

## Real Property Data Search

## Search Result for HOWARD COUNTY

View Map		View GroundRent Redemption			View GroundRent Registration				
<b>Tax Exempt:</b>		<b>Special Tax Recapture:</b>							
<b>Exempt Class:</b>		NONE							
<b>Account Identifier:</b>		District - 05 Account Number - 347696							
Owner Information									
<b>Owner Name:</b>		DAVIS FRED E TRUSTEE DAVIS HAZEL S TRUSTEE			<b>Use:</b>		RESIDENTIAL		
<b>Mailing Address:</b>		12856 HIGHLAND RD HIGHLAND MD 20777-9713			<b>Principal Residence:</b>		YES		
					<b>Deed Reference:</b>		/04940/ 00461		
Location & Structure Information									
<b>Premises Address:</b>		12856 HIGHLAND RD HIGHLAND 20777-0000			<b>Legal Description:</b>		3.558 A 12856 HIGHLAND RD HIGHLAND		
<b>Map:</b>	<b>Grid:</b>	<b>Parcel:</b>	<b>Sub District:</b>	<b>Subdivision:</b>	<b>Section:</b>	<b>Block:</b>	<b>Lot:</b>	<b>Assessment Year:</b>	<b>Plat No:</b>
0040	0004	0046		0000				2017	Plat Ref:
<b>Special Tax Areas:</b>					<b>Town:</b>		NONE		
					<b>Ad Valorem:</b>		100		
					<b>Tax Class:</b>				
<b>Primary Structure Built</b>		<b>Above Grade Living Area</b>		<b>Finished Basement Area</b>		<b>Property Land Area</b>		<b>County Use</b>	
1870		3,888 SF				3.5500 AC			
<b>Stories</b>	<b>Basement</b>	<b>Type</b>		<b>Exterior</b>	<b>Full/Half Bath</b>	<b>Garage</b>		<b>Last Major Renovation</b>	
2	NO	STANDARD UNIT		SIDING	3 full/ 1 half	1 Detached			
Value Information									
		<b>Base Value</b>		<b>Value</b>		<b>Phase-in Assessments</b>			
				As of		As of		As of	
				01/01/2017		07/01/2018		07/01/2019	
<b>Land:</b>		261,600		261,600					
<b>Improvements</b>		237,100		239,100					
<b>Total:</b>		498,700		500,700		500,033		500,700	
<b>Preferential Land:</b>		0						0	
Transfer Information									
<b>Seller:</b> DAVIS FRED E				<b>Date:</b> 11/16/1999			<b>Price:</b> \$0		
<b>Type:</b> NON-ARMS LENGTH OTHER				<b>Deed1:</b> /04940/ 00461			<b>Deed2:</b>		
<b>Seller:</b> PEDERSON ROGER J				<b>Date:</b> 08/05/1996			<b>Price:</b> \$0		
<b>Type:</b> NON-ARMS LENGTH OTHER				<b>Deed1:</b> /03784/ 00155			<b>Deed2:</b>		
<b>Seller:</b> PEDERSON ROGER J				<b>Date:</b> 08/05/1996			<b>Price:</b> \$0		
<b>Type:</b> NON-ARMS LENGTH OTHER				<b>Deed1:</b> /03784/ 00151			<b>Deed2:</b>		
Exemption Information									
<b>Partial Exempt Assessments:</b>		<b>Class</b>		07/01/2018		07/01/2019			
<b>County:</b>		000		0.00					
<b>State:</b>		000		0.00					
<b>Municipal:</b>		000		0.00 0.00		0.00 0.00			



**Fred E. Davis**  
12856 HIGHLAND ROAD  
HIGHLAND, MD 20777

Sept 22, 1995

Dear Mr Williams:

I have this day confirmed, by telephone, with your office the date of October 11 for the Perc Tests on my property at 12852 Highland Rd.

Enclosed is a check for \$7500 for the test on the existing house parcel.

Yours Truly,  
Fred E Davis

IMPORTANT MESSAGE

VASANTHA -  
MR DAVIS REPORTS  
A PERMITTED  
REPAIR  
AT THIS HOUSE  
25 YRS AGO.

CAN YOU LOCATE?

(fw)

9/19/95

HOWARD COUNTY HEALTH DEPARTMENT



Receipt

Date September 26, 1995

Name Hazel S. Davis and Fred E. Davis

Telephone No. \_\_\_\_\_

DETAILED LOCATION OF SITE, DEVELOPMENT, SECTION, ROAD, LOT NO. & ELECTION DISTRICT
<u>12856 Highland Road</u>
<u>Tax map: 40, parcel 46</u>

Peric repair

\$ 25.00

Received Payment RC # 2853

ORIGINAL

A 50899

THIS RECEIPT IS NOT A PERMIT AND IT IS NOT A WARRANTY OF PERFORMANCE OF THE SYSTEM THAT IS INSTALLED



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## HOWARD COUNTY HEALTH DEPARTMENT

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

December 18, 1995

Mr. and Mrs. Fred Davis  
12856 Highland Road  
Highland, MD 20777

RE: Percolation Certification Plat  
Davis Property  
12856 Highland Road  
Tax Map 40, Parcel 46

Dear Mr. and Mrs. Davis:

The following review comments apply to the recently submitted percolation certification plat for the above-referenced properties.

The proposal appears to revise property boundaries on four commonly-held parcels in order to establish three residential building lots. This proposal constitutes a subdivision as defined by State of Maryland regulations (COMAR 26.04.03.01.P). Therefore, the proposal must be in compliance with these provisions, regardless of any determination based on local Howard County subdivision rules.

1. Regarding the proposed lots 1 and 2, some adjustments in the septic areas are requested to avoid unsuitable features. A confirmation test hole may be necessary depending on the final design of the adjustments.

2. Any remnant non-buildable parcels must be eliminated.

3. Regarding the occupied parcel, both dwelling units are known to be served by separate wells and septic systems which should be shown on the plan. Each dwelling unit is also required to establish a separate 10,000 square-foot sewage easement. This may be difficult to accomplish, given the proposed lot configuration, and could have negative impacts on the approvability of proposed lots 1 and 2.

4. The surveyor's statement certifying that all wells and septic systems within 100 feet of property boundaries have been shown appears to be inaccurate given the proximity of adjacent dwellings. Please confirm that any adjacent wells and septic systems within 100 feet of property boundaries are shown.

Davis

page 2

Please have your surveyor make these adjustments and resubmit the plan. If you have any questions, please call me at 313-2640.

Very truly yours,

*Mark E. Rifkin*

Mark E. Rifkin  
Water & Sewerage Program

cc: File  
Jack Clark

*Red-lined perc cert  
also sent*



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HOWARD COUNTY HEALTH DEPARTMENT

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

September 18, 1995

Mr. and Mrs. Fred Davis  
12856 Highland Road  
Highland, Maryland 20777

*POST PERMITS TO COURTESY OCT 18 FAUCON*

RE: PERCOLATION TESTING

Receipt Number: A50853  
12856 Highland Road  
Tax Map: 40, Parcel: 46

Dear Mr. and Mrs. Davis:

Following our discussion on September 18, 1995 a percolation test date has been reserved for 10:00 a.m. Wednesday, October 11, 1995, contingent upon submission of an additional \$25.00 repair permit fee to authorize the required percolation testing for the parcel with the existing house.

You will be responsible for having a contractor on-site to excavate test holes at the corners of proposed percolation area. *paid 9-26-95*

Please call this office between 8:30 a.m. and 4:30 p.m., Monday through Friday, to confirm your acceptance of this percolation test date.

Thank you for your cooperation in this matter.

Very truly yours,

*Craig Williams*

Craig Williams, Program Director  
Water and Sewerage Program

CW:

cc: J. E. Clark  
File



**HOWARD COUNTY HEALTH DEPARTMENT**

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

September 5, 1995

Mr. and Mrs. Fred Davis  
12856 Highland Road  
Highland, Maryland 20777

RE: Percolation Testing  
Receipt Number: A50853  
12856 Highland Road  
Tax Map: 40 Parcel: 46

Dear Mr. and Mrs. Davis:

A percolation test date has not been assigned for the above referenced percolation test proposal.

Additional detail about site conditions and the number of lots or parcels involved is required prior to the acceptance of this plan for testing.

A conference in this office including your engineer would be the most effective means to be sure all issues are covered. If this is not convenient, then perhaps a phone call (313-2640) will clarify details needed for resubmission.

Thank you for your cooperation in this matter.

Very truly yours,

Craig Williams, Program Director  
Water and Sewerage Program

CW:jr

cc: The J. E. Clark Company  
File

AS DISCUSSED AND  
AGREED ON 9/18  
AN ADDITIONAL REPAIR FEE OF \$25  
IS REQUIRED FOR TESTING ON THE  
EXISTING LOT.  
CONTINGENT  
UPON PAYMENT  
OF THAT FEE,  
THE SCHEDULED  
TEST DATE IS  
10:00 AM  
WEDNESDAY  
OCTOBER 11



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HOWARD COUNTY HEALTH DEPARTMENT

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

October 23, 1995

Mr. & Mrs. Fred Davis  
12856 Highland Road  
Highland, MD 20777

RE: PERCOLATION TEST RESULTS  
Application #A50853A, 50853B, 50899  
Proposed Use: Subdivision  
Davis Property  
Map 40, Parcel 46

Dear Mr. & Mrs. Davis:

Percolation testing conducted October 18, 1995 on the above referenced property indicated limited satisfactory soil conditions.

Although scattered deep clay layers were encountered in two test locations acceptable soils were found in other test locations. Copies of the test results are enclosed.

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

This should be submitted within sixty (60) days to allow field verification if necessary. If you have any questions regarding this matter, please feel free to contact me at the above address or by calling 313-2640.

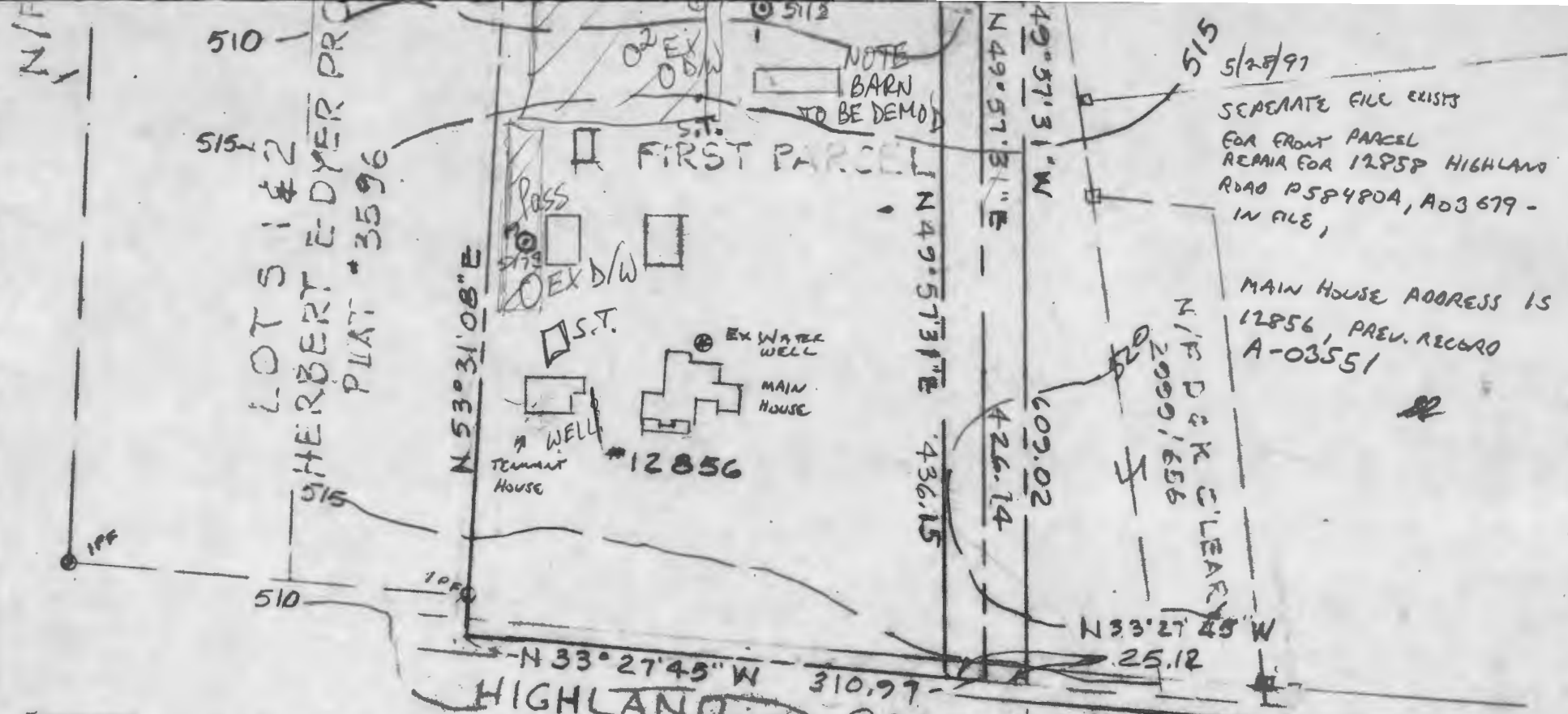
Very truly yours,

Mark Rifkin, Sanitarian  
Water and Sewerage Program

MR:rc  
Enclosures  
cc: Jack Clark  
File







5/28/97  
 SEPARATE FILE EXISTS  
 FOR FRONT PARCEL  
 REPAIR FOR 12858 HIGHLAND  
 ROAD R58480A, A03 679 -  
 IN FILE,

MAIN HOUSE ADDRESS IS  
 12856, PREV. RECORD  
 A-03551

**THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF 10,000 G.P.D. AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWER IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT PLAT SHALL NOT BE NECESSARY.**

**EMERGENCIES PERC HOLES NOT TESTED OR WHICH FAILED**  
**THERE ARE NO WELLS OR SEPTIC FIELDS WITHIN 100FT. OF THE PROPERTY SHOWN HEREIN EXCEPT AS SHOWN**

APPROVED: For Private Water & Private Sewer Systems

HOWARD COUNTY HEALTH OFFICER

**PERC PLAT**  
**F. & H. DAVIS PROPERTY**  
**HIGHLAND**  
 Howard County, Md

Scale: 1"=100'  
 L-367 F-346  
 NOV, 1995

TOPO IS APPROXIMATELY HOWARD CO., DATUM

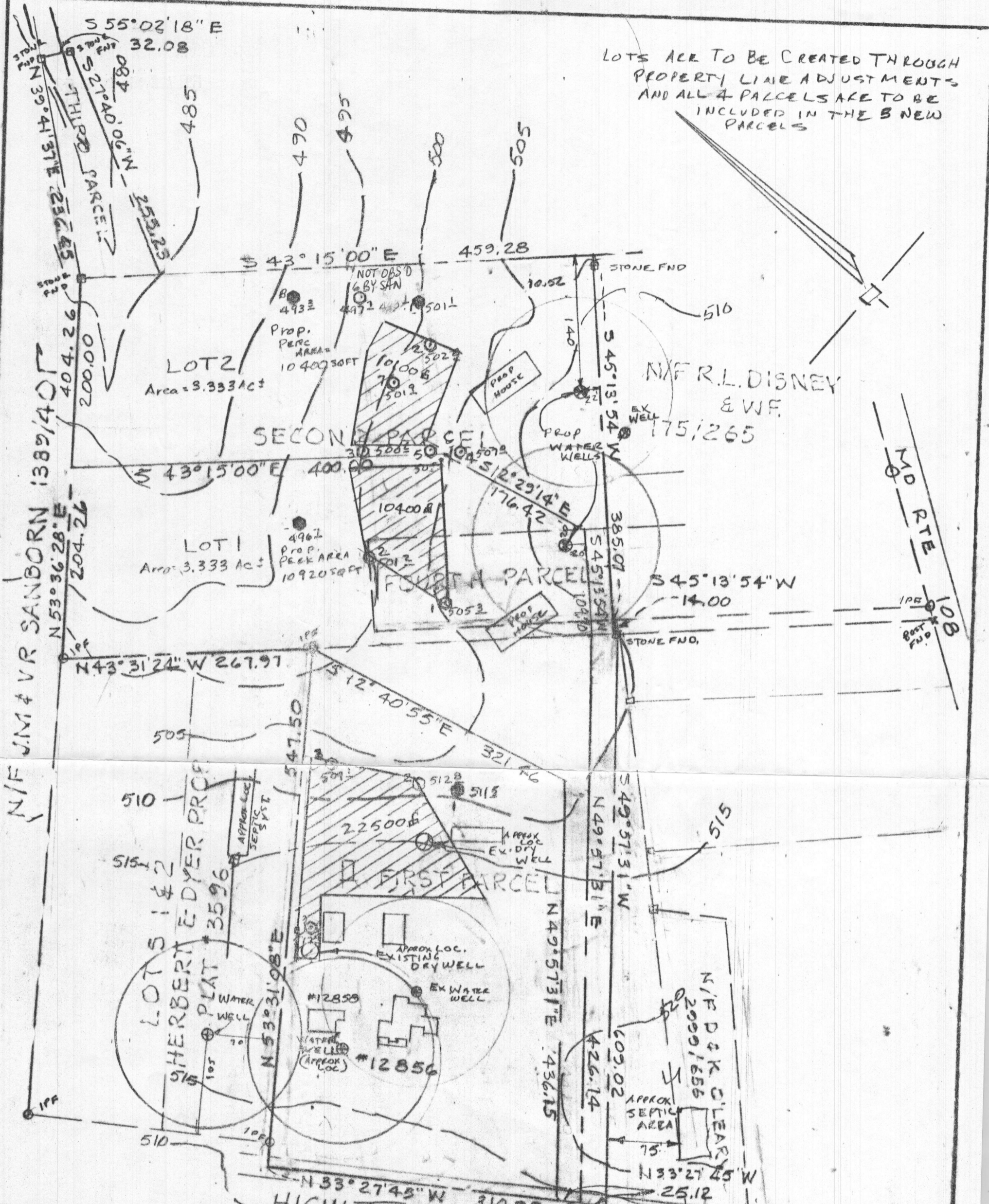
PREPARED BY:  
**THE J.E. CLARK COMPANY**  
 LAND SURVEYING AND ENGINEERING

P.O. BOX 147 LAUREL, MARYLAND 20725  
 (301) 725 3442

*Jack Clark*

950101-3

LOTS ARE TO BE CREATED THROUGH PROPERTY LINE ADJUSTMENTS AND ALL 4 PARCELS ARE TO BE INCLUDED IN THE 5 NEW PARCELS



**THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF 10,000 SQ. FT. AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWER IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT PLAT SHALL NOT BE NECESSARY.**

- DESIGNATES PERC HOLES WHICH PASSED
  - DESIGNATES PERC HOLES NOT TESTED OR WHICH FAILED
- THERE ARE NO WELLS OR SEPTIC FIELDS WITHIN 100 FT. OF THE PROPERTY LINE HEREON EXCEPT AS SHOWN

APPROVED: For Private Water & Private Sewer Systems  
 Joyce M. Boyd and per [Signature] 1/24/96  
 HOWARD COUNTY HEALTH OFFICER

Rev. to Health Dept.  
 Regs. 1-15-96



PERC PLAT  
 F. & H. DAVIS PROPERTY  
 HIGHLAND  
 Howard County, Md  
 Nov, 1995  
 L-367 F-346

TOPO IS APPROXIMATELY HOWARD CO. DATUM  
 PREPARED BY:  
 THE J.E. CLARK COMPANY  
 LAND SURVEYING AND ENGINEERING  
 P.O. BOX 147 LAUREL, MARYLAND 20725  
 (301) 725 3442

