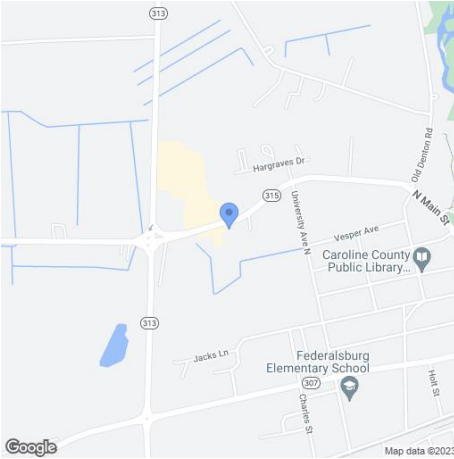


Agent 360

320 Bloomingdale Ave, Federalsburg, MD 21632-1728 Federalsburg

Tax ID 0605026172



Summary Information

Owner:	Bloomingdale Partners Llc	Property Class:	Mixed Use
Owner Address:	PO Box 200	Annual Tax:	\$529
Owner City State:	Belcamp MD	Record Date:	06/19/08
Owner Zip+4:	21017-200	Book:	821
Company Owner:	BLOOMINGDALE PARTNERS LLC	Page:	215
No Mail(P):	No	Tax Record Updated:	12/19/22
Owner Carrier Rt:	B005		

Geographic Information

County:	Caroline, MD	Parcel Number:	1012
Municipality:	Federalsburg	Grid:	0014
High Sch Dist:	Caroline County Public Schools	Census:	9556.002
Tax ID:	0605026172	Sub District:	20
Tax Map:	0061	Sub Parcel:	1012
Tax ID Alt:	05026172		
Tax Act Num:	026172		
City Council Dist:	05		

Assessment & Tax Information

Tax Year:	2022	Annual Tax:	\$529	Taxable Total Asmt:	\$28,000
County Tax:	\$283	Taxable Land Asmt:	\$28,000		
Municipal Tax:	\$246	State/County Tax:	\$283		
Asmt As Of:	2022				

Lot Characteristics

SQFT:	13,070	Zoning:	C-1
Acres:	0.3000	Zoning Desc:	Neighborhood Commercial

Building Characteristics

Fireplace Total:	Stories Desc:	1	Water:	Private
	Outbuilding:	Residential Structure/Improver On Zoned Land	Sewer:	Pvt/Comm
	Property Class Code:	RC		

Codes & Descriptions

Land Use: RC Residential/commercial
County Legal Desc: 13070 SF S/S PRESTON RD/RT 315 W OF FEDERALSBURG

MLS History

MLS Number	Category	Status	Status Date	Price
MDCM120872	COM	Active	03/21/19	\$420,000

Annual Tax Amounts

Year	County	Municipal	School	Annual
2022	\$283	\$246		\$529
2021	\$745	\$647		\$1,392
2020	\$736	\$640		\$1,377
2019	\$729	\$640		\$1,370
2018	\$641	\$641		\$1,363
2017	\$702	\$655		\$1,445
2016	\$702	\$655		\$1,445
2015	\$710	\$647		\$1,445
2014	\$702	\$568		\$1,359
2013	\$783	\$630		\$1,514
2011	\$720	\$558		\$1,379
2010	\$862	\$736		\$1,727
2009	\$857	\$732		\$1,717
2008	\$853	\$728		\$1,707
2007	\$853	\$796		\$1,776
2006	\$644	\$549		\$1,289
2005	\$678	\$549		\$1,341
2004	\$584	\$449		\$1,125

Annual Assessment

Year	Land	Building	Ttl Taxable	Total Land	Total Bldg	Total Asmt
2022	\$28,000		\$28,000			
2021	\$28,000	\$44,800	\$73,600			
2020	\$28,000	\$44,800	\$72,800			
2019	\$28,000	\$44,800	\$72,800	\$28,000	\$44,800	\$72,800
2018			\$72,800	\$28,000	\$44,800	\$72,800
2017			\$78,900	\$33,000	\$45,900	\$78,900
2016			\$78,900	\$33,000	\$45,900	\$78,900
2015			\$78,900	\$33,000	\$45,900	\$78,900
2014			\$78,900	\$33,000	\$45,900	\$78,900
2013			\$90,000	\$40,400	\$49,600	\$90,000
2011			\$90,000	\$40,400	\$49,600	\$90,000
2010			\$114,960	\$57,260	\$58,340	\$115,600
2009			\$114,320	\$57,260	\$58,340	\$115,600
2008			\$113,680	\$57,260	\$56,420	\$113,680
2007			\$113,680	\$57,260	\$56,420	\$113,680
2006			\$85,840	\$57,260	\$56,420	\$113,680
2005			\$85,840	\$57,260	\$56,420	\$113,680
2004			\$70,150	\$17,800	\$54,120	\$71,920

Record Date: 06/19/2008 Book: 821
 Settle Date: Page: 215
 Sales Amt: Doc Num:
 Sale Remarks:
 Owner Names: Bloomingdale Partners Llc

Record Date: 12/03/2001 Book: 427
 Settle Date: Page: 411
 Sales Amt: \$80,000 Doc Num:
 Sale Remarks:
 Owner Names: Raymond C Nichols

Record Date: 04/16/1991 Book: 245
 Settle Date: Page: 254
 Sales Amt: Doc Num:
 Sale Remarks:
 Owner Names: Roy E Elzey Jr

Record Date: 08/29/1988 Book: 234
 Settle Date: Page: 872
 Sales Amt: \$53,000 Doc Num:
 Sale Remarks:
 Owner Names: Roy E Elzey Jr

Record Date: Book: 233

Settle Date: Page: 482
 Sales Amt: Doc Num:
 Sale Remarks:
 Owner Names: Justis Jamiee 11

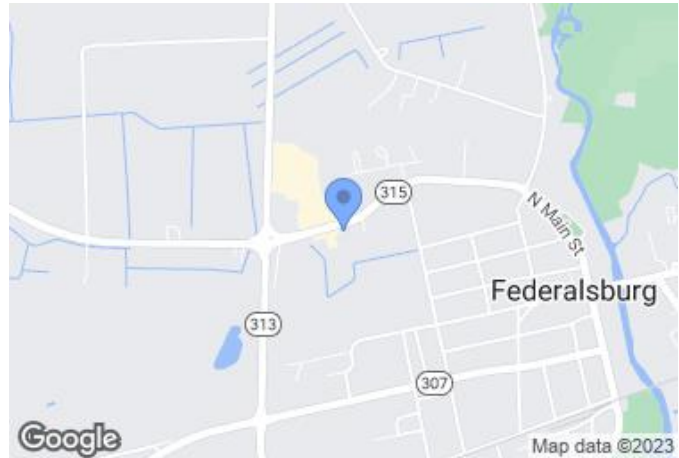
Flood Zone in Center of Parcel: X
 Flood Code Desc: Zone X-An Area That Is Determined To Be Outside The 100- And 500-Year Floodplains.
 Flood Zone Panel: 24011C0335D Panel Date: 01/16/2015
 Special Flood Hazard Area (SFHA): Out
 Within 250 feet of multiple flood zone: No

320 Bloomingdale Ave, Federalsburg, MD 21632

Active

Commercial Sale

\$420,000



MLS #: MDCM120872
 Tax ID #: 05-026172
 Ownership Interest: Fee Simple
 Sub Type: Retail
 Waterfront: No
 Views: City

Available SqFt: 244,807.00
 Price / Sq Ft: 306.57
 Business Use: Medical
 Year Built: 9999

Location

County: Caroline, MD School District: Caroline County Public Schools
 In City Limits: Yes High School: Colonel Richardson
 Election District: 5

Association / Community Info

Property Manager: No Association Recreation Fee: No

Taxes and Assessment

Tax Annual Amt / Year: \$1,377 / 2020 Tax Assessed Value: \$72,800 / 2020
 County Tax: \$736 / Annually Imprv. Assessed Value: \$44,800
 City/Town Tax: \$640 / Annually Land Assessed Value: \$28,000
 Clean Green Assess: No Historic: No
 Municipal Trash: No Land Use Code: 107
 Agricultural Tax Due: No

Zoning: C-1

Commercial Sale Information

Business Type: Medical Potential Tenancy: Multiple
 Building Total SQFT: 1,370 / Assessor

Building Info

Yr Major: 9999 Construction Materials: Shingle Siding
 Reno/Remodel: Total Loading Docks: 0
 Building Units Total: 1 Total Levelers: 0
 Building Total SQFT: 1,370 / Assessor Total Drive In Doors: 0

Lot

Lot Acres / SQFT: 0.3a / 13070sf / Estimated Lot Size Dimensions: Variable - 3 Parcels (.30 Acres represent)
 Views: City Soil Types: Mixed
 Fencing Y/N: No Road: 229Easement/Right of Way
 Location Type: Business District Lot Features: Front Yard, Irregular, Partly Wooded,

Ground Rent

Ground Rent Exists: No

Parking

Total Parking Spaces: 0 Features: No Parking

Interior Features

Interior Features: Accessibility Features: None

Utilities

Utilities: Electric Available; No Cooling; Cooling Fuel: None; Electric Service: 120/240V; Heating: None; Heating Fuel: None; Hot Water: None; Water Source: Private, Public Hook-up Available; Sewer: Public Hook/Up Avail

Remarks

Exclusions: None

Agent: ATTENTION OUT OF AREA BROKERS: We are NOT part of the same Sentrilock so your Card or App will NOT work for our lock-boxes. You must call Mid-Shore Board of Realtors at 410-822-8767 and sign the reciprocity agreement in advance if you plan to show any listings in this area. For security purposes, we do not give out one-day codes. Thank you for your cooperation. - Agents - These three parcels are zoned either commercial or commercial/residential. The parcels are being sold "as is where is" - together as one. All 3 parcels are in an OPPORTUNITY ZONE. Show anytime to investors seeking commercial land for development - the two residences are occupied and are not available for showing on 1st showing. Monthly rental income on 2nd property is +-\$1,000; 1st Property (with improvement expenses) could generate an additional +- \$1,000 per month.

Public: 6.00 +/- Acres of Commercial/Residential land for sale on Bloomingdale Avenue in Federalsburg, MD. Three parcels sold as one - is in OPPORTUNITY ZONE. Parcel TID's are 05-026172 (13,070 SF); 05-019826 (4.95 Acres); 05-013372 (16,443 SF). Public water & Sewer lines parrallel to properties (no natural gas). Lot Dimensions +- 229' Road Frontage and +- 769' Deep. Owner will Build to Suit, Lease and / or Finance.

Listing Office

Listing Agent: [Coard Benson](#) (60745) (Lic# 522455) (410) 310-4909
 Listing Agent Email: coard@coardbenson.com
 Broker of Record: Sheila Washburn (3045328) [Click for License](#)
 Listing Office: [Benson & Mangold, LLC](#) (BAM4) (Lic# 590369)
 24 N. Washington St, Easton, MD 21601-0000
 Office Manager: Sharon Woodruff (51956)
 Office Phone: (410) 770-9255 Office Fax: (410) 770-9432
 Office Email: info@bensonandmangold.com

Showing

Appointment Phone: (410) 200-6625 [Schedule a showing](#)
 Showing Contact: Showing Contact 1 Lock Box Type: None
 Contact Name: Bob Rich
 Showing Requirements: Call First - Listing Agent, Lockbox-
 None, See Remarks, Show Anytime,
 Tenant Occupied
 Showing Method: In-Person Only
 Directions: From Rt 404 in Denton, proceed south on Rt 313. Turn left on Bloomingdale Avenue, property will be the 1st on right after Dollar General. See 4' x 4' Benson and Mangold sign and a second sign at corner of 1st residence (blue).

Compensation

Buyer Agency Comp: 3% Of Gross Sub Agency Comp: 3% Of Gross
 Dual/Var Comm: No

Listing Details

Original Price: \$420,000 Owner Name: BLOOMINGDALE PARTNERS LLC
 Listing Agrmnt Type: Exclusive Right DOM / CDOM: 1385 / 1385
 Prospects Excluded: No Listing Terms: As is Condition
 Listing Service Type: Full Service Original MLS Name: BRIGHT
 Dual Agency: Yes Lease Considered: No
 Sale Type: Standard
 Listing Term Begins: 03/21/2019
 Listing Entry Date: 03/21/2019
 Possession: Settlement
 Acceptable Financing: Cash, Conventional
 Other Equipment: None





Three parcel properties boundaries Aerial (MM)



Closer view of three parcels (MM)



Survey quality view of three parcels (in yellow)



Tax Map



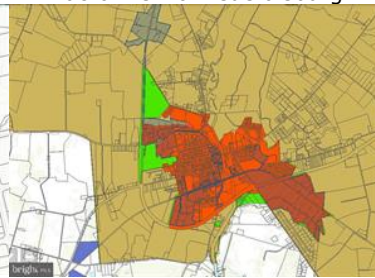
Macro View of Federalsburg



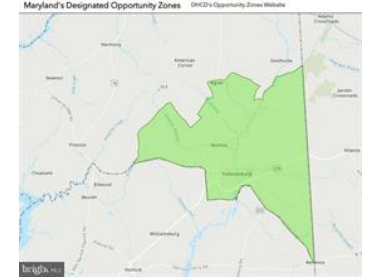
Macro View of Federalsburg



View of Three Parcel Boundaries



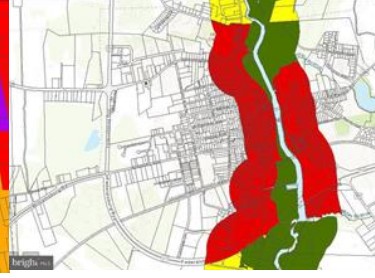
Incentive Zones (MM)



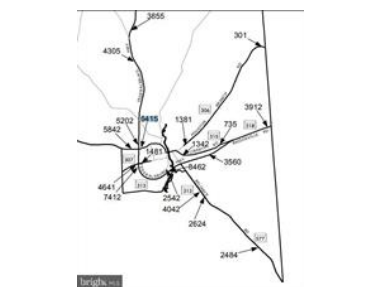
Opportunity Zone



Maryland Planning & Zoning



Maryland Critical Areas in Federalsburg



Traffic Counts in Federalsburg MD



Residential Property (Leased)



Adjacent Property (Dollar General)



Anchor Tree on 320 Bloomingdale



Road Frontage



Road Frontage



Road Frontage



Property facing road, anchor tree



Town of Federalsburg
"OPPORTUNITY ZONE"

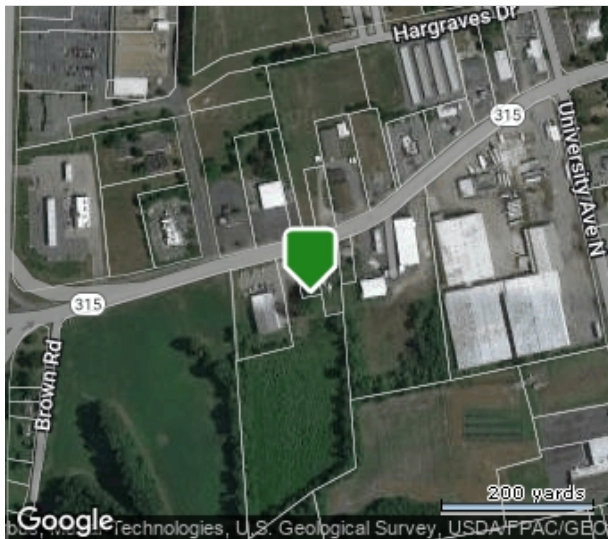
320 Bloomingdale Ave, Federalsburg, MD 21632

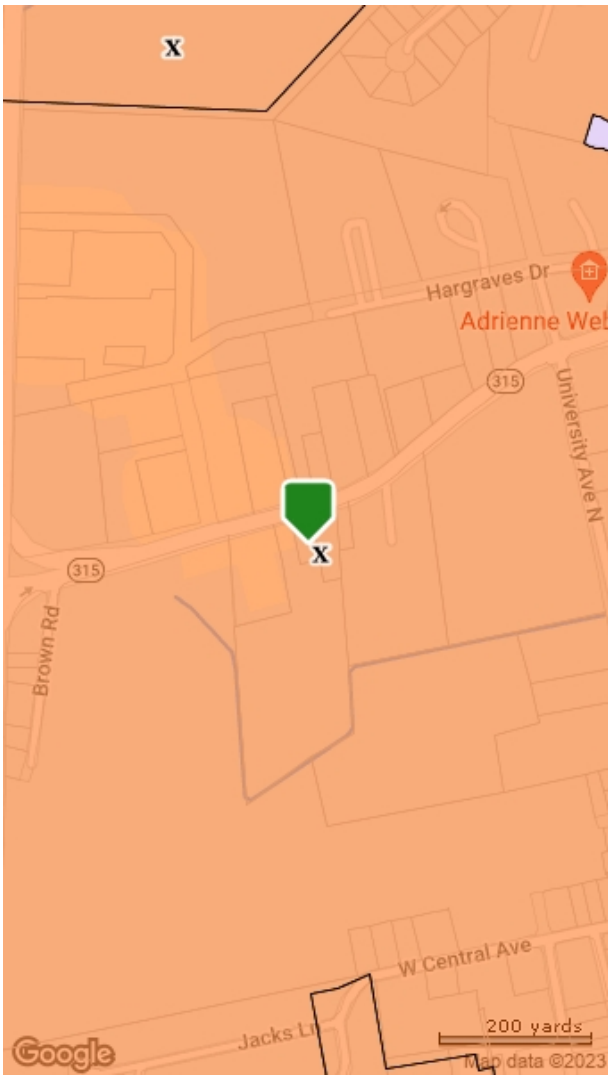
Property History

Source	Category	Status	Date	Price	Owner
Public Records		Record Date	06/19/2008	\$	Bloomingdale Partners Llc
Public Records		Record Date	12/03/2001	\$80,000	Raymond C Nichols
Public Records		Record Date	04/16/1991	\$	Roy E Elzey Jr
Public Records		Record Date	08/29/1988	\$53,000	Roy E Elzey Jr
Public Records				\$	Justis Jamiee 11

MLS History Details

Listing Info	Change Type	Change Date	Price
MLS#: MDCM120872	Back to Active	07/01/22	
Prop. Type: Commercial Sale	Expired	06/30/22	
DOM / CDOM: 1385 / 1385	New Active	03/21/19	
Listing Office: Benson & Mangold, LLC	New Listing	03/21/19	\$420,000





- Coastal 100-Year Floodway
- Coastal 100-year Floodplain
- 100-year Floodway 100-year Floodplain
- Undetermined
- 500-year Floodplain incl. levee protected area
- Out of Special Flood Hazard Area

The data on this report is compiled by BRIGHT from various public and private sources. The data on this is not a legal flood determination. Errors may exist in any field on this report, including owner's name, tax amounts, mortgage history, and property characteristics. Verify the accuracy of all data with the county or municipality.

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