLAND DEPARTMENT OF ASSESSMENTS AND TAXATION.
CONTAINED THEREIN: 2 10-2-93

SCALE: 1"=500'

MAP NO. 43

Legend

- Environmental Preservation Pledge
- Agricultural Preservation Pledge
- Agricultural Preservation Pledge
- Agricultural Preservation Pledge
- Maryland Environmental Trust
- Maryland Environmental Trust
- Maryland Environmental Trust
- Site Plan Zoning Case



SCALE: 1"=600'



DEPARTMENT OF PLANNING AND ZONING

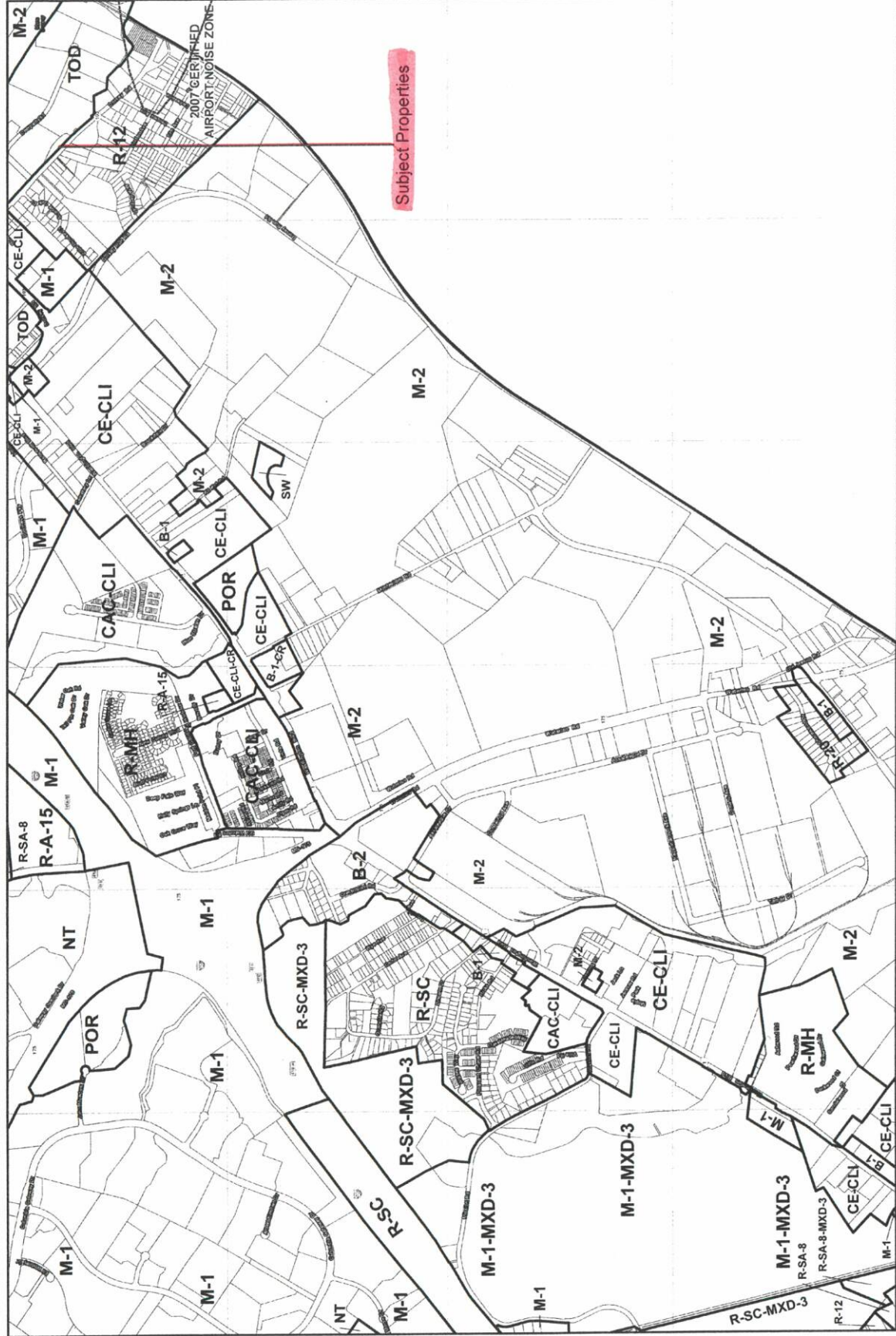
Howard County

M A R Y L A N D

Official Sectional Zoning Map

Adopted February 2, 2004 Council Bill 75-2003

1	2	3	4	5
6	7	8	9	10
11	12	13	14	15
16	17	18	19	20
21	22	23	24	25
26	27	28	29	30
31	32	33	34	35
36	37	38	39	40
41	42	43	44	45
46	47	48	49	50



1 inch = 600 feet

DEPARTMENT OF PLANNING AND ZONING



Official Sectional Zoning Maps

Effective October 6, 2013 Council Bill 32-2013

History - Property

EXHIBIT C

6875 Dorsey, Elkridge, MD 21075

Property History

Source	Category	Status	Date	Price	Owner
Public Records		Record Date	03/10/2025	\$	Charles E Brodine Jr Trust & Brodine Jr Charles E Trustee

MLS History Details

Listing Info	Change Type	Change Date	Price
MLS#: <u>1008977012</u> Prop. Type: Commercial Sale DOM / CDOM: 125 / 125 Listing Office: <u>Daniel Lloyd & Associates</u>	Canceled New Listing	03/15/10 11/11/09	\$49,900
MLS#: <u>1008976990</u> Prop. Type: Land DOM / CDOM: 125 / 125 Listing Office: <u>Daniel Lloyd & Associates</u>	Canceled New Listing	03/15/10 11/11/09	\$49,900
MLS#: <u>MDHW219002</u> Prop. Type: Commercial Sale DOM / CDOM: 354 / 354 Listing Office: <u>Daniel Lloyd & Associates</u>	Expired New Listing	03/01/08 03/14/07	\$75,000
MLS#: <u>MDHW219000</u> Prop. Type: Land DOM / CDOM: 355 / 355 Listing Office: <u>Daniel Lloyd & Associates</u>	Expired New Listing	03/01/08 03/13/07	\$75,000
MLS#: <u>MDHW216470</u> Prop. Type: Commercial Sale DOM / CDOM: 646 / 646 Listing Office: <u>Daniel Lloyd & Associates</u>	Expired Expired Price Decrease Price Decrease Back to Active Expired Back to Active Canceled Back to Active New Listing	01/02/07 01/01/07 08/14/06 02/21/06 02/21/06 01/02/06 11/04/05 04/10/05 01/12/05 07/14/04	\$89,900 \$100,000 \$125,000
MLS#: <u>MDHW216468</u> Prop. Type: Land DOM / CDOM: 646 / 646 Listing Office: <u>Daniel Lloyd & Associates</u>	Expired Expired Price Decrease Price Decrease	01/02/07 01/01/07 08/01/06 05/19/06	\$89,900 \$99,900

Price Decrease	02/21/06	\$100,000
Back to Active	02/21/06	
Expired	01/02/06	
Back to Active	11/04/05	
Canceled	04/10/05	
Back to Active	01/12/05	
New Listing	07/14/04	\$125,000

© BRIGHT MLS - Content is reliable but not guaranteed and should be independently verified (e.g., measurements may not be exact; visuals may be modified; school boundaries should be confirmed by school/district). Any offer of compensation is for MLS subscribers subject to Bright MLS policies and applicable agreements with other MLSs. Copyright 2025. Created: 05/09/2025 01:38 PM



6875 Dorsey, Elkridge, MD 21075

Expired

Commercial Sale

 \$89,900



MLS #: MDHW216470
 Available SqFt: 0.00
 Business Use: Other, Storage
 Tax ID #: 1401290487
 County: Howard, MD
 Year Built: 2004

Type: Office
 Ownership Interest: Fee Simple
 Lot Acres / SQFT: 0.2a / 8712sf
 Concessions: [See Concessions](#)

Taxes, Assessment, Fees

Tax Assessed Value: 2004

Association / Community Info

HOA: No
 Condo/Coop Assoc: No

Commercial Sale Information

Current Use: Other

Income and Expenses

Gross Income: \$0
 Operating Expense: \$0

Features

Interior Features: No Fireplace; Accessibility Features: Other
 Utilities: No Cooling; Cooling Fuel: None; Heating: Other; Heating Fuel: None; Hot Water: None; Water Source: Public Hook-up Available; Sewer: Public Hook/Up Avail

Remarks

Agent: RARE SMALL PARCEL IN NEW TRANSIT ORIENTED DISTRICT. DETAILS FOR DEVELOPMENT ON HOWARD COUNTY ZONING WEBSITE.
 Public: RARE SMALL PARCEL IN NEW TRANSIT ORIENTED DISTRICT. DETAILS FOR DEVELOPMENT ON HOWARD COUNTY ZONING WEBSITE.

Listing Office

Listing Agent: Ed Riemer (31858) Lic# Unknown (410) 274-5863
 Listing Office: Daniel Lloyd & Associates (DNL1) (Lic# Unknown)

Historical Compensation

Buyer Agency Comp: 4%%
 Sub Agency Comp: 0

Listing Details

Original Price:	\$125,000	Previous List Price:	\$100,000	DOM / CDOM:	646 / 646
Listing Agrmnt Type:	Exclusive Right	Sale Type:	Standard	Listing Terms:	As is Condition
Listing Term Begins:	07/14/2004			Owner Name:	ED RIEMER
Seller Concessions:					
Inclusions:	Parking Included In ListPrice,				



Dorsey, Elkridge, MD 21075

Expired

Land

\$89,900



MLS #: MDHW216468
 Tax ID #: 1401290487
 County: Howard, MD
 Subdiv / Neigh: NONE AVAILABLE
 Development Status: Raw Land, Utilities W/I 50'

Lot Acres / SQFT: 0.2a / 8712sf
 Price/Acre: \$449,500.00
 Ownership Interest: Fee Simple
 Concessions: See Concessions

Taxes, Assessment, Fees

Tax Assessed Value: \$195,000 / 2006

Association / Community Info

HOA: No
 Condo/Coop Assoc: No

Land Information

Possible Use: Commercial, Mixed, Office, Other
 Current Use: Other

Building Permits: Other

Features

Parking: No Parking
 Utilities: Water Source: Public Hook-up Available; Sewer: Within 50 FT

Remarks

Agent: Rare small Commercial parcel available with high visibility frontage.Zoning is TOD. Look on Howard County website for details. Perfect for small office building or just a secure investment.
 Public: Rare small Commercial parcel available with high visibility frontage.Zoning is TOD. Look on Howard County website for details. Perfect for small office building or just a secure investment.

Listing Office

Listing Agent: Ed Riemer (31858) Lic# Unknown (410) 274-5863
 Listing Office: Daniel Lloyd & Associates (DNL1) (Lic# Unknown)

Historical Compensation

Buyer Agency Comp: 4%%
 Sub Agency Comp: 0

Listing Details

Original Price: \$125,000 Previous List Price: \$99,900
 Listing Agrmnt Type: Exclusive Right Sale Type: Standard
 Listing Term Begins: 07/14/2004
 Seller Concessions:

DOM / CDOM: 646 / 646
 Owner Name: ED RIEMER



6875 Dorsey Rd, Elkridge, MD 21075

Expired

Commercial Sale

\$75,000



MLS #: MDHW219002
Available SqFt: 0.00
Business Use: Other
Tax ID #: 1401290487
County: Howard, MD
Year Built: 2007

Type: Office
Ownership Interest: Fee Simple
Lot Acres / SQFT: 0.21a / 9060sf
Lot Size Dimensions: LotWidth:85 X
LotDepth:100
Concessions: [See Concessions](#)

Taxes, Assessment, Fees

Tax Annual Amt / Year: \$1,223 / 2006
Tax Assessed Value: \$100,000 / 2006
Land Assessed Value: \$100,000

Association / Community Info

HOA: No
Condo/Coop Assoc: No

Commercial Sale Information

Current Use: Commercial, Office

Development Status: Raw Land, Utilities W/I 50', Zoned

Income and Expenses

Gross Income: \$0
Operating Expense: \$0

Features

Interior Features: No Fireplace; Accessibility Features: None
Utilities: No Cooling; Cooling Fuel: None; Heating: None; Heating Fuel: Natural Gas Available; Hot Water: None; Water Source: Within 50 FT; Sewer: Within 50 FT

Remarks

Agent: Commercial land only Zoned TOD(Transit Oriented District)Perfect for small office or just to hold on to.
Public: Commercial land only Zoned TOD(Transit Oriented District)Perfect for small office or just to hold on to.

Listing Office

Listing Agent: Ed Riemer (31858) Lic# Unknown (410) 274-5863
Listing Office: Daniel Lloyd & Associates (DNL1) (Lic# Unknown)

Historical Compensation

Buyer Agency Comp: 5%%
Sub Agency Comp: 0

Listing Details

Original Price: \$75,000 Sale Type: Standard DOM / CDOM: 354 / 354
Listing Agrmnt Type: Exclusive Right Owner Name: Ed Riemer
Listing Term Begins: 03/14/2007
Seller Concessions:
Inclusions: Parking Included In ListPrice,



6875 Dorsey Rd, Elkridge, MD 21075

Expired

Land

\$75,000



MLS #: MDHW219000
 Tax ID #: 1401290487
 County: Howard, MD
 Subdiv / Neigh: DORSEY BUSINESS CENTER
 Development Status: Utilities W/I 50', Zoned

Lot Acres / SQFT: 0.21a / 9060sf
 Lot Size Dimensions: LotWidth:85 X LotDepth:100
 Price/Acre: \$357,142.86
 Ownership Interest: Fee Simple
 Concessions: See Concessions

Taxes, Assessment, Fees

Tax Annual Amt/Year: \$1,223 / 2006
 Tax Assessed Value: \$100,000 / 2006

Association / Community Info

HOA: No
 Condo/Coop Assoc: No

Land Information

Possible Use: Commercial, Office
 Current Use: Other

Building Permits: No Building Permits

Features

Parking: No Parking
 Utilities: Water Source: Within 50 FT; Sewer: Within 50 FT

Remarks

Agent: Great little piece of COMMERCIAL PROPERTY zoned TOD(Transit Oriented District) for development or just to sit on. No studies done. Raw land.
 Public: Great little piece of COMMERCIAL PROPERTY zoned TOD(Transit Oriented District) for development or just to sit on. No studies done. Raw land.

Listing Office

Listing Agent: Ed Riemer (31858) Lic# Unknown (410) 274-5863
 Listing Office: Daniel Lloyd & Associates (DNL1) (Lic# Unknown)

Historical Compensation

Buyer Agency Comp: 5%%
 Sub Agency Comp: 0

Listing Details

Original Price: \$75,000 Sale Type: Standard
 Listing Agrmnt Type: Exclusive Right
 Listing Term Begins: 03/13/2007
 Seller Concessions:

DOM / CDOM: 355 / 355
 Listing Terms: As is Condition
 Owner Name: Ed Riemer



6875 Dorsey Rd, Elkridge, MD 21075

Canceled

Commercial Sale

\$49,900



MLS #: 1008977012
Available SqFt: 0.00
Tax ID #: 1401290487
County: Howard, MD
Year Built: 2009

Ownership Interest: Fee Simple
Lot Acres / SQFT: 0.21a / 9060sf
Concessions: See Concessions

Taxes, Assessment, Fees

Tax Annual Amt / Year: \$1,605 / 2009
Tax Assessed Value: \$108,700 / 2009
Land Assessed Value: \$108,700

Association / Community Info

HOA: No
Condo/Coop Assoc: No

Income and Expenses

Gross Income: \$0
Operating Expense: \$0

Features

Interior Features: No Fireplace
Utilities: Water Source: Within 50 FT; Sewer: Within 50 FT

Remarks

Agent: Raw land zoned TOD(Commercial). Property is directly across from 6874 Dorsey Road and is in front of the Dorsey Business Center. Bring all offers.
Public: Raw land zoned TOD(Commercial). Property is directly across from 6874 Dorsey Road and is in front of the Dorsey Business Center. Bring all offers.

Listing Office

Listing Agent: Ed Riemer (31858) Lic# Unknown (410) 274-5863
Listing Office: Daniel Lloyd & Associates (DNL1) (Lic# Unknown)

Listing Details

Original Price: \$49,900 Sale Type: Standard DOM / CDOM: 125 / 125
Listing Agrmnt Type: Exclusive Right Owner Name: Ed Riemer
Listing Term Begins: 11/11/2009
Seller Concessions:



6875 Dorsey Rd, Elkridge, MD 21075

Canceled

Land

\$49,900



MLS #: 1008976990
Tax ID #: 1401290487
County: Howard, MD
Subdiv / Neigh: DORSEY HALL
Development Status: Raw Land, Utilities W/I 50', Zoned

Lot Acres / SQFT: 0.21a / 9060sf
Price/Acre: \$237,619.05
Ownership Interest: Fee Simple
Concessions: See Concessions

Taxes, Assessment, Fees

Tax Annual Amt/Year: \$1,605 / 2009
Tax Assessed Value: \$108,700 / 2009

Association / Community Info

HOA: No
Condo/Coop Assoc: No

Land Information

Possible Use: Commercial, Office
Current Use: Land/Lot Only

Building Permits: No Building Permits

Features

Parking: No Parking
Utilities: Water Source: Within 50 FT; Sewer: No Septic System, Within 50 FT

Remarks

Agent: Raw land zoned TOD(Commercial). Property is directly accross from 6874 Dorsey Road and is in front of the Dorsey Business Center. Call owner/agent with all questions. Bring all offers.
Public: Raw land zoned TOD(Commercial). Property is directly accross from 6874 Dorsey Road and is in front of the Dorsey Business Center. Bring all offers.

Listing Office

Listing Agent: Ed Riemer (31858) Lic# Unknown (410) 274-5863
Listing Office: Daniel Lloyd & Associates (DNL1) (Lic# Unknown)

Listing Details

Original Price: \$49,900 Sale Type: Standard DOM / CDOM: 125 / 125
Listing Agrmnt Type: Exclusive Right Owner Name: Ed Riemer
Listing Term Begins: 11/11/2009
Seller Concessions:



Agent Full

Dorsey, Elkridge, MD 21075

Expired

Land

\$71,500



MLS #: MDHW213624
Tax ID #: 1401176366
Ownership Interest: Fee Simple
Waterfront: No

Lot Acres / SQFT: 0.24a / 10454sf
Price/Acre: \$297,916.67

Location

County: Howard, MD
Subdiv / Neigh: DORSEY HALL

Election District: 01

Association / Community Info

Mgmt Co. Fax:

HOA Fee: Monthly
On Site Phone: (410) 995-1005

Taxes and Assessment

Tax Annual Amt / Year: \$141 / 1998
County Tax: \$13 / Annually
Refuse Fee: \$125
Agricultural Tax Due: No
Zoning: R12

Tax Assessed Value: \$1,200 / 1997
Special Assmt: Annually
Tax Other Annual Assmt: \$2
Block/Lot: 407

Land Information

Lot Acres / SQFT: 0.24a / 10,454sf
Current Use: Other
Development Status: Plat Approved, Site Plan Approved

Possible Use: Residential
Soil Types: Urban Land Not Rated
Building Permits: Unknown

Parking

Parking: No Parking

Utilities

Utilities: Cooling Fuel: Electric; Water Source: Public; Sewer: Public Sewer

Remarks

Agent: G-87360 BUILD YOUR DREAM HOUSE ON THIS 1/4 AC +/- LOT IN HOWARD COUNTY. USE YOUR BUILDER OR OURS. WE HAVE FLOOR PLANS. 1/2 ACRE ALSO AVAILABLE. CALL THE LISTING AGENT FOR MORE INFORMATION.

Public: None

Listing Office

Listing Agent: Eric Bers (26428) (Lic# Unknown)
Listing Agent Email: eric.bers@longandfoster.com
Listing Office: Long & Foster Real Estate, Inc. (LNG151) (Lic# Unknown)
10741 Little Patuxent Pkwy, Columbia, MD 21044-0000
Office Phone: (410) 730-5100

(410) 302-4231

Office Fax: (410) 730-1612

Directions

RT 1 TO RT 176 TO JUST PASS DOUGLAS LEGUM DR ON THE RIGHT SIDE.

Historical Compensation

For more information about offers of compensation, see BrightMLS.com/offer-comp.

Buyer Agency Comp: 3%

Sub Agency Comp: 3%
Dual/Var Comm: No

Listing Details

Original Price: \$79,700
Listing Agrmnt Type: Exclusive Right
Prospects Excluded: No

Previous List Price: \$67,900
Owner Name: GREMLER COLDWELL BANKER
Owner Phone: (410) 995-1005

Dual Agency:	Yes	DOM / CDOM:	561 / 561
Sale Type:	Standard	Original MLS Name:	MRIS
Original MLS Number:	HW3078919	Off Market Date:	07/01/01
Listing Term Begins:	10/29/1999	Expiration Date:	06/30/01
Listing Entry Date:	10/29/1999	Seller Concessions:	
Possession:	120-180 Days		
Disclosures:	Agent has Financial Interest, Owner RE Licensee		

© BRIGHT MLS - Content is reliable but not guaranteed and should be independently verified (e.g., measurements may not be exact; visuals may be modified; school boundaries should be confirmed by school/district). Any offer of compensation is for MLS subscribers subject to Bright MLS policies and applicable agreements with other MLSs. Copyright 2025. Created: 09/12/2025 04:58 PM



Parcel 706 Dorsey Rd, Elkridge, MD 21075

Expired

Land

\$149,887



MLS #:	<u>MDHW2030852</u>	Lot Acres / SQFT:	0.2a / 8678sf /
Tax ID #:	1401291769	Assessor	
County:	Howard, MD	Lot Size Dimensions:	164 x 84 x 138 x 34
School District:	Howard County Public School System	Price/Acre:	\$749,435.00
		Ownership Interest:	Fee Simple
Development Status:	Raw Land	Concessions:	<u>See Concessions</u>

Taxes, Assessment, Fees

Tax Annual Amt/Year: \$1,994 / 2024
Tax Assessed Value: \$126,500 / 2024

Association / Community Info

HOA: No

Land Information

Possible Use: Commercial
Current Use: Vacant
Lot Features: Backs - Open
Common Area, Road
Frontage
Road: Black Top / State

Additional Parcels: No

Features

Utilities: Sewer Available, Water Available; Water Source: Public Hook-up Available; Sewer: Public Hook/Up Avail

Remarks

Agent: SDP Proposal, Zoning code description, commercial concept plan, area demographics, and 1031 disclosure loaded in docs...Located across the street from 6866 Dorsey Road- Sign on property. Buyer to verify all characteristics, uses, etc.
Public: Prime TOD Land Opportunity in Howard County, Maryland This is a rare opportunity to acquire a piece of land in a prime location. The land is well-positioned for future growth and development and priced to sell! This 0.2 acre piece of land is zoned TOD (Transit-Oriented Development). It is located close to the Dorsey MARC Station, which provides direct train & bus service to Washington, D.C. and Baltimore. The lot is sandwiched between both residential and commercially use properties including a variety of shops, restaurants, medical practices and other businesses. The zoning allows for a variety of uses, including professional/business offices, carry-out restaurants, religious facilities, and daycare. Seller has Concept Plan and SDP Proposal...Buyer is responsible to verify all uses consult HCDPZ for full uses and regulations.

Listing Office

Listing Agent: Alex Bounan (3058379) Lic# 649961 (410) 715-2718
Listing Office: Long & Foster Real Estate, Inc. (LNG21) (Lic# Unknown)

Historical Compensation

Buyer Agency Comp: 3% Of Gross
Sub Agency Comp: 3% Of Gross

Listing Details

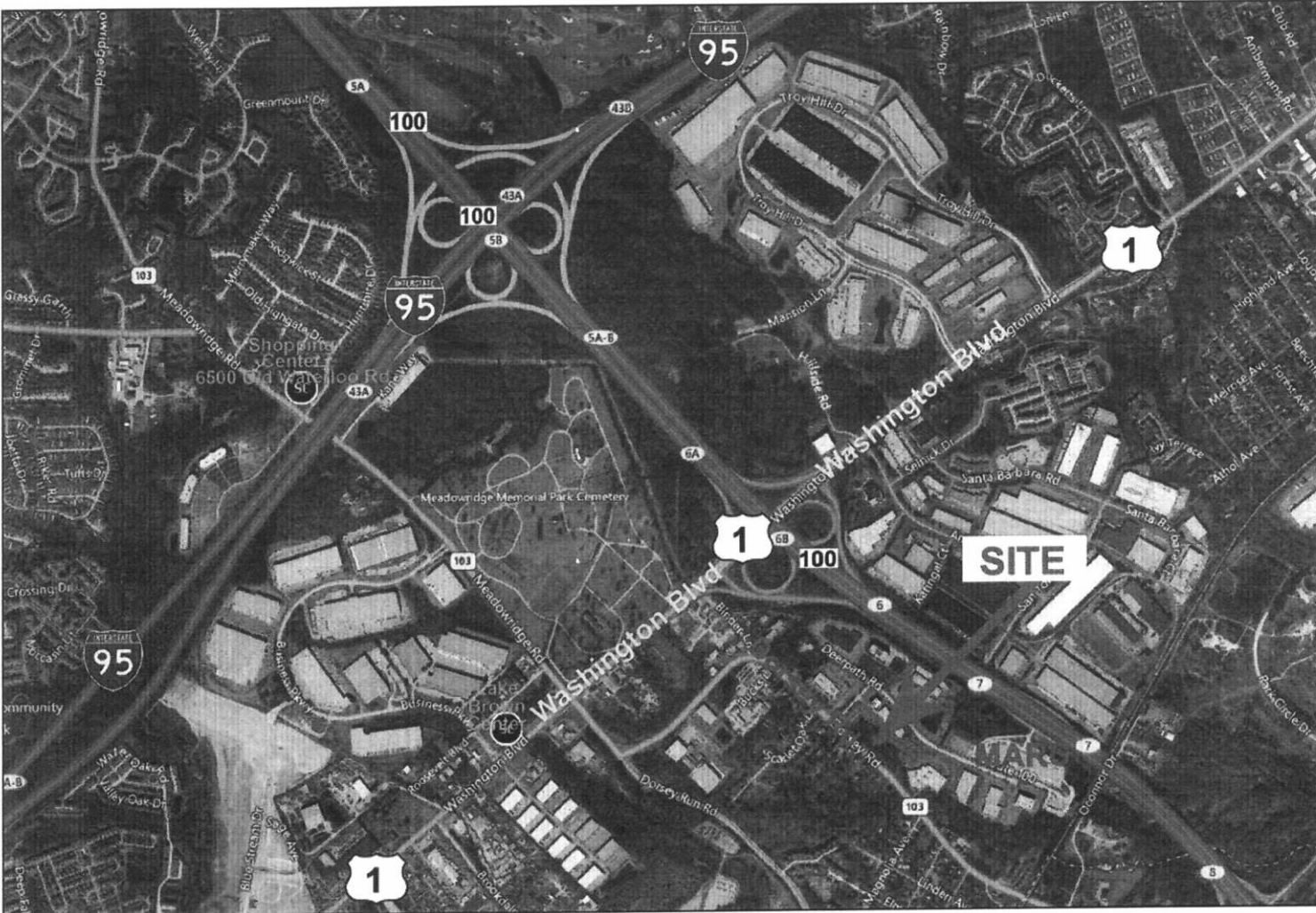
Original Price:	\$139,887	Previous List Price:	\$139,887	DOM / CDOM:	368 / 368
Listing Agrmnt Type:	Exclusive Right	Sale Type:	Standard		
Listing Term Begins:	07/17/2023				
Seller Concessions:					



Land for Sale: \$150,000 (.199 acres)

Dorsey Rd, Elkridge, MD 21075

Consists of parcels 1 and 2 on the North Side of Dorsey Road
Zoned POR



Property is located in the Baltimore-Washington Corridor
 0.442 miles from Rt 1 (Washington Blvd)
 1.16 miles from I-95
 2 miles from the Baltimore Washington Parkway (MD-295)
 3.54 miles from BWI (Baltimore Washington International Airport)
 Metro Market: Baltimore-Washington Business Center
 Submarket: Route 1/BWI Area/Howard County
 County: Howard County

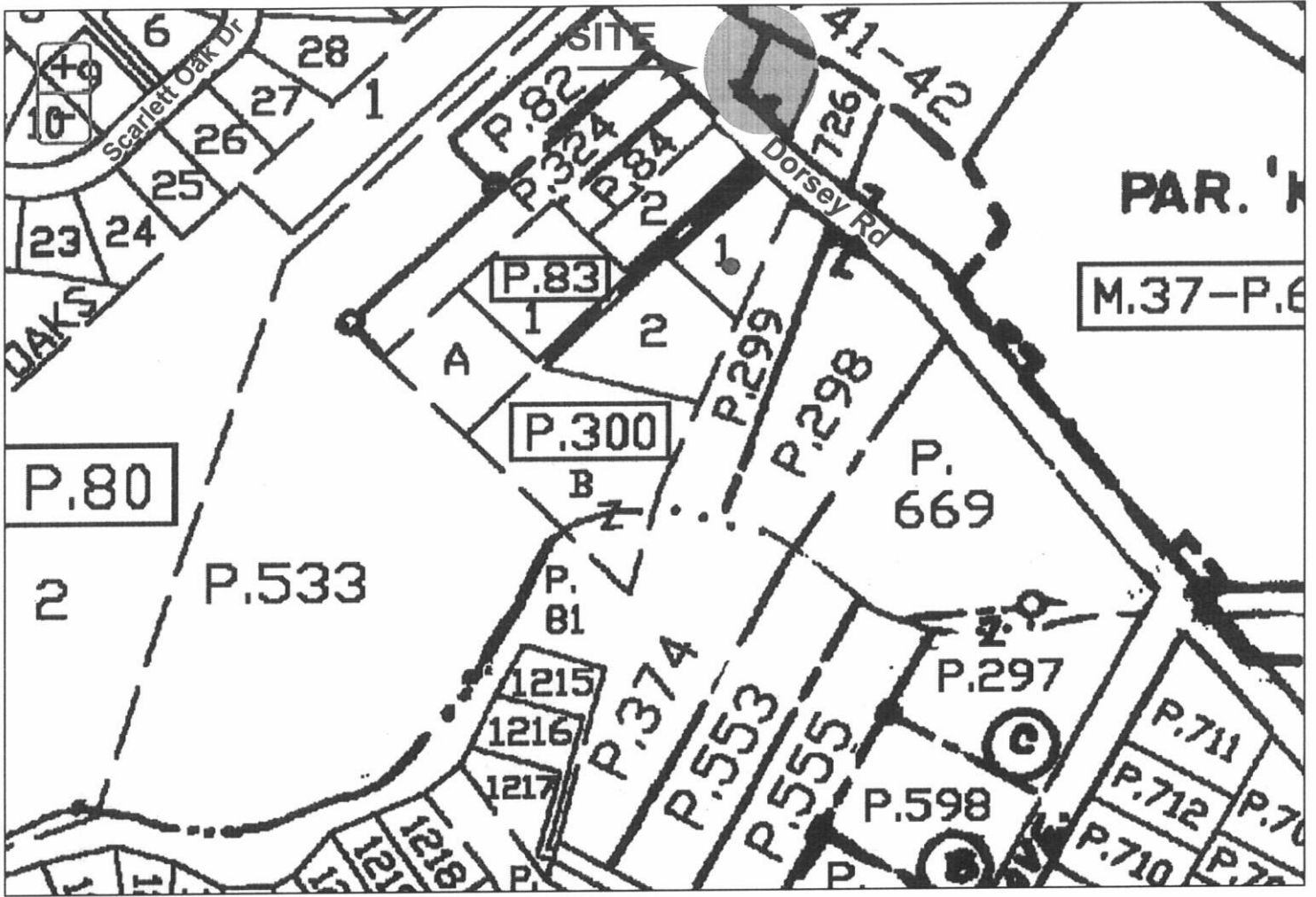


Traffic Counts: State Hwy 100 - 85,980 VPD
 Dorsey Rd - 23,181 VPD

Demographics	1 Mile	3 Mile	5 Mile
Population	2,202	44,090	136,856
Total Businesses	493	3,082	8,394
Total Employees	9,666	39,441	105,608
Median HH Income	\$101,064	\$102,164	\$103,742



Evan K. Langert | cell: 650.714.3826 | office: 703.879.4978 | elangert@thurassociates.com
 Office: 8260 Greensboro Dr. Suite 270, McLean VA 22102 703.847.0865
 www.thurretail.com 10/31/14





Demographic and Income Profile

Elkridge, MD
 MARC-Dorsey,
 Ring: 1 mile radius

Prepared by Shary Thur
 Latitude: 39.131637123
 Longitude: -76.74613973

Summary	Census 2010	2013	2018
Population	2,095	2,202	2,405
Households	781	847	950
Families	529	571	636
Average Household Size	2.40	2.34	2.30
Owner Occupied Housing Units	516	550	620
Renter Occupied Housing Units	265	297	329
Median Age	32.5	34.1	34.2
Trends: 2013 - 2018 Annual Rate	Area	State	National
Population	1.78%	0.68%	0.71%
Households	2.32%	0.68%	0.74%
Families	2.18%	0.55%	0.63%
Owner HHs	2.42%	0.82%	0.94%
Median Household Income	4.60%	3.55%	3.03%

Households by Income	2013		2018	
	Number	Percent	Number	Percent
<\$15,000	64	7.6%	63	6.6%
\$15,000 - \$24,999	11	1.3%	9	0.9%
\$25,000 - \$34,999	60	7.1%	47	4.9%
\$35,000 - \$49,999	84	9.9%	78	8.2%
\$50,000 - \$74,999	179	21.1%	150	15.8%
\$75,000 - \$99,999	92	10.9%	114	12.0%
\$100,000 - \$149,999	259	30.6%	335	35.3%
\$150,000 - \$199,999	43	5.1%	74	7.8%
\$200,000+	55	6.5%	81	8.5%
Median Household Income	\$80,709		\$101,064	
Average Household Income	\$97,634		\$116,221	
Per Capita Income	\$33,266		\$38,673	

Population by Age	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	125	6.0%	128	5.8%	143	5.9%
5 - 9	142	6.8%	138	6.3%	150	6.2%
10 - 14	115	5.5%	145	6.6%	160	6.7%
15 - 19	117	5.6%	119	5.4%	125	5.2%
20 - 24	177	8.5%	149	6.8%	149	6.2%
25 - 34	480	22.9%	470	21.3%	518	21.5%
35 - 44	357	17.1%	399	18.1%	436	18.1%
45 - 54	308	14.7%	315	14.3%	319	13.3%
55 - 64	142	6.8%	191	8.7%	214	8.9%
65 - 74	77	3.7%	89	4.0%	118	4.9%
75 - 84	42	2.0%	46	2.1%	56	2.3%
85+	11	0.5%	14	0.6%	16	0.7%

Race and Ethnicity	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
White Alone	1,293	61.7%	1,309	59.4%	1,340	55.7%
Black Alone	492	23.5%	555	25.2%	656	27.3%
American Indian Alone	4	0.2%	4	0.2%	4	0.2%
Asian Alone	213	10.2%	229	10.4%	272	11.3%
Pacific Islander Alone	0	0.0%	0	0.0%	0	0.0%
Some Other Race Alone	46	2.2%	55	2.5%	73	3.0%
Two or More Races	47	2.2%	51	2.3%	60	2.5%
Hispanic Origin (Any Race)	145	6.9%	177	8.0%	245	10.2%

Data Note: Income is expressed in current dollars.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

October 31, 2014



Demographic and Income Profile

Elkridge, MD
 MARC-Dorsey,
 Ring: 3 mile radius

Prepared by Shary Thur
 Latitude: 39.181637123
 Longitude: -76.74613973

Summary

	Census 2010	2013	2018
Population	41,346	44,090	48,426
Households	14,931	15,975	17,610
Families	10,513	11,159	12,188
Average Household Size	2.69	2.69	2.68
Owner Occupied Housing Units	11,358	12,006	13,287
Renter Occupied Housing Units	3,573	3,969	4,323
Median Age	34.3	34.7	35.3

Trends: 2013 - 2018 Annual Rate

	Area	State	National
Population	1.89%	0.68%	0.71%
Households	1.97%	0.68%	0.74%
Families	1.78%	0.55%	0.63%
Owner HHs	2.05%	0.82%	0.94%
Median Household Income	3.81%	3.55%	3.03%

Households by Income

	2013		2018	
	Number	Percent	Number	Percent
<\$15,000	713	4.5%	722	4.1%
\$15,000 - \$24,999	991	6.2%	855	4.9%
\$25,000 - \$34,999	777	4.9%	598	3.4%
\$35,000 - \$49,999	1,628	10.2%	1,465	8.3%
\$50,000 - \$74,999	2,974	18.6%	2,552	14.5%
\$75,000 - \$99,999	1,984	12.4%	2,311	13.1%
\$100,000 - \$149,999	3,551	22.2%	4,299	24.4%
\$150,000 - \$199,999	2,071	13.0%	3,164	18.0%
\$200,000+	1,287	8.1%	1,644	9.3%
Median Household Income	\$84,758		\$102,164	
Average Household Income	\$105,945		\$123,907	
Per Capita Income	\$38,734		\$45,331	

Population by Age

	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,049	7.4%	3,123	7.1%	3,444	7.1%
5 - 9	3,001	7.3%	3,070	7.0%	3,287	6.8%
10 - 14	2,778	6.7%	3,043	6.9%	3,375	7.0%
15 - 19	2,402	5.8%	2,540	5.8%	2,783	5.7%
20 - 24	2,465	6.0%	2,741	6.2%	2,814	5.8%
25 - 34	7,470	18.1%	7,741	17.6%	8,232	17.0%
35 - 44	7,200	17.4%	7,383	16.7%	8,211	17.0%
45 - 54	6,383	15.4%	6,673	15.1%	6,820	14.1%
55 - 64	3,804	9.2%	4,513	10.2%	5,330	11.0%
65 - 74	1,764	4.3%	2,120	4.8%	2,751	5.7%
75 - 84	810	2.0%	869	2.0%	1,036	2.1%
85+	222	0.5%	274	0.6%	340	0.7%

Race and Ethnicity

	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
White Alone	25,044	60.6%	25,585	58.0%	26,141	54.0%
Black Alone	8,097	19.6%	9,302	21.1%	11,085	22.9%
American Indian Alone	133	0.3%	159	0.4%	190	0.4%
Asian Alone	5,617	13.6%	6,224	14.1%	7,442	15.4%
Pacific Islander Alone	21	0.1%	26	0.1%	35	0.1%
Some Other Race Alone	816	2.0%	1,008	2.3%	1,403	2.9%
Two or More Races	1,616	3.9%	1,786	4.1%	2,130	4.4%
Hispanic Origin (Any Race)	2,536	6.1%	3,192	7.2%	4,492	9.3%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

October 31, 2014



Demographic and Income Profile

Elkridge, MD
 MARC-Dorsey,
 Ring: 5 mile radius

Prepared by Shary Thur
 Latitude: 39.181637123
 Longitude: -76.74613973

Summary	Census 2010	2013	2018
Population	132,244	136,856	146,108
Households	45,918	47,741	51,237
Families	33,072	34,113	36,279
Average Household Size	2.74	2.73	2.72
Owner Occupied Housing Units	33,219	34,238	37,017
Renter Occupied Housing Units	12,699	13,503	14,219
Median Age	34.7	35.1	35.7
Trends: 2013 - 2018 Annual Rate	Area	State	National
Population	1.32%	0.68%	0.71%
Households	1.42%	0.68%	0.74%
Families	1.24%	0.55%	0.63%
Owner HHs	1.57%	0.82%	0.94%
Median Household Income	3.13%	3.55%	3.03%

Households by Income	2013		2018	
	Number	Percent	Number	Percent
<\$15,000	2,160	4.5%	2,111	4.1%
\$15,000 - \$24,999	2,169	4.5%	1,769	3.5%
\$25,000 - \$34,999	2,666	5.6%	2,003	3.9%
\$35,000 - \$49,999	4,796	10.0%	4,281	8.4%
\$50,000 - \$74,999	8,183	17.1%	6,723	13.1%
\$75,000 - \$99,999	6,249	13.1%	7,194	14.0%
\$100,000 - \$149,999	11,017	23.1%	12,873	25.1%
\$150,000 - \$199,999	6,099	12.8%	8,954	17.5%
\$200,000+	4,399	9.2%	5,326	10.4%
Median Household Income	\$88,946		\$103,742	
Average Household Income	\$109,861		\$127,807	
Per Capita Income	\$39,233		\$45,653	

Population by Age	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	9,894	7.5%	9,787	7.2%	10,388	7.1%
5 - 9	9,589	7.3%	9,769	7.1%	10,225	7.0%
10 - 14	9,024	6.8%	9,456	6.9%	10,299	7.0%
15 - 19	8,155	6.2%	8,100	5.9%	8,472	5.8%
20 - 24	8,169	6.2%	8,857	6.5%	8,696	6.0%
25 - 34	21,944	16.6%	22,244	16.3%	23,177	15.9%
35 - 44	21,594	16.3%	21,527	15.7%	23,162	15.9%
45 - 54	20,395	15.4%	20,535	15.0%	20,242	13.9%
55 - 64	13,191	10.0%	14,721	10.8%	16,682	11.4%
65 - 74	6,353	4.8%	7,595	5.5%	9,668	6.6%
75 - 84	2,896	2.2%	3,101	2.3%	3,776	2.6%
85+	1,039	0.8%	1,164	0.9%	1,322	0.9%

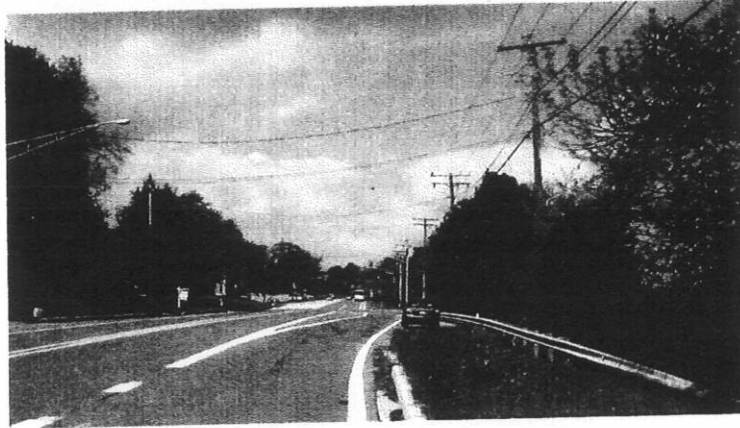
Race and Ethnicity	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
White Alone	77,053	58.3%	77,210	56.4%	77,495	53.0%
Black Alone	33,546	25.4%	35,986	26.3%	40,291	27.6%
American Indian Alone	430	0.3%	474	0.3%	549	0.4%
Asian Alone	13,080	9.9%	14,140	10.3%	16,625	11.4%
Pacific Islander Alone	111	0.1%	120	0.1%	142	0.1%
Some Other Race Alone	2,791	2.1%	3,316	2.4%	4,489	3.1%
Two or More Races	5,234	4.0%	5,610	4.1%	6,518	4.5%
Hispanic Origin (Any Race)	8,565	6.5%	10,360	7.6%	14,137	9.7%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

October 31, 2014

PUBLIC AUCTION SALE
2 PARCELS COMPRISING 0.40 +/- ACRE
IN ELKRIDGE



Sale To Be Held On The Premises

6875 DORSEY ROAD
HOWARD COUNTY, MD 21075

THURSDAY, MAY 11, 2006 AT 2:00 PM

Description: The Property comprises 2 Parcels totaling 0.40 +/- Acre. They are located in a TOD (Transit Oriented Development) District which allows a variety of commercial, office and residential uses. The property backs up to the Dorsey Business Center.

For more information call Paul Cooper at 410-828-4838

5% BUYER'S PREMIUM ADDED TO THE HAMMER PRICE

Terms of Sale: A deposit in the form of cash, cashier's check or certified check for \$10,000 is due at the time and place of sale. The difference to bring the deposit up to 10% is due by Tuesday May 16, 2006 in the auctioneer's office. Settlement is 45 days from the sale date. If payment of the balance of the purchase price or deposit is not paid within the specified period, the deposit will be forfeited and the property may be resold at the risk and expense of the defaulting purchaser. The Purchaser will pay interest on the unpaid portion of the purchase price from date of sale to date of settlement at the rate of 10% per annum. All expenses, including real estate taxes, and sanitary and/or metropolitan district charges, are to be adjusted to date of sale and assumed thereafter by the purchaser. Cost of all documentary stamps, settlement costs and transfer taxes to be paid by the purchaser. The property will be sold in "As is" condition without express or implied warranty as to the nature and description of the improvements. The property will be sold subject to easements, agreements, restrictions or covenants of record affecting the same, if any. Dimensions and acreage are more or less. Time is of the essence as to the terms of this contract.

 **Alex Cooper**
auctioneers inc.

908 YORK ROAD · TOWSON, MD 21204 · 410-828-4838

www.alexcooper.com



AUCTIONEERS • APPRAISERS
 908 YORK ROAD • TOWSON, MARYLAND 21204
 TELEPHONE (410) 828-4838 • FAX (410) 828-9348
 E-MAIL info@alexcooper.com

BILL TO

PALMETTO GROUP INC.
 MR. ERIC BERS, PRESIDENT
 P.O. BOX 841
 ELLICOTT CITY, MD 21041

Invoice

DATE	INVOICE #	TERMS
5/18/2006	3454	Net 60

REFERENCE	FOLIO#	CLIENT	PROPERTY
-----------	--------	--------	----------

6875 DORSEY RD.

R-3809

6875 DORSEY RD.

DESCRIPTION	AMOUNT
Auction Commission - NOT SOLD	0.00
Misc. Advertising	1,000.00
Total Expenses	1,000.00
Deposit Collected - Prepaid Advertising	-1,000.00

Total Due **\$0.00**

----- Forwarded Message -----

From: "Bennett, Leslie" <lbennett@howardcountymd.gov>

To: "ed.riemer@yahoo.com" <ed.riemer@yahoo.com>

Sent: Tue, Apr 22, 2025 at 10:53 AM

Subject: 01-290487

Re: 01-290487

Edward Riemer

Dorsey Rd.

Good Afternoon Mr. Riemer,

Per your request below is a breakdown of the current property tax status for the above referenced property totaling \$67,444.05.

Any proposal should include Angie Moore, Deputy Director, Department of Finance
- amoore@howardcountymd.gov

Thanks,

Leslie J. Bennett

Howard County Government

Office of Tax Sale

410-313-2088

Cat	Year	Bill	Unpaid Bal	Interest	Penalty	Due Now
020	2007	711163	1,198.65	3,688.15	0.00	4,886.80
020	2008	811142	1,341.50	3,892.94	0.00	5,234.44
020	2009	911130	1,380.41	3,764.30	0.00	5,144.71
020	2010	1111606	1,419.31	3,622.01	0.00	5,041.32
020	2011	1311115	1,458.21	3,434.20	0.00	4,892.41
020	2012	1511114	1,502.23	3,277.74	0.00	4,779.97
020	2013	1714108	1,502.23	3,014.65	0.00	4,516.88
020	2014	1918617	1,502.23	2,751.54	0.00	4,253.77
020	2015	2034091	1,502.23	2,488.44	0.00	3,990.67
020	2016	2162088	1,502.23	2,225.37	0.00	3,727.60
020	2017	2516662	1,502.23	1,962.28	0.00	3,464.51
020	2018	27625021	1,502.23	1,699.18	0.00	3,201.41
020	2019	28734285	1,670.51	1,282.57	0.00	2,953.08
020	2020	28961268	1,567.45	1,225.31	0.00	2,792.76
020	2021	29221588	1,567.45	950.48	0.00	2,517.93
020	2022	29562877	1,567.45	675.65	0.00	2,243.10
022	2023	414	141.00	0.00	0.00	141.00
020	2023	29824651	1,567.45	400.82	0.00	1,968.27

<u>Column</u>	<u>Total</u>
Unpaid Bal	25,395.00
Interest	40,355.63
Penalty	0.00
Due Now	65,750.63

2010-2023	\$65,750.63
2024	\$ 1,693.42

TOTAL DUE	\$67,444.05
-----------	-------------

Real Estate

All Bills

Parcel ID 01290487
Location 6875 DORSEY RD

Real Estate bill years 2005 to 2025 only

<u>Bill</u>	<u>Type</u>	<u>Year</u>	<u>Owner</u>	<u>Paid</u>	
511179	ANNUAL	2005	RIEMER EDWARD C	Paid	View Bill
611170	ANNUAL	2006	RIEMER EDWARD C	Paid	View Bill
711163	ANNUAL	2007	RIEMER EDWARD C	Outstanding	View Bill
811142	ANNUAL	2008	RIEMER EDWARD C	Outstanding	View Bill
911130	ANNUAL	2009	RIEMER EDWARD C	Outstanding	View Bill
1111606	ANNUAL	2010	RIEMER EDWARD C	Outstanding	View Bill
1311115	SEMI ANNL	2011	RIEMER EDWARD C	Outstanding	View Bill
1511114	SEMI ANNL	2012	RIEMER EDWARD C	Outstanding	View Bill
1714108	SEMI ANNL	2013	RIEMER EDWARD C	Outstanding	View Bill
1918617	SEMI ANNL	2014	RIEMER EDWARD C	Outstanding	View Bill
2034091	SEMI ANNL	2015	RIEMER EDWARD C	Outstanding	View Bill
2162088	SEMI ANNL	2016	RIEMER EDWARD C	Outstanding	View Bill
2516662	SEMI ANNL	2017	RIEMER EDWARD C	Outstanding	View Bill
27625021	SEMI ANNL	2018	RIEMER EDWARD C	Outstanding	View Bill
28734285	SEMI ANNL	2019	RIEMER EDWARD C	Outstanding	View Bill
28961268	SEMI ANNL	2020	RIEMER EDWARD C	Outstanding	View Bill
29221588	SEMI ANNL	2021	RIEMER EDWARD C	Outstanding	View Bill
29562877	SEMI ANNL	2022	RIEMER EDWARD C	Outstanding	View Bill
29824651	SEMI ANNL	2023	RIEMER EDWARD C	Outstanding	View Bill
30062284	SEMI ANNL	2024	RIEMER EDWARD C	Outstanding	View Bill

30174856

SEMI ANNL

2025

RIEMER EDWARD C

Outstanding

[View Bill](#)

©2025 Tyler Technologies, Inc.

Real Estate

Parcel is in tax sale

Newer unpaid bill(s) exist for this parcel.

View Bill

As of	9/11/2025
Bill Year	2007
Bill	711163
Owner	RIEMER EDWARD C
Parcel ID	01290487

[View payments/adjustments](#) [View state assessment data](#)

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	9/30/2007	\$1,198.65	\$0.00	\$1,198.65	\$3,775.56	\$4,974.21
Interest			\$0.00			\$3,775.56
TOTAL		\$1,198.65	\$0.00	\$1,198.65	\$3,775.56	\$4,974.21

Real Estate

Parcel is in tax sale

Prior and newer unpaid bills exist for this parcel.

View Bill

As of	9/11/2025
Bill Year	2008
Bill	811142
Owner	RIEMER EDWARD C
Parcel ID	01290487

[View payments/adjustments](#) [View state assessment data](#)

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	9/30/2008	\$1,341.50	\$0.00	\$1,341.50	\$3,990.75	\$5,332.25
Interest			\$0.00			\$3,990.75
TOTAL		\$1,341.50	\$0.00	\$1,341.50	\$3,990.75	\$5,332.25

Real Estate

Parcel is in tax sale

Prior and newer unpaid bills exist for this parcel.

View Bill

As of	9/11/2025
Bill Year	2009
Bill	911130
Owner	RIEMER EDWARD C
Parcel ID	01290487

[View payments/adjustments](#) [View state assessment data](#)

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	9/30/2009	\$1,380.41	\$0.00	\$1,380.41	\$3,864.94	\$5,245.35
Interest			\$0.00			\$3,864.94
TOTAL		\$1,380.41	\$0.00	\$1,380.41	\$3,864.94	\$5,245.35



Real Estate

Parcel is in tax sale

Prior and newer unpaid bills exist for this parcel.

View Bill

As of	9/11/2025
Bill Year	2010
Bill	1111606
Owner	RIEMER EDWARD C
Parcel ID	01290487

[View payments/adjustments](#) [View state assessment data](#)

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	9/30/2010	\$1,419.31	\$0.00	\$1,419.31	\$3,725.49	\$5,144.80
Interest			\$0.00			\$3,725.49
TOTAL		\$1,419.31	\$0.00	\$1,419.31	\$3,725.49	\$5,144.80

Real Estate

Parcel is in tax sale

Prior and newer unpaid bills exist for this parcel.

View Bill

As of	9/11/2025
Bill Year	2011
Bill	1311115
Owner	RIEMER EDWARD C
Parcel ID	01290487

[View payments/adjustments](#) [View state assessment data](#)

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	9/30/2011	\$729.11	\$0.00	\$729.11	\$1,786.23	\$2,515.34
2	1/8/2012	\$729.10	\$0.00	\$729.10	\$1,754.31	\$2,483.41
Interest			\$0.00			\$3,540.54
TOTAL		\$1,458.21	\$0.00	\$1,458.21	\$3,540.54	\$4,998.75

Real Estate

Parcel is in tax sale

Prior and newer unpaid bills exist for this parcel.

View Bill

As of 9/11/2025
Bill Year 2012
Bill 1511114
Owner RIEMER EDWARD C
Parcel ID 01290487

[View payments/adjustments](#) [View state assessment data](#)

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	9/30/2012	\$751.12	\$0.00	\$751.12	\$1,710.14	\$2,461.26
2	1/8/2013	\$751.11	\$0.00	\$751.11	\$1,677.24	\$2,428.35
Interest			\$0.00			\$3,387.38
TOTAL		\$1,502.23	\$0.00	\$1,502.23	\$3,387.38	\$4,889.61

Real Estate

Parcel is in tax sale

Prior and newer unpaid bills exist for this parcel.

View Bill

As of 9/11/2025
Bill Year 2013
Bill 1714108
Owner RIEMER EDWARD C
Parcel ID 01290487

[View payments/adjustments](#) [View state assessment data](#)

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	9/30/2013	\$751.12	\$0.00	\$751.12	\$1,578.60	\$2,329.72
2	1/6/2014	\$751.11	\$0.00	\$751.11	\$1,545.69	\$2,296.80
Interest			\$0.00			\$3,124.29
TOTAL		\$1,502.23	\$0.00	\$1,502.23	\$3,124.29	\$4,626.52

Real Estate

Parcel is in tax sale

Prior and newer unpaid bills exist for this parcel.

View Bill

As of	9/11/2025
Bill Year	2014
Bill	1918617
Owner	RIEMER EDWARD C
Parcel ID	01290487

[View payments/adjustments](#) [View state assessment data](#)

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	9/30/2014	\$751.12	\$0.00	\$751.12	\$1,447.05	\$2,198.17
2	1/8/2015	\$751.11	\$0.00	\$751.11	\$1,414.13	\$2,165.24
Interest			\$0.00			\$2,861.18
TOTAL		\$1,502.23	\$0.00	\$1,502.23	\$2,861.18	\$4,363.41



Real Estate

Parcel is in tax sale

Prior and newer unpaid bills exist for this parcel.

View Bill

As of	9/11/2025
Bill Year	2015
Bill	2034091
Owner	RIEMER EDWARD C
Parcel ID	01290487

[View payments/adjustments](#) [View state assessment data](#)

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	9/30/2015	\$751.12	\$0.00	\$751.12	\$1,315.49	\$2,066.61
2	12/31/2015	\$751.11	\$0.00	\$751.11	\$1,282.60	\$2,033.71
Interest			\$0.00			\$2,598.09
TOTAL		\$1,502.23	\$0.00	\$1,502.23	\$2,598.09	\$4,100.32

Real Estate

Parcel is in tax sale

Prior and newer unpaid bills exist for this parcel.

View Bill

As of 9/11/2025
Bill Year 2016
Bill 2162088
Owner RIEMER EDWARD C
Parcel ID 01290487

[View payments/adjustments](#) [View state assessment data](#)

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	9/30/2016	\$751.12	\$0.00	\$751.12	\$1,183.95	\$1,935.07
2	12/31/2016	\$751.11	\$0.00	\$751.11	\$1,151.04	\$1,902.15
Interest			\$0.00			\$2,334.99
TOTAL		\$1,502.23	\$0.00	\$1,502.23	\$2,334.99	\$3,837.22

Real Estate

Parcel is in tax sale

Prior and newer unpaid bills exist for this parcel.

View Bill

As of 9/11/2025
Bill Year 2017
Bill 2516662
Owner RIEMER EDWARD C
Parcel ID 01290487

[View payments/adjustments](#) [View state assessment data](#)

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	9/30/2017	\$751.12	\$0.00	\$751.12	\$1,052.40	\$1,803.52
2	12/31/2017	\$751.11	\$0.00	\$751.11	\$1,019.49	\$1,770.60
Interest			\$0.00			\$2,071.89
TOTAL		\$1,502.23	\$0.00	\$1,502.23	\$2,071.89	\$3,574.12



Real Estate

Parcel is in tax sale

Prior and newer unpaid bills exist for this parcel.

View Bill

As of	9/11/2025
Bill Year	2018
Bill	27625021
Owner	RIEMER EDWARD C
Parcel ID	01290487

[View payments/adjustments](#) [View state assessment data](#)

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	9/30/2018	\$751.12	\$0.00	\$751.12	\$920.84	\$1,671.96
2	12/31/2018	\$751.11	\$0.00	\$751.11	\$887.94	\$1,639.05
Interest			\$0.00			\$1,808.78
TOTAL		\$1,502.23	\$0.00	\$1,502.23	\$1,808.78	\$3,311.01

Real Estate

Parcel is in tax sale

Prior and newer unpaid bills exist for this parcel.

View Bill

As of	9/11/2025
Bill Year	2019
Bill	28734285
Owner	RIEMER EDWARD C
Parcel ID	01290487

[View payments/adjustments](#) [View state assessment data](#)

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	9/30/2019	\$783.73	\$0.00	\$783.73	\$698.55	\$1,585.34
2	12/31/2019	\$783.72	\$0.00	\$783.72	\$698.54	\$1,482.26
Fees		\$103.06	\$0.00	\$103.06	\$0.00	\$103.06
Interest			\$0.00			\$1,397.09
TOTAL		\$1,670.51	\$0.00	\$1,670.51	\$1,397.09	\$3,067.60

Real Estate

Parcel is in tax sale

Prior and newer unpaid bills exist for this parcel.

View Bill

As of	9/11/2025
Bill Year	2020
Bill	28961268
Owner	RIEMER EDWARD C
Parcel ID	01290487

[View payments/adjustments](#) [View state assessment data](#)

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	9/30/2020	\$783.73	\$0.00	\$783.73	\$687.09	\$1,470.82
2	12/31/2020	\$783.72	\$0.00	\$783.72	\$652.74	\$1,436.46
Interest			\$0.00			\$1,339.83
TOTAL		\$1,567.45	\$0.00	\$1,567.45	\$1,339.83	\$2,907.28

Real Estate

Parcel is in tax sale

Prior and newer unpaid bills exist for this parcel.

View Bill

As of	9/11/2025
Bill Year	2021
Bill	29221588
Owner	RIEMER EDWARD C
Parcel ID	01290487

[View payments/adjustments](#) [View state assessment data](#)

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	9/30/2021	\$783.73	\$0.00	\$783.73	\$549.68	\$1,333.41
2	12/31/2021	\$783.72	\$0.00	\$783.72	\$515.32	\$1,299.04
Interest			\$0.00			\$1,065.00
TOTAL		\$1,567.45	\$0.00	\$1,567.45	\$1,065.00	\$2,632.45

Real Estate

Parcel is in tax sale

Prior and newer unpaid bills exist for this parcel.

View Bill

As of	9/11/2025
Bill Year	2022
Bill	29562877
Owner	RIEMER EDWARD C
Parcel ID	01290487

[View payments/adjustments](#) [View state assessment data](#)

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	9/30/2022	\$783.73	\$0.00	\$783.73	\$412.26	\$1,195.99
2	1/1/2023	\$783.72	\$0.00	\$783.72	\$377.90	\$1,161.62
Interest			\$0.00			\$790.16
TOTAL		\$1,567.45	\$0.00	\$1,567.45	\$790.16	\$2,357.61



Real Estate

Parcel is in tax sale

Prior and newer unpaid bills exist for this parcel.

View Bill

As of	9/11/2025
Bill Year	2023
Bill	29824651
Owner	RIEMER EDWARD C
Parcel ID	01290487

[View payments/adjustments](#) [View state assessment data](#)

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	9/30/2023	\$783.73	\$0.00	\$783.73	\$274.84	\$1,058.57
2	12/31/2023	\$783.72	\$0.00	\$783.72	\$240.48	\$1,024.20
Interest			\$0.00			\$515.32
TOTAL		\$1,567.45	\$0.00	\$1,567.45	\$515.32	\$2,082.77



Real Estate

Parcel is in tax sale

Prior and newer unpaid bills exist for this parcel.

View Bill

As of	9/11/2025
Bill Year	2024
Bill	30062284
Owner	RIEMER EDWARD C
Parcel ID	01290487

[View payments/adjustments](#) [View state assessment data](#)

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	9/30/2024	\$783.73	\$0.00	\$783.73	\$137.42	\$921.15
2	12/31/2024	\$783.72	\$0.00	\$783.72	\$103.06	\$886.78
Interest			\$0.00			\$240.48
TOTAL		\$1,567.45	\$0.00	\$1,567.45	\$240.48	\$1,807.93



Real Estate

Parcel is in tax sale

Prior and newer unpaid bills exist for this parcel.

View Bill

As of 9/11/2025
Bill Year 2025
Bill 30174856
Owner RIEMER EDWARD C
Parcel ID 01290487

[View payments/adjustments](#) [View state assessment data](#)

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	9/30/2025	\$783.73	\$0.00	\$783.73	\$0.00	\$783.73
2	12/31/2025	\$783.72	\$0.00	\$783.72	\$0.00	\$0.00
TOTAL		\$1,567.45	\$0.00	\$1,567.45	\$0.00	\$783.73

Lien Bill Details

[Return to Lien View](#)

Lien Bill Details

Bill Year	2006
Bill	6021
Owner	RIEMER EDWARD C
Parcel ID	01290487

[View payments/adjustments](#)

Installment	Pay By	Amount	Payments/Credits	Balance	Due
1	5/23/2007	\$1,203.20	\$1,203.20	\$0.00	\$0.00
TOTAL		\$1,203.20	\$1,203.20	\$0.00	\$0.00

Lien Bill Details

[Return to Lien View](#)

Lien Bill Details

Bill Year	2016
Bill	198
Owner	RIEMER EDWARD C
Parcel ID	01290487

[View payments/adjustments](#)

Installment	Pay By	Amount	Payments/Credits	Balance	Due
1	5/2/2017	\$27,200.63	\$27,200.63	\$0.00	\$0.00
TOTAL		\$27,200.63	\$27,200.63	\$0.00	\$0.00



Lien Bill Details

[Return to Lien View](#)

Lien Bill Details

Bill Year	2017
Bill	42
Owner	RIEMER EDWARD C
Parcel ID	01290487

[View payments/adjustments](#)

Installment	Pay By	Amount	Payments/Credits	Balance	Due
1	5/1/2018	\$31,350.46	\$31,350.46	\$0.00	\$0.00
TOTAL		\$31,350.46	\$31,350.46	\$0.00	\$0.00

Lien Bill Details

[Return to Lien View](#)

Lien Bill Details

Bill Year	2021
Bill	47
Owner	RIEMER EDWARD C
Parcel ID	01290487

[View payments/adjustments](#)

Installment	Pay By	Amount	Payments/Credits	Balance	Due
1	5/3/2022	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL		\$0.00	\$0.00	\$0.00	\$0.00



Lien Bill Details

[Return to Lien View](#)

Lien Bill Details

Bill Year	2023
Bill	40
Owner	RIEMER EDWARD C
Parcel ID	01290487

[View payments/adjustments](#)

Installment	Pay By	Amount	Payments/Credits	Balance	Due
1	4/30/2024	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL		\$0.00	\$0.00	\$0.00	\$0.00