



Inclusions/Exclusions Disclosure and Addendum

(Required for use with GCAAR Listing Agreement & Sales Contract)

PROPERTY ADDRESS: 361 Picea View Ct, Rockville, MD 20855-2580

PERSONAL PROPERTY AND FIXTURES: The Property includes the following personal property and fixtures, if existing: built-in heating and central air conditioning equipment, plumbing and lighting fixtures, sump pump, attic and exhaust fans, storm windows, storm doors, screens, installed wall-to-wall carpeting, central vacuum system (with all hoses and attachments); shutters; window shades, blinds, window treatment hardware, mounting brackets for electronics components, smoke, carbon monoxide, and heat detectors; TV antennas; exterior trees and shrubs; and awnings. Unless otherwise agreed to herein, all surface or wall mounted electronic components/devices **DO NOT CONVEY**. The items checked below convey. If more than one of an item conveys, the number of items is noted in the blank.

KITCHEN APPLIANCES

- Stove/Range
- Cooktop
- Wall Oven
- Microwave
- 2 Refrigerator
- 2 w/ Ice Maker
- Wine Refrigerator
- Dishwasher
- Disposer
- Separate Ice Maker
- Separate Freezer
- Trash Compactor

ELECTRONICS

- Security Cameras
- Alarm System
- Intercom
- Satellite Dishes
- Video Doorbell

RECREATION

- Hot Tub/Spa, Equipment, & Cover
- Pool Equipment & Cover
- Sauna
- Playground Equipment

OTHER

- Storage Shed
- Garage Door Opener
- Garage Door Remote/Fob
- Back-up Generator
- Radon Remediation System
- Solar Panels (must include Solar Panel Seller Disclosure/Resale Addendum)

LAUNDRY

- Washer
- Dryer

WATER/HVAC

- Water Softener/Conditioner
- Electronic Air Filter
- Furnace Humidifier
- Window A/C Units

- Kegeerator w/tap

THE FOLLOWING ITEMS WILL BE REMOVED AND NOT REPLACED: _____

LEASED ITEMS, LEASED SYSTEMS & SERVICE CONTRACTS: Leased items/systems or service contracts, including but not limited to: appliances, fuel tanks, water treatment systems, lawn contracts, pest control contracts, security system and/or monitoring, and satellite contracts **DO NOT CONVEY** unless disclosed here: _____

CERTIFICATION: Seller certifies that Seller has completed this checklist disclosing what conveys with the Property.

<u>DAVID D SCHALL</u>	8/23/2022	<u>COLLEEN O SCHALL</u>	8/23/2022
Seller <u>David D Schall</u>	Date	Seller <u>Colleen O Schall</u>	Date

ACKNOWLEDGEMENT AND INCORPORATION INTO CONTRACT: (Completed only after presentation to the Buyer)

The Contract of Sale dated _____ between Seller David D Schall, Colleen O Schall and Buyer _____ for the Property referenced above is hereby amended by the incorporation of this Addendum.

Seller (sign only after Buyer)	Date	Buyer	Date
<u>David D Schall</u>			

Seller (sign only after Buyer)	Date	Buyer	Date
<u>Colleen O Schall</u>			



Homeowners Association Seller Disclosure/Resale Addendum for Maryland

(Recommended for the Listing Agreement and required for the GCAAR Contract)

Address 361 Picea View Ct
City Rockville, State MD Zip 20855-2580 Lot: 15
Parking Space(s) # _____ Storage Unit(s) # _____ Subdivision/Project: Shady Grove Crossing

PART I - SELLER DISCLOSURE:

1. **SELLER'S ACKNOWLEDGMENT:** ALL INFORMATION HEREIN WAS COMPLETED BY THE SELLER. The information contained in this Disclosure issued pursuant to Section 11B-106(b) of the Maryland Homeowners Association Act is based on Seller's actual knowledge and belief and is current as of the date hereof.

2. **NAME OF HOMEOWNERS ASSOCIATION:** The Property, which is the subject of this Contract, is located within a Development and is subject to the Shady Grove Crossing Homeowners Association.

3. **CURRENT FEES AND ASSESSMENTS:** Fees and assessments as of the date hereof amount respectively to:
A. **HOA Fee:** Potential Buyers are hereby advised that the present fee for the subject Property and parking space(s) and/or storage unit(s), if applicable, is
Regular Fee: \$ 210
Parking: \$ _____
Storage: \$ _____
Special Assessment: \$ _____ (complete B below)
TOTAL: \$ 210 per Quarter

Fee Includes: The following are included in the HOA Fee:

Trash **Lawn Care** **Other** _____

B. **Special Assessments:** Potential Buyers are hereby advised that there is OR is not a special assessment either included in the HOA Fee or separately levied. If applicable, complete 1-4 below.

1) Reason for Assessment: _____

2) Payment Schedule: \$ _____ per _____

3) Number of payments remaining _____ as of _____ (Date)

4) **Total Special Assessment balance remaining:** \$ _____

C. **Delinquency:** Are there any delinquent Fees and/or Special Assessments? YES NO

4. **FEES DURING PRIOR FISCAL YEAR:** The total amount of fees, assessments and other charges imposed by the HOA upon the Lot during the prior fiscal year of the HOA is as follows:

Fees: \$ 720.00
Special Assessments: \$ _____
Other Charges: \$ _____
Total: \$ 720.00

5. **PARKING AND STORAGE:** Parking Space(s) and Storage Unit(s) may be designated by the HOA instruments as: general common elements for general use (possibly subject to a lease or license agreement); limited common elements assigned for the exclusive use of a particular unit; or separately taxed and conveyed by Deed. The following Parking Space(s) and/or Storage Unit(s) convey with this Property:

Parking Space #(s) _____ is is not separately taxed. If separately taxed: Tax ID #(s) _____

Storage Unit #(s) _____ is is not separately taxed. If separately taxed: Tax ID #(s) _____

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6. **MANAGEMENT AGENT OR AUTHORIZED PERSON:** The management agent or person authorized by the HOA to provide information to the public regarding the HOA is as follows
Name: Community Association Services Phone: (301)840-1800
Email Address: _____
Address: 18401 Woodfield Rd, Suite H, Gaithersburg, MD 20879

[OR] No agent or officer is presently authorized by the HOA to provide to the public information regarding the HOA. If none, please initial here _____ / _____

7. **SELLER'S KNOWLEDGE OF UNSATISFIED JUDGMENTS OR LAWSUITS:** The Seller has no actual knowledge of any unsatisfied judgments, or pending lawsuits against the HOA, except as noted:
NA

8. **SELLER'S KNOWLEDGE OF PENDING CLAIMS, COVENANT VIOLATIONS OR DEFAULT:** The Seller has no actual knowledge of any pending claims, covenant violations, actions or notices of default against the HOA, except as noted:
NA

9. **NOTICE TO SELLER REGARDING OBLIGATIONS TO NOTIFY THE HOA:** WITHIN THIRTY (30) CALENDAR DAYS OF ANY RESALE TRANSFER OF A LOT WITHIN A DEVELOPMENT, THE TRANSFEROR [SELLER] SHALL NOTIFY THE HOMEOWNERS ASSOCIATION FOR THE PRIMARY DEVELOPMENT OF THE TRANSFER. THE NOTIFICATION SHALL INCLUDE, TO THE EXTENT REASONABLY AVAILABLE, THE NAME AND ADDRESS OF THE TRANSFEROR [SELLER], THE DATE OF TRANSFER, THE NAME AND ADDRESS OF ANY MORTGAGEE, AND THE PROPORTIONATE AMOUNT OF ANY OUTSTANDING HOMEOWNERS ASSOCIATION FEE OR ASSESSMENT ASSUMED BY EACH OF THE PARTIES TO THE TRANSACTION.

10. **NOTICE OF BUYER'S RIGHT TO RECEIVE DOCUMENTS PURSUANT TO THE MARYLAND HOMEOWNERS ASSOCIATION ACT (HOA Docs):**

THIS SALE IS SUBJECT TO THE REQUIREMENTS OF THE MARYLAND HOMEOWNERS ASSOCIATION ACT (THE "ACT"). THE ACT REQUIRES THAT THE SELLER DISCLOSE TO YOU AT OR BEFORE THE TIME THE CONTRACT IS ENTERED INTO, OR WITHIN 20 CALENDAR DAYS OF ENTERING INTO THE CONTRACT, CERTAIN INFORMATION CONCERNING THE DEVELOPMENT IN WHICH THE LOT YOU ARE PURCHASING IS LOCATED. THE CONTENT OF THE INFORMATION TO BE DISCLOSED IS SET FORTH IN §11B-106(B) OF THE ACT (THE "MHAA INFORMATION") AS FOLLOWS:

§11B-106 (B) THE VENDOR SHALL PROVIDE THE PURCHASER THE FOLLOWING INFORMATION IN WRITING:

(1) A STATEMENT AS TO WHETHER THE LOT IS LOCATED WITHIN A DEVELOPMENT;

(2) (I) THE CURRENT MONTHLY FEES OR ASSESSMENTS IMPOSED BY THE HOMEOWNERS ASSOCIATION UPON THE LOT;

(II) THE TOTAL AMOUNT OF FEES, ASSESSMENTS, AND OTHER CHARGES IMPOSED BY THE HOMEOWNERS ASSOCIATION UPON THE LOT DURING THE PRIOR FISCAL YEAR OF THE HOMEOWNERS ASSOCIATION; AND

(III) A STATEMENT OF WHETHER ANY OF THE FEES, ASSESSMENTS, OR OTHER CHARGES AGAINST THE LOT ARE DELINQUENT;

(3) THE NAME, ADDRESS, AND TELEPHONE NUMBER OF THE MANAGEMENT AGENT OF THE HOMEOWNERS ASSOCIATION, OR OTHER OFFICER OR AGENT AUTHORIZED BY THE HOMEOWNERS ASSOCIATION TO PROVIDE TO MEMBERS OF THE PUBLIC, INFORMATION REGARDING THE HOMEOWNERS ASSOCIATION AND THE DEVELOPMENT, OR A STATEMENT THAT NO AGENT OR OFFICER IS PRESENTLY SO AUTHORIZED BY THE HOMEOWNERS ASSOCIATION;

(4) A STATEMENT AS TO WHETHER THE OWNER HAS ACTUAL KNOWLEDGE OF:

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(I) THE EXISTENCE OF ANY UNSATISFIED JUDGMENTS OR PENDING LAWSUITS AGAINST THE HOMEOWNERS ASSOCIATION; AND
(II) ANY PENDING CLAIMS, COVENANT VIOLATIONS, ACTIONS, OR NOTICES OF DEFAULT AGAINST THE LOT; AND

(5) A COPY OF:

(I) THE ARTICLES OF INCORPORATION, THE DECLARATION, AND ALL RECORDED COVENANTS AND RESTRICTIONS OF THE PRIMARY DEVELOPMENT, AND OF OTHER RELATED DEVELOPMENTS TO THE EXTENT REASONABLY AVAILABLE, TO WHICH THE PURCHASER SHALL BECOME OBLIGATED ON BECOMING AN OWNER OF THE LOT, INCLUDING A STATEMENT THAT THESE OBLIGATIONS ARE ENFORCEABLE AGAINST AN OWNER'S TENANTS, IF APPLICABLE; AND

(II) THE BYLAWS AND RULES OF THE PRIMARY DEVELOPMENT, AND OF OTHER RELATED DEVELOPMENTS TO THE EXTENT REASONABLY AVAILABLE, TO WHICH THE PURCHASER SHALL BECOME OBLIGATED ON BECOMING AN OWNER OF THE LOT, INCLUDING A STATEMENT THAT THESE OBLIGATIONS ARE ENFORCEABLE AGAINST AN OWNER AND THE OWNER'S TENANTS, IF APPLICABLE.

IF YOU [BUYERS] HAVE NOT RECEIVED ALL OF THE MHAA INFORMATION FIVE (5) CALENDAR DAYS OR MORE BEFORE ENTERING INTO THE CONTRACT, YOU [BUYERS] HAVE FIVE (5) CALENDAR DAYS TO CANCEL THIS CONTRACT AFTER RECEIVING ALL OF THE MHAA INFORMATION. YOU [BUYER] MUST CANCEL THE CONTRACT IN WRITING, BUT YOU [BUYERS] DO NOT HAVE TO STATE A REASON.

THE SELLER MUST ALSO PROVIDE YOU [BUYER] WITH NOTICE OF ANY CHANGES IN MANDATORY FEES EXCEEDING 10% OF THE AMOUNT PREVIOUSLY STATED TO EXIST AND COPIES OF ANY OTHER SUBSTANTIAL AND MATERIAL AMENDMENT TO THE INFORMATION PROVIDED TO YOU [BUYER]. YOU [BUYERS] HAVE THREE (3) CALENDAR DAYS TO CANCEL THIS CONTRACT AFTER RECEIVING NOTICE OF ANY CHANGES IN MANDATORY FEES, OR COPIES OF ANY OTHER SUBSTANTIAL AND MATERIAL AMENDMENT TO THE MHAA INFORMATION WHICH ADVERSELY AFFECTS YOU.

IF YOU [BUYERS] DO CANCEL THE CONTRACT [THEY] WILL BE ENTITLED TO A REFUND OF ANY DEPOSIT YOU [BUYERS] MADE ON ACCOUNT OF THE CONTRACT. HOWEVER, UNLESS YOU [BUYERS] RETURN THE MHAA INFORMATION TO THE SELLER WHEN YOU [BUYERS] CANCEL THE CONTRACT, THE SELLER MAY KEEP OUT OF YOUR [BUYER'S] DEPOSIT THE COST OF REPRODUCING THE MHAA INFORMATION, OR \$100, WHICHEVER AMOUNT IS LESS.

BY PURCHASING A LOT WITHIN THIS DEVELOPMENT, YOU [BUYER] WILL AUTOMATICALLY BE SUBJECT TO VARIOUS RIGHTS, RESPONSIBILITIES, AND OBLIGATIONS, INCLUDING THE OBLIGATION TO PAY CERTAIN ASSESSMENTS TO THE HOMEOWNERS ASSOCIATION WITHIN THE DEVELOPMENT. THE LOT YOU [BUYERS] ARE PURCHASING MAY HAVE RESTRICTIONS ON:

- (1) ARCHITECTURAL CHANGES, DESIGN, COLOR, LANDSCAPING, OR APPEARANCE;
- (2) OCCUPANCY DENSITY;
- (3) KIND, NUMBER, OR USE OF VEHICLES;
- (4) RENTING, LEASING, MORTGAGING, OR CONVEYING PROPERTY;
- (5) COMMERCIAL ACTIVITY; OR
- (6) OTHER MATTERS.

YOU [BUYERS] SHOULD REVIEW THE MHAA INFORMATION CAREFULLY TO ASCERTAIN YOUR [THEIR] RIGHTS, RESPONSIBILITIES, AND OBLIGATIONS WITHIN THE DEVELOPMENT.

<p>DocuSigned by: DAVID D SCHALL</p> <p>Seller A083041476...</p> <p>David D Schall</p>	<p>8/23/2022</p> <p>Date</p>	<p>DocuSigned by: COLLEEN O SCHALL</p> <p>Seller E3DB6413...</p> <p>Colleen O Schall</p>	<p>8/23/2022</p> <p>Date</p>
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PART II - RESALE ADDENDUM:

The Contract of Sale dated _____, between Seller **David D Schall, Colleen O Schall** and Buyer _____ is hereby amended by the incorporation of Parts I and II herein, which shall supersede any provisions to the contrary in the Contract.

- 1. **DEED AND TITLE/TITLE:** The Title or Deed and Title paragraph of the Contract is amended to include the agreement of the Buyer to take title subject to easements, covenants, conditions and restrictions of record contained in the HOA instruments, and the right of other owners in the common elements and the operation of the HOA.
- 2. **PAYMENT OF FEES AND ASSESSMENTS:** Buyer agrees to pay such Fees and/or other Special Assessments as the HOA may from time to time assess against the Property and Parking Space(s) and/or Storage Unit(s), (as applicable) as applicable, for the payment of operating and maintenance or other proper charges. Seller agrees to pay any delinquent Fees and/or Special Assessments on or before Settlement Date. All violations of requirements noted by the HOA against Seller shall be complied with by Seller and the Property conveyed free thereof. Regarding any existing or levied but not yet collected Special Assessments, Seller agrees to pay, at the time of Settlement, any Special Assessments unless otherwise agreed herein:

Costs of obtaining any statements of account from the HOA and/or its related management company will be paid by Seller. Lender's HOA questionnaire fee and any transfer and/or set-up fees for the HOA and/or its related management company will be paid by Buyer.
- 3. **ASSUMPTION OF HOA OBLIGATIONS:** Buyer hereby agrees to assume each and every obligation of, to be bound by and to comply with the covenants and conditions contained in the HOA instruments, including rules and regulations and covenants and restrictions of the HOA, from and after the Settlement Date hereunder.
- 4. **RIGHT TO CANCEL:** Buyer shall have the right for a period of five (5) Days following Buyer's receipt of the HOA instruments referred to in the HOA Docs paragraph to cancel this Contract by giving Notice thereof to Seller. In the event that such HOA Docs are delivered to Buyer on or prior to the ratification of this Contract by Buyer, such five (5) Day period shall commence upon the Date of Ratification. If the HOA Docs are not delivered to Buyer within the 20 Day time period referred to in the HOA Docs paragraph, Buyer shall have the option to cancel this Contract by giving Notice thereof to Seller prior to Buyer's receipt of such HOA Docs. Pursuant to the provisions of this paragraph, in no event may the Buyer have the right to cancel this Contract after Settlement.

Seller (<i>sign only after Buyer</i>)	Date	Buyer	Date
David D Schall			

Seller (<i>sign only after Buyer</i>)	Date	Buyer	Date
Colleen O Schall			

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**NOTICE TO BUYER AND SELLER OF BUYER'S RIGHTS AND SELLER'S OBLIGATIONS UNDER
MARYLAND'S SINGLE FAMILY RESIDENTIAL PROPERTY CONDITION DISCLOSURE LAW**

ADDENDUM # _____ dated _____ to the Contract of
Sale between Buyer _____
and Seller David D Schall, Colleen O Schall
for the Property known as 361 Picea View Ct, Rockville, MD 20855-2580.

NOTE: This notice does not apply to: (1) the initial sale of single family residential property which has never been occupied, or for which a certificate of occupancy has been issued within one year prior to the date of the Contract; (2) a transfer that is exempt from the transfer tax under Subsection 13-207 of the Tax-Property Article, except land installments contracts of sale under Subsection 13-207(a)(11) of the Tax-Property Article and options to purchase real property under Subsection 13-207(a)(12) of the Tax-Property Article; (3) a sale by a lender or an affiliate or subsidiary of a lender that acquired the real property by foreclosure or deed in lieu of foreclosure; (4) a sheriff's sale, tax sale, or sale by foreclosure, partition or by court appointed trustee; (5) a transfer by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust; (6) a transfer of single family residential real property to be converted by the buyer into a use other than residential use or to be demolished; or (7) a sale of unimproved real property.

Section 10-702 of the Real Property Article of the Annotated Code of Maryland ("Section 10-702") requires that a seller of a single family residential property ("the property") deliver to each buyer, on or before entering into a contract of sale, on a form published and prepared by the Maryland Real Estate Commission, **EITHER:**

- (A) A written property condition disclosure statement listing all defects including latent defects, or information of which the seller has actual knowledge in relation to the following:
- (i) Water and sewer systems, including the source of household water, water treatment systems, and sprinkler systems;
 - (ii) Insulation;
 - (iii) Structural systems, including the roof, walls, floors, foundation and any basement;
 - (iv) Plumbing, electrical, heating, and air conditioning systems;
 - (v) Infestation of wood-destroying insects;
 - (vi) Land use matters;
 - (vii) Hazardous or regulated materials, including asbestos, lead-based paint, radon, underground storage tanks, and licensed landfills;
 - (viii) Any other material defects, including latent defects, of which the seller has actual knowledge;
 - (ix) Whether the smoke alarms:
 - 1. will provide an alarm in the event of a power outage;
 - 2. are over 10 years old; and
 - 3. if battery operated, are sealed, tamper resistant units incorporating a silence/hush button and use long-life batteries as required in all Maryland homes by 2018; and
 - (x) If the property relies on the combustion of a fossil fuel for heat, ventilation, hot water, or clothes dryer operation, whether a carbon monoxide alarm is installed on the property.

"Latent defects" under Section 10-702 means material defects in real property or an improvement to real property that:

- (i) A buyer would not reasonably be expected to ascertain or observe by a careful visual inspection, and
- (ii) Would pose a threat to the health or safety of the buyer or an occupant of the property, including a tenant or invitee of the buyer;

OR

- (B) A written disclaimer statement providing that:
- (i) Except for latent defects of which the seller has actual knowledge, the seller makes no representations or warranties as to the condition of the real property or any improvements on the real property; and
 - (ii) The buyer will be receiving the real property "as is," with all defects, including latent defects, that may exist, except as otherwise provided in the contract of sale of the property.

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At the time the disclosure or disclaimer statement is delivered to you ("the buyer"), you are required to date and sign a written acknowledgement of receipt on the disclosure or disclaimer statement which shall be included in or attached to the contract of sale.

Section 10-702 further provides that a buyer who receives the disclosure or disclaimer statement on or before entering into a contract of sale does not have the right to rescind the contract based upon the information contained in the disclosure or disclaimer statement.

You are hereby notified that, in certain circumstances, you have the right to rescind your contract with the seller if the seller fails to deliver to you the written property condition disclosure or disclaimer statement. Section 10-702 provides that a buyer who does not receive the disclosure or disclaimer statement on or before entering into the contract has the unconditional right, upon written notice to the seller or seller's agent:

- (i) To rescind the contract at any time before the receipt of the disclosure or disclaimer statement or within 5 days following receipt of the disclosure or disclaimer statement; and
- (ii) To the immediate return of any deposits made on account of the contract.

Your right to rescind the contract under Section 10-702 terminates if not exercised before making a written application to a lender for a mortgage loan, if the lender discloses in writing at or before the time application is made that the right to rescind terminates on submission of the application or within 5 days following receipt of a written disclosure from a lender who has received your application for a mortgage loan, if the lender's disclosure states that your right to rescind terminates at the end of that 5 day period.

Your rights as a buyer under Section 10-702 may not be waived in the contract and any attempted waiver is void.

Your rights as the buyer to terminate the contract under Section 10-702 are waived conclusively if not exercised before:

- (i) Closing or occupancy by you, whichever occurs first, in the event of a sale; or
- (ii) Occupancy, in the event of a lease with option to purchase.

The information contained in the property condition disclosure statement is the representation of the seller and not the representation of the real estate broker or sales person, if any. A disclosure by the seller is not a substitute for an inspection by an independent professional home inspection company. You should consider obtaining such an inspection. The information contained in a disclosure statement by the seller is not a warranty by the seller as to the condition of the property of which condition the seller has no actual knowledge or other condition, including latent defects, of which the seller has no actual knowledge. The seller is not required to undertake or provide an independent investigation or inspection of the property in order to make the disclosures required by Section 10-702. The seller is not liable for an error, inaccuracy or omission in the disclosure statement if the error, inaccuracy or omission was based upon information that was not within the actual knowledge of the seller or was provided to the seller by a third party as specified in Section 10-702 (i) or (j).

You may wish to obtain professional advice about the property or obtain an inspection of the property.

The undersigned buyer(s) and seller(s) acknowledge receipt of this notice on the date indicated below and acknowledge that the real estate licensee(s) named below have informed the buyer(s) and the seller(s) of the buyer(s)' rights and the seller(s)' obligations under Section 10-702.

DocuSigned by: <u>DAVID D SCHALL</u>	8/23/2022	_____	_____
Seller's Signature	Date	Buyer's Signature	Date
DocuSigned by: <u>DAVID D SCHALL</u>	8/23/2022	_____	_____
Seller's Signature	Date	Buyer's Signature	Date
DocuSigned by: <u>COLLEEN O SCHALL</u>	8/23/2022	_____	_____
Agent's Signature	Date	Agent's Signature	Date
<u>Robert Kerxton</u>	8/23/2022	_____	_____
Agent's Signature	Date	Agent's Signature	Date
<u>Robert Kerxton</u>			

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MARYLAND RESIDENTIAL PROPERTY DISCLOSURE AND DISCLAIMER STATEMENT

Property Address: 361 Picea View Ct, Rockville, MD 20855-2580

Legal Description: Piedmont Crossing Lot 15, Block B

NOTICE TO SELLER AND PURCHASER

Section 10-702 of the Real Property Article, Annotated Code of Maryland, requires the seller of certain residential real property to furnish to the purchaser either (a) a RESIDENTIAL PROPERTY DISCLAIMER STATEMENT stating that the seller is selling the property "as is" and makes no representations or warranties as to the condition of the property or any improvements on the real property, except as otherwise provided in the contract of sale, or in a listing of latent defects; or (b) a RESIDENTIAL PROPERTY DISCLOSURE STATEMENT disclosing defects or other information about the condition of the real property actually known by the seller. Certain transfers of residential property are excluded from this requirement (see the exemptions listed below).

10-702. EXEMPTIONS. The following are specifically excluded from the provisions of §10-702:

- 1. The initial sale of single family residential real property:
A. that has never been occupied; or
B. for which a certificate of occupancy has been issued within 1 year before the seller and buyer enter into a contract of sale;
2. A transfer that is exempt from the transfer tax under §13-207 of the Tax-Property Article, except land installment contracts of sales under §13-207(a) (11) of the Tax-Property Article and options to purchase real property under §13-207(a)(12) of the Tax-Property Article;
3. A sale by a lender or an affiliate or subsidiary of a lender that acquired the real property by foreclosure or deed in lieu of foreclosure;
4. A sheriff's sale, tax sale, or sale by foreclosure, partition, or by court appointed trustee;
5. A transfer by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6. A transfer of single family residential real property to be converted by the buyer into use other than residential use or to be demolished; or
7. A sale of unimproved real property.

Section 10-702 also requires the seller to disclose information about latent defects in the property that the seller has actual knowledge of. The seller must provide this information even if selling the property "as is." "Latent defects" are defined as: Material defects in real property or an improvement to real property that:

- (1) A purchaser would not reasonably be expected to ascertain or observe by a careful visual inspection of the real property; and
(2) Would pose a direct threat to the health or safety of:
(i) the purchaser; or
(ii) an occupant of the real property, including a tenant or invitee of the purchaser.

MARYLAND RESIDENTIAL PROPERTY DISCLOSURE STATEMENT

NOTICE TO SELLERS: Complete and sign this statement only if you elect to disclose defects, including latent defects, or other information about the condition of the property actually known by you; otherwise, sign the Residential Property Disclaimer Statement. You may wish to obtain professional advice or inspections of the property; however, you are not required to undertake or provide any independent investigation or inspection of the property in order to make the disclosure set forth below. The disclosure is based on your personal knowledge of the condition of the property at the time of the signing of this statement.

NOTICE TO PURCHASERS: The information provided is the representation of the Sellers and is based upon the actual knowledge of Sellers as of the date noted. Disclosure by the Sellers is not a substitute for an inspection by an independent home inspection company, and you may wish to obtain such an inspection. The information contained in this statement is not a warranty by the Sellers as to the condition of the property of which the Sellers have no knowledge or other conditions of which the Sellers have no actual knowledge.

How long have you owned the property? 8 years

Property System: Water, Sewage, Heating & Air Conditioning (Answer all that apply)

Water Supply [X] Public [] Well [] Other
Sewage Disposal [X] Public [] Septic System approved for (# bedrooms) Other Type

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Garbage Disposal Yes No
 Dishwasher Yes No
 Heating Oil Natural Gas Electric Heat Pump Age _____ Other _____
 Air Conditioning Oil Natural Gas Electric Heat Pump Age _____ Other **zoned**
 Hot Water Oil Natural Gas Electric Capacity _____ Age _____ Other **zoned**

Please indicate your actual knowledge with respect to the following:

1. Foundation: Any settlement or other problems? Yes No Unknown
 Comments: **Slight settlement crack at basement window. Fixed by builder at time of purchase.**

2. Basement: Any leaks or evidence of moisture? Yes No Unknown Does Not Apply
 Comments: _____

3. Roof: Any leaks or evidence of moisture? Yes No Unknown
 Type of Roof: _____ Age **2014**
 Comments: _____

Is there any existing fire retardant treated plywood? Yes No Unknown
 Comments: _____

4. Other Structural Systems, including exterior walls and floors:
 Comments: _____

Any defects (structural or otherwise)? Yes No Unknown
 Comments: _____

5. Plumbing System: Is the system in operating condition? Yes No Unknown
 Comments: _____

6. Heating Systems: Is heat supplied to all finished rooms? Yes No Unknown
 Comments: _____

Is the system in operating condition? Yes No Unknown
 Comments: _____

7. Air Conditioning System: Is cooling supplied to all finished rooms? Yes No Unknown Does Not Apply
 Comments: _____

Is the system in operating condition? Yes No Unknown Does Not Apply
 Comments: _____

8. Electric Systems: Are there any problems with electrical fuses, circuit breakers, outlets or wiring?
 Yes No Unknown
 Comments: _____

8A. Will the smoke alarms provide an alarm in the event of a power outage? Yes No
Are the smoke alarms over 10 years old? Yes No
If the smoke alarms are battery operated, are they sealed, tamper resistant units incorporating a silence/hush button, which use long-life batteries as required in all Maryland Homes by 2018? Yes No
 Comments: _____

9. Septic Systems: Is the septic system functioning properly? Yes No Unknown Does Not Apply
 When was the system last pumped? Date _____ Unknown
 Comments: _____

10. Water Supply: Any problem with water supply? Yes No Unknown
 Comments: _____

Home water treatment system: **N/A** Yes No Unknown
 Comments: _____

Fire sprinkler system: Yes No Unknown Does Not Apply
 Comments: _____

Are the systems in operating condition? Yes No Unknown
 Comments: _____

11. Insulation:
In exterior walls? [X] Yes [] No [] Unknown
In ceiling/attic? [X] Yes [] No [] Unknown
In any other areas? [X] Yes [] No Where? Basement ceiling.

Comments: _____

12. Exterior Drainage: Does water stand on the property for more than 24 hours after a heavy rain?
[] Yes [X] No [] Unknown

Comments: _____

Are gutters and downspouts in good repair? [X] Yes [] No [] Unknown

Comments: _____

13. Wood-destroying insects: Any infestation and/or prior damage? [] Yes [X] No [] Unknown

Comments: _____

Any treatments or repairs? [] Yes [X] No [] Unknown

Any warranties? [] Yes [X] No [] Unknown

Comments: _____

14. Are there any hazardous or regulated materials (including, but not limited to, licensed landfills, asbestos, radon gas, lead-based paint, underground storage tanks, or other contamination) on the property? [] Yes [X] No [] Unknown

If yes, specify below

Comments: Radon system in place.

15. If the property relies on the combustion of a fossil fuel for heat, ventilation, hot water, or clothes dryer operation, is a carbon monoxide alarm installed in the property?

[X] Yes [] No [] Unknown

Comments: _____

16. Are there any zoning violations, nonconforming uses, violation of building restrictions or setback requirements or any recorded or unrecorded easement, except for utilities, on or affecting the property? [] Yes [X] No [] Unknown

If yes, specify below

Comments: _____

16A. If you or a contractor have made improvements to the property, were the required permits pulled from the county or local permitting office? [X] Yes [] No [] Does Not Apply [] Unknown

Comments: Basement

17. Is the property located in a flood zone, conservation area, wetland area, Chesapeake Bay critical area or Designated Historic District? [] Yes [X] No [] Unknown If yes, specify below

Comments: _____

18. Is the property subject to any restriction imposed by a Home Owners Association or any other type of community association? [X] Yes [] No [] Unknown If yes, specify below

Comments: HOA

19. Are there any other material defects, including latent defects, affecting the physical condition of the property? [] Yes [X] No [] Unknown

Comments: _____

NOTE: Seller(s) may wish to disclose the condition of other buildings on the property on a separate RESIDENTIAL PROPERTY DISCLOSURE STATEMENT.

The seller(s) acknowledge having carefully examined this statement, including any comments, and verify that it is complete and accurate as of the date signed. The seller(s) further acknowledge that they have been informed of their rights and obligations under §10-702 of the Maryland Real Property Article.

Seller(s) DAVID D SCHALL Date 8/23/2022

Seller(s) COLLEEN O SCHALL Date 8/23/2022

Colleen O Schall

The purchaser(s) acknowledge receipt of a copy of this disclosure statement and further acknowledge that they have been informed of their rights and obligations under §10-702 of the Maryland Real Property Article.

Purchaser _____ Date _____

Purchaser _____ Date _____

MARYLAND RESIDENTIAL PROPERTY DISCLAIMER STATEMENT

NOTICE TO SELLER(S): Sign this statement only if you elect to sell the property without representations and warranties as to its condition, except as otherwise provided in the contract of sale and in the listing of latent defects set forth below; otherwise, complete and sign the RESIDENTIAL PROPERTY DISCLOSURE STATEMENT.

Except for the latent defects listed below, the undersigned seller(s) of the real property make no representations or warranties as to the condition of the real property or any improvements thereon, and the purchaser will be receiving the real property "as is" with all defects, including latent defects, which may exist, except as otherwise provided in the real estate contract of sale. The seller(s) acknowledge having carefully examined this statement and further acknowledge that they have been informed of their rights and obligations under §10-702 of the Maryland Real Property Article.

Section 1-702 also requires the seller to disclose information about latent defects in the property that the seller has actual knowledge of. The seller must provide this information even if selling the property "as is." "Latent defects" are defined as: Material defects in real property or an improvement to real property that:

- (1) A purchaser would not reasonably be expected to ascertain or observe by a careful visual inspection of the real property; and
- (2) Would pose a direct threat to the health or safety of:
 - (i) the purchaser, or
 - (ii) an occupant of the real property, including a tenant or invitee of the purchaser.

Does the seller(s) has actual knowledge of any latent defects? [] Yes [] No If yes, specify:

Seller _____ Date _____

Seller _____ Date _____

The purchaser(s) acknowledge receipt of a copy of this disclaimer statement and further acknowledge that they have been informed of their rights and obligations under §10-702 of the Maryland Real Property Article.

Purchaser _____ Date _____

Purchaser _____ Date _____



Lead Paint -Federal Disclosure of Lead-Based Paint and Lead-Based Paint Hazards for SALES

(Required for the SALE of all properties in the U.S. with any existing part built prior to 1978)

PROPERTY ADDRESS: 361 Picea View Ct, Rockville, MD 20855-2580

There are parts of the property that still exist that were built prior to 1978 OR No parts of the property were built prior to 1978 OR
 Construction dates are unknown. If any part of the property was constructed prior to 1978 or if construction dates are unknown, this disclosure is required. If the entire property was built in 1978 or later, this disclosure is not required.

LEAD WARNING STATEMENT FOR BUYERS: Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

SELLER'S DISCLOSURE:

(A) Presence of lead-based paint and/or lead-based paint hazards

- Known lead-based paint and/or lead-based paint hazards are present in the housing (explain): _____ OR
- Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(B) Records and reports available to the Seller:

- Seller has provided Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below): _____ OR
- Seller has no reports or records pertaining to lead - based paint and/or lead-based paint hazards in the housing.

BUYER'S ACKNOWLEDGMENT:

(Buyer to initial all lines as appropriate)

- (C) ____ / ____ Buyer has read the Lead Warning Statement above.
- (D) ____ / ____ Buyer has read Paragraph B and acknowledges receipt of copies of any information listed therein, if any.
- (E) ____ / ____ Buyer has received the pamphlet Protect Your Family From Lead in Your Home (required).
- (F) ____ / ____ Buyer has (check one below):
 - Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; OR
 - Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

AGENT'S ACKNOWLEDGMENT: (Agent to initial)

(G) ^{DS} RK Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

CERTIFICATION OF ACCURACY: The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

DocuSigned by:
DAVID D SCHALL 8/23/2022
Seller CA083041476... Date
David D Schall
COLLEEN O SCHALL 8/23/2022
Seller 1F6FC9E3DB6413... Date
Colleen O Schall
DocuSigned by:
Robert Kerxton 8/23/2022
Agent for Seller, if any Date
Robert Kerxton

Buyer _____ Date
Buyer _____ Date
Agent for Buyer, if any _____ Date

GCAAR # 907A: Federal Lead 2016, The Greater Capital Area Association of REALTORS®, Inc. 2/2016
Paint Sales Disclosure -MC & DC This Recommended Form is the property of the Greater Capital Area Association of REALTORS®, Inc.
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Regulations, Easements and Assessments (REA) Disclosure and Addendum

(Required for all Listing Agreements and Sales Contracts in Montgomery County)

The Contract of Sale dated _____, Address 361 Picea View Ct
City Rockville, State MD Zip 20855-2580 between
Seller David D Schall, Colleen O Schall and
Buyer _____ is hereby
amended by the incorporation of this Addendum, which shall supersede any provisions to the contrary in this Contract.

Notice to Seller and Buyer: This Disclosure/Addendum to be completed by the Seller shall be available to prospective buyers prior to making a purchase offer and will become a part of the sales contract for the sale of the Property. The information contained herein is the representation of the Seller. The content in this form is not all-inclusive, and the Paragraph headings of this Agreement are for convenience and reference only, and in no way define or limit the intent, rights or obligations of the parties. Please be advised that web site addresses, personnel and telephone numbers do change and GCAAR cannot confirm the accuracy of the information contained in this form. When in doubt regarding the provisions or applicability of a regulation, easement or assessment, information should be verified with the appropriate government agency. Further information may be obtained by contacting staff and web sites of appropriate authorities:

- Montgomery County Government, 101 Monroe Street, Rockville, MD, 20850.
- Main Telephone Number: 311 or 240-777-0311 (TTY 240-251-4850). Web site: www.MC311.com
- Maryland-National Capital Area Park and Planning Commission (M-NCPPC), 2425 Reedie Drive, 14th Floor, Wheaton, MD 20902. Main number: 301-495-4600. Web site: <https://montgomeryplanningboard.org>
- City of Rockville, City Hall, 111 Maryland Ave, Rockville, MD 20850. Main telephone number: 240-314-5000. Web site: www.rockvillemd.gov
- State Department of Assessments & Taxation (SDAT), 301 W Preston Street, Baltimore, MD, 21201. Main Telephone Number: 410-767-1184. Website: sdat.dat.maryland.gov

1. **DISCLOSURE/DISCLAIMER STATEMENT:** A property owner may be exempt from Maryland Residential Property Disclosure Act as defined in the Maryland Residential Property Disclosure and Disclaimer Statement. Is Seller exempt from the Maryland Residential Property Disclosure Act? [] Yes [**X**] No. If no, see attached Maryland Residential Disclosure and Disclaimer Statement. If yes, reason for exemption: _____.
2. **SMOKE DETECTORS:** Maryland law requires that ALL smoke alarms be less than 10 years from date of manufacture. Also, BATTERY-ONLY operated smoke alarms must be sealed units incorporating a silence/hush button and long-life batteries. Pursuant to Montgomery County Code, the Seller is required to have working smoke alarms. Requirements for the location of the alarms vary according to the year the Property was constructed. For a matrix of the requirements see: www.montgomerycountymd.gov/mcfrs-info/resources/files/laws/smokealarmmatrix_2013.pdf. In addition, Maryland law requires the following disclosure: This residential dwelling unit contains alternating current (AC) electric service. In the event of a power outage, an alternating current (AC) powered smoke detector will NOT provide an alarm. Therefore, the Buyer should obtain a dual-powered smoke detector or a battery-powered smoke detector.
3. **MODERATELY-PRICED DWELLING UNIT:** Is the Property part of the Moderately-Priced Dwelling Unit Program in Montgomery County, the City of Rockville, or the City of Gaithersburg? [] Yes [**X**] No. If yes, Seller shall indicate month and year of initial offering: _____. If initial offering is after March 20, 1989, the prospective Buyer and Seller should contact the appropriate jurisdictional agency to ascertain the legal buying and selling restrictions on the Property.
4. **RADON DISCLOSURE:** A radon test must be performed on or before the Settlement Date of a "Single Family Home" in accordance with Montgomery County Code Section 40-13C (see <https://www.montgomerycountymd.gov/green/air/radon.html> for details) A Single Family Home means a single family detached or attached residential building. Single Family home does not include a residential unit that is part of a condominium regime or a cooperative housing corporation. The Seller of a Single Family Home (unless otherwise exempt below) is required to provide the Buyer, on or before Settlement Date, a copy of radon test results performed less than one year before Settlement Date, or to permit the Buyer to perform a radon test, but regardless, a radon test MUST be performed and both Seller and Buyer MUST receive a copy of the radon test results. If Buyer elects not to or fails to perform a radon test, the Seller is mandated to perform the test and provide the results to the Buyer on or before Settlement Date.

Is Seller exempt from the Radon Test disclosure? [] Yes [**X**] No. If yes, reason for exemption: _____.

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Previous editions of this Form should be destroyed.

Exemptions:

- A. Property is NOT a "Single Family Home"
- B. Transfer is an intra-family transfer under MD Tax Property Code Section 13-207
- C. Sale is by a lender or an affiliate or subsidiary of a lender that acquired the home by foreclosure or deed in lieu of foreclosure
- D. Sale is a sheriff's sale, tax sale or sale by foreclosure, partition or by a court appointed trustee
- E. A transfer by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship or trust.
- F. A transfer of a home to be converted by the buyer into a use other than residential or to be demolished.
- G. Property is located in the Town of Barnesville, Town of Kensington, Town of Poolesville, or City of Rockville.

If not exempt above, a copy of the radon test result is attached [] Yes No. If no, Seller will provide the results of a radon test in accordance with Montgomery County Code Section 40-13C unless the Contract includes a radon contingency.

NOTE: In order to request Seller to remediate, a radon contingency must be included as part of the Contract.

5. AVAILABILITY OF WATER AND SEWER SERVICE:

- A. **Existing Water and Sewer Service:** Refer to the Seller's Water Bills or contact WSSC at 301-206-4001 or City of Rockville at 240-314-8420.
- B. **Well and Septic Locations:** Contact the **Department of Permitting Services "DPS", Well and Septic**, or visit <http://permittingservices.montgomerycountymd.gov/DPS/general/Home.aspx>. For well and/or septic field locations, visit <http://permittingservices.montgomerycountymd.gov/DPS/online/eInformationRequest.aspx>, or for homes built before 1978, request an "as built" drawing in person using DPS's "Septic System Location Application" form. Homes built prior to 1960 may be filed on microfiche, and, if outside a subdivision, the name of the original owner may be required. An original owner's name can be found among the Land Records at the County Courthouse. Allow two weeks for the "as built" drawing.
- C. **Categories:** To confirm service area category, contact the **Montgomery County Department of Environmental Protection ("DEP") Watershed Management Division** or visit waterworks@montgomerycountymd.gov.

A. **Water: Is the Property connected to public water?** Yes [] No
If no, has it been approved for connection to public water? [] Yes [] No [] Do not know
If not connected, the source of potable water, if any, for the Property is: _____

B. **Sewer: Is the Property connected to public sewer system?** Yes [] No
If no, answer the following questions:
 1 **Has it been approved for connection to public sewer?** [] Yes [] No [] Do not know
 2 **Has an individual sewage disposal system been constructed on Property?** [] Yes [] No
Has one been approved for construction? [] Yes [] No
Has one been disapproved for construction [] Yes [] No [] Do not know
If no, explain: _____

C. **Categories: The water and sewer service area category or categories that currently apply to the Property is/are (if known)** _____ **. This category affects the availability of water and sewer service as follows (if known)** _____

D. **Recommendations and Pending Amendments (if known):**
 1. **The applicable master plan contains the following recommendations regarding water and sewer service to the Property:** _____
 2. **The status of any pending water and sewer comprehensive plan amendments or service area category changes that would apply to the Property:** _____

E. **Well and Individual Sewage System: When a Buyer of real property that is located in a subdivision on which an individual sewage disposal system has been or will be installed receives the copy of the recorded subdivision plat, the Buyer must confirm in writing by signing said Plat that the Buyer has received and reviewed the Plat, including any restrictions on the location of initial and reserve wells, individual sewage disposal systems, and the buildings to be served by any individual sewage disposal system.**

By signing below, the Buyer acknowledges that, prior to signing the Contract, the Seller has provided the information referenced above, or has informed the Buyer that the Seller does not know the information referenced above; the Buyer further understands that, to stay informed of future changes in County and municipal water and sewer plans, the Buyer should consult the County Planning Board or any appropriate municipal planning or water and sewer agency.

Buyer

Date

Buyer

Date

6. **CITY OF TAKOMA PARK:** If this Property is located in Takoma Park, the Takoma Park Sales Disclosure must be attached. See GCAAR Takoma Park Sales Disclosure - Notice of Tree Preservation Requirements and Rental Housing Laws.

7. **HOMEOWNER'S, CONDOMINIUM OR COOPERATIVE ASSOCIATION ASSESSMENTS:** The Property is located in a Homeowners Association with mandatory fees (HOA) (refer to GCAAR HOA Seller Disclosure / Resale Addendum for MD, attached), and/or Condominium Association (refer to GCAAR Condominium Seller Disclosure / Resale Addendum for MD, attached) and/or Cooperative (refer to GCAAR Co-operative Seller Disclosure / Resale Addendum for MD & DC, attached) and/or Other (ie: Homeowners Association/Civic Association WITHOUT dues):

8. **UNDERGROUND STORAGE TANK:** For information regarding Underground Storage Tanks and the procedures for their removal or abandonment, contact the Maryland Department of the Environment or visit www.mde.state.md.us Does the Property contain an UNUSED underground storage tank? Yes No Unknown. If yes, explain when, where and how it was abandoned:

9. **DEFERRED WATER AND SEWER ASSESSMENT:**

A. **Washington Suburban Sanitary Commission (WSSC) or Local Jurisdiction:**

Are there any potential Front Foot Benefit Charges (FFBC) or deferred water and sewer charges for which the Buyer may become liable which do not appear on the attached property tax bills? Yes No

If yes, EITHER the Buyer agrees to assume the future obligations and pay future annual assessments in the amount of \$ _____, OR Buyer is hereby advised that a schedule of charges has not yet been established by the water and sewer authority, OR a local jurisdiction has adopted a plan to benefit the Property in the future.

B. **Private Utility Company:**

Are there any deferred water and sewer charges paid to a Private Utility Company which do NOT appear on the attached property tax bills? Yes No. If yes, complete the following:

EFFECTIVE OCTOBER 1, 2016: NOTICE REQUIRED BY MARYLAND LAW REGARDING DEFERRED WATER AND SEWER CHARGES

This Property is subject to a fee or assessment that purports to cover or defray the cost of installing or maintaining during construction all or part of the public water or wastewater facilities constructed by the developer. This fee or assessment is \$ **630.00** payable annually in **Jan** (month) until **approx. 21 years** (date) to **MD Toll, LLC** (name and address) (hereafter called "lienholder"). There may be a right of prepayment or a discount for early prepayment, which may be ascertained by contacting the lienholder. This fee or assessment is a contractual obligation between the lienholder and each owner of this Property, and is not in any way a fee or assessment imposed by the county in which the Property is located.

If a Seller subject to this disclosure fails to comply with the provisions of this section:

(1) Prior to Settlement, the Buyer shall have the right to rescind the Contract and to receive a full refund of all deposits paid on account of the Contract, but the right of rescission shall terminate 5 days after the Seller provides the Buyer with the notice in compliance with this section.

(2) Following Settlement, the Seller shall be liable to the Buyer for the full amount of any open lien or assessment.

10. SPECIAL PROTECTION AREAS (SPA):

Refer to montgomeryplanning.org/planning/environment/water-and-wetlands/special-protection-areas/ or montgomerycountymd.gov/water/streams/spa.html for explanations of the "SPA" legislation and a map detailing protected areas. To determine if a particular property (which is located close to protected areas as designated on this map) is located within the boundaries of a "SPA," contact: MaryJo.Kishter@montgomeryplanning.org, or call 301-495-4701.

Is this Property located in an area designated as a Special Protection Area? [] Yes [X] No.
If yes, special water quality measures and certain restrictions on land uses and impervious surfaces may apply.
Under Montgomery County law, Special Protection Area (SPA) means a geographic area where:

- A. Existing water resources, or other environmental features directly relating to those water resources, are of high quality or are unusually sensitive;**
- B. Proposed land uses would threaten the quality or preservation of those resources or features in the absence of special water quality protection measures which are closely coordinated with appropriate land use controls. An SPA may be designated in:**
 - (1) a land use plan;**
 - (2) the Comprehensive Water Supply and Sewer System Plan;**
 - (3) a watershed plan; or**
 - (4) a resolution adopted after at least fifteen (15) days' notice and a public hearing.**

The Buyer acknowledges by signing this disclosure that the Seller has disclosed to the Buyer the information contained in Sections A and B before Buyer executed a contract for the above-referenced Property. Further information is available from the staff and website of Maryland-National Capital Area Park and Planning Commission (M-NCPPC).

Buyer

Buyer

11. PROPERTY TAXES: Each property in Montgomery County, MD is assessed for annual real property taxes based on several different components. A copy of the tax bill will reflect which categories and components are applicable to this Property, including, whether the Property is located in a municipality, a special taxing district, a development district, a proposed development district, and/or whether this Property is subject to a special area tax or any WSSC front foot benefit charges. Definitions and explanations of each of these categories can be obtained at the Montgomery County Department of Finance website in the "**Frequently Asked Questions**" section located at <https://www.montgomerycountymd.gov/finance/taxes/faqs.html> and select "FAQ". Additional information relating to taxes and the assessment and appeal process can be located at <https://dat.maryland.gov/realproperty/Pages/Assessment-Appeal-Process.aspx> - this provides tax information from the State of Maryland.

- A. Current Tax Bill: IN ACCORDANCE WITH MONTGOMERY COUNTY CODE SECTION 40-12C, THE SELLER(S) MUST ATTACH HERETO A COPY OF THE CURRENT REAL PROPERTY TAX BILL FOR THIS PROPERTY.** A copy of the tax bill for this Property can be obtained at <https://apps.montgomerycountymd.gov/realpropertytax/>.
- B. Estimated Property Tax & Non-Tax Charges: IN ADDITION, SELLER(S) ARE REQUIRED TO PROVIDE POTENTIAL BUYERS WITH THE ESTIMATED PROPERTY TAX AND NON-TAX CHARGES FOR THE FIRST FULL FISCAL YEAR OF OWNERSHIP.** Information relative to this estimate, including how it was calculated and its significance to Buyers can be obtained at www.montgomerycountymd.gov/estimatedtax.

Buyer's Initials

Buyer acknowledges receipt of both tax disclosures.

12. DEVELOPMENT DISTRICT DISCLOSURE - NOTICE OF SPECIAL TAX OR ASSESSMENT:

A Development District is a special taxing district in which owners of properties pay an additional tax or assessment in order to pay for public improvements within the District. Typically, the Development District Special Tax will increase approximately 2% each July 1. For more information, please contact the Montgomery County Department of Finance. FAQs regarding Development Districts can be viewed at <https://www2.montgomerycountymd.gov/estimatedtax/FAQ.aspx#3607> . Seller shall choose one of the following:

[] **The Property is located in an EXISTING Development District:** Each year the Buyer of this Property must pay a special assessment or special tax imposed under Chapter 14 of the Montgomery County Code, in addition to all other taxes and assessments that are due. As of the date of execution of this disclosure, the special assessment or special tax on this Property is \$ _____ each year. A map reflecting Existing Development Districts can be obtained at https://www2.montgomerycountymd.gov/estimatedtax/map/Existing_DevDistricts.pdf .

OR

[] **The Property is located in a PROPOSED Development District:** Each year the Buyer of this Property must pay a special assessment or special tax imposed under Chapter 14 of the Montgomery County Code, in addition to all other taxes and assessments that are due. The estimated maximum special assessment or special tax is \$ _____ each year. A map reflecting Proposed Development Districts can be obtained at https://www2.montgomerycountymd.gov/estimatedtax/map/dev_districts.pdf .

OR

[X] **The Property is not located in an existing or proposed Development District.**

13. TAX BENEFIT PROGRAMS:

The Property may currently be under a tax benefit program that has deferred taxes due on transfer or may require a legally binding commitment from Buyer to remain in the program, such as, but not limited to:

- A. **Forest Conservation and Management Program (FC&MP):** Buyer is hereby notified that a property under a Maryland Forest Conservation Management Agreement (FCMA) could be subject to recapture/deferred taxes upon transfer. Is the Property under FCMA? [] Yes [X] No. If yes, taxes assessed shall be paid by [] the Buyer OR [] the Seller.
- B. **Agricultural Program:** Is the Property subject to agricultural transfer taxes? [] Yes [X] No. If yes, taxes assessed as a result of the transfer shall be paid by [] the Buyer OR [] the Seller. Confirm if applicable to this Property at <https://sdat.dat.maryland.gov/RealProperty/Pages/default.aspx>.
- C. **Other Tax Benefit Programs:** Does the Seller have reduced property taxes from any government program? [] Yes [X] No. If yes, explain: _____ .

14. RECORDED SUBDIVISION PLAT:

Plats are available at the [MNCPPC](#) or at the Judicial Center, Room 218, 50 Maryland Avenue, Rockville, MD or at 240-777-9477. In order to obtain a plat you will be required to supply the Lot, Block, Section and Subdivision, as applicable, for the Property. Plats are also available online at http://www.montgomeryplanning.org/info/plat_maps.shtm or at www.plats.net. Buyers shall check **ONE** of the following:

[]	<p>A. Unimproved Lot and New Construction: If the Property is an unimproved lot or a newly constructed house being sold for the first time, the Buyer shall be provided a copy of the recorded subdivision plat prior to entering into a contract. Buyer hereby acknowledges receipt of a copy of the recorded subdivision plat.</p> <p style="text-align: center;">OR</p> <p>[X] B. Resale/Acknowledged Receipt: If the Property is not an unimproved lot or a newly constructed house (i.e. resale), the Buyer may, in writing, waive receipt of a copy of such plat at the time of execution of the Contract, but shall, prior to or at the time of Settlement, be provided with a copy of the subdivision plat. The subdivision plat is not intended as a substitute for examination of title and does not show every restriction and easement. Buyer hereby acknowledges receipt of a copy of the recorded subdivision plat.</p> <p style="text-align: center;">OR</p> <p>[] C. Resale/Waived Receipt: For Resale properties only, Buyer hereby waives receipt of a copy of such plat at time of execution of the Contract, but shall, prior to or at the time of Settlement, be provided a copy of the subdivision plat.</p>
-----	--

_____/_____
Buyer's Initials

15. **AGRICULTURAL RESERVE DISCLOSURE NOTICE:**

This Property [] is [X] is not subject to the Agricultural RESERVE Disclosure Notice requirements. These disclosure requirements are contained in GCAAR Agricultural Zone Disclosure Notice, which must be provided to potential buyers prior to entering into a contract for the purchase and sale of a property that is subject to this Agricultural Reserve Disclosure requirement. Additional information can be obtained at SDAT and Montgomery County Zoning Layer (MC Atlas).

16. **NOTICE CONCERNING CONSERVATION EASEMENTS:**

This Property [] is [X] is not subject to a Conservation Easement. If applicable, GCAAR Conservation Easements Addendum is hereby provided. See <https://mcatlas.org/FCE/> for easement locator map.

17. **GROUND RENT:**

This Property [] is [X] is not subject to Ground Rent. See Property Subject to Ground Rent Addendum.

18. **HISTORIC PRESERVATION:**

Check questionable properties' status with the Montgomery County Historic Preservation Commission (301-563-3400) or go to <http://www.montgomeryplanning.org/historic/index.shtm>, to check applicability. Buyers of property located in the City of Rockville should be advised that structures that are 50 years old or older, or which may be otherwise significant according to criteria established by the Rockville Historic District Commission, should be notified prior to purchase that demolition and building permit applications for substantial alteration will trigger an evaluation and approval process. This process may result in the property being designated a historic site, and if so, any exterior alterations must be reviewed and approved.

- A. **City of Rockville:** Montgomery County Code §40-12A has been adopted by the City of Rockville.
- B. **City of Gaithersburg:** Montgomery County Code §40-12A has been adopted by the City of Gaithersburg at City Code §2-6.
- C. **Other:** Contact the local municipality to verify whether the Property is subject to any additional local ordinance.

Has the Property been designated as an historic site in the master plan for historic preservation? [] Yes [X] No.
 Is the Property located in an area designated as an historic district in that plan? [] Yes [X] No.
 Is the Property listed as an historic resource on the County location atlas of historic sites? [] Yes [X] No.
 Seller has provided the information required of Sec 40-12A as stated above, and the Buyer understands that special restrictions on land uses and physical changes may apply to this Property. To confirm the applicability of this County Code (Sec 40-12A) and the restrictions on land uses and physical changes that may apply, contact the staff of the County Historic Preservation Commission, 301-563-3400. **If the Property is located within a local municipality, contact the local government to verify whether the Property is subject to any additional local ordinances.**

 Buyer

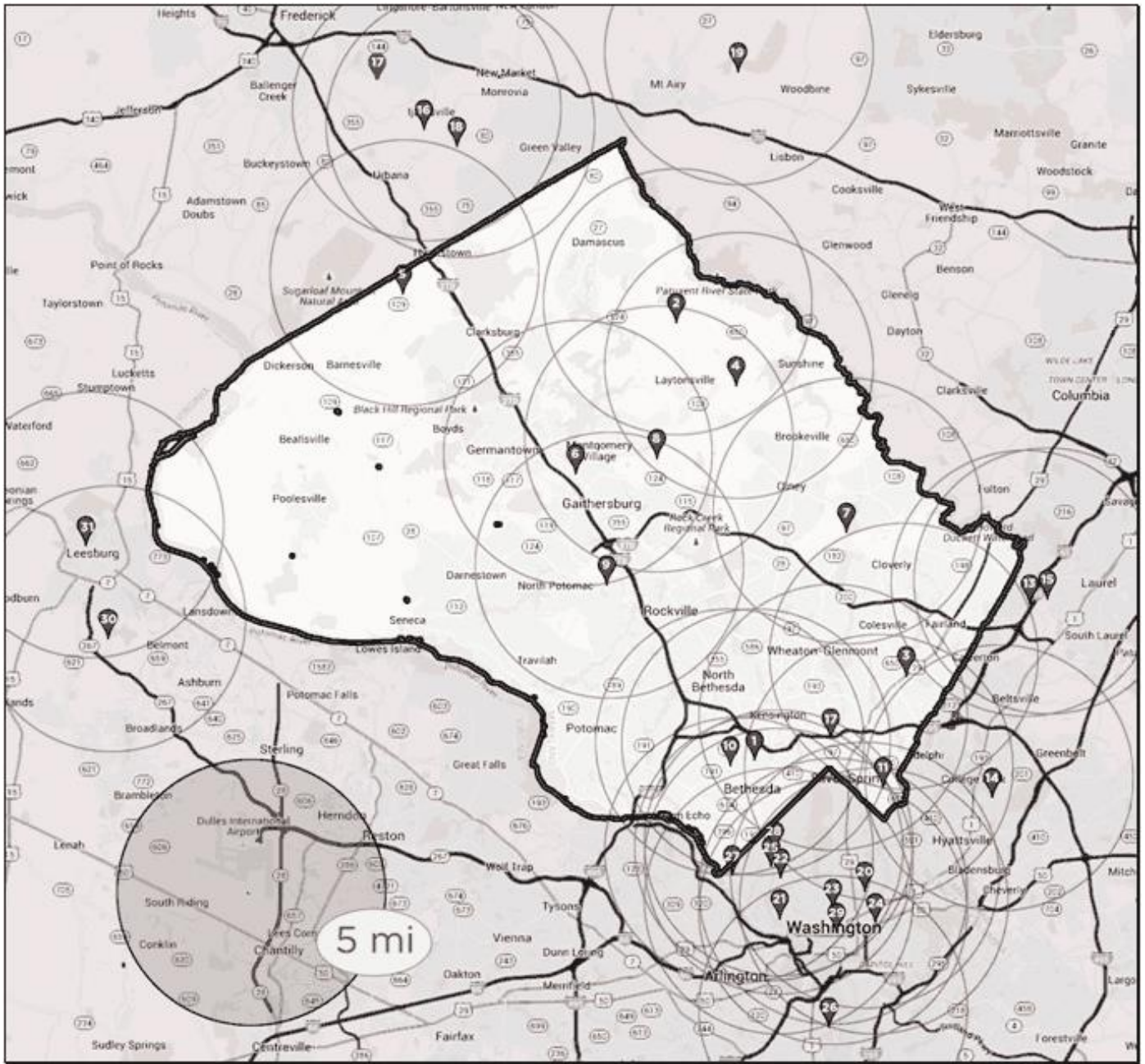
 Buyer

19. **MARYLAND FOREST CONSERVATION LAWS:**

- A. **Forest Conservation Law:** The Buyer is notified that the cutting, clearing, and grading of more than 5,000 square feet of forest or any champion tree on the Property is subject to the requirements of the **Forest Conservation Law**. The Buyer is required to comply with the Forest Conservation Law, Chapter 22A of the Montgomery County Code. In order to assure compliance with the law, the Buyer is notified of the need to contact the **Countywide Environmental Planning Division** of the Maryland-National Capital Park and Planning Commission (M-NCPPC), whether it means obtaining a written exemption from the Forest Conservation Laws from M-NCPPC or obtaining approval of a Natural Resource Inventory/Forest Stand Delineation Plan, Forest Conservation Plan, or Tree Save Plan prior to cutting, clearing, and grading of more than 5,000 square feet of forest, obtaining a grading or sediment control permit, or developing the Property. Further, Seller represents and warrants that no activities have been undertaken on the Property in violation of the Forest Conservation Law and that if such activities have occurred in violation of the applicable law, that Seller has paid all of the penalties imposed and taken all of the corrective measures requested by M-NCPPC.
- B. **Forest Conservation Easements:** Seller represents and warrants that the Property [] is [X] is not currently subject to a recorded Category I or Category II Forest Conservation Easement, Management Agreement or an approved Forest Conservation Plan, Tree Save Plan, or any other plan requiring the protection of natural areas, or any other pending obligation binding the owner of the Property under Forest Conservation Law requirements. If the Property is encumbered by any such easement or plan, attach a copy of the plat or recorded document (if available).

20. **AIRPORTS AND HELIPORTS:** The following list of airports and heliports includes those in Montgomery County and the surrounding area that may be within a five-mile radius of the Property. This list was compiled from data provided by the Washington Airports District Office of the Federal Aviation Administration and was current as of 8/1/2018. Buyer should be aware of the fact that most properties in Montgomery County are within five (5) miles of an airport or heliport installation. Refer to the FAA website for a current list: http://www.faa.gov/airports/airport_safety/airportdata_5010.

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MONTGOMERY COUNTY

- | | |
|---|--|
| <ol style="list-style-type: none"> 1. Walter Reed National Medical Center Heliprot, 8901 Rockville Pike, Bethesda, MD 20889 2. Davis Airport, 7200 Hawkins Creamery Road, Laytonsville, MD 20879 3. Dow Jones & Company, Inc., 11501 Columbia Pike, Silver Spring, MD 20904 4. Federal Support Center Heliprot, 5321 Riggs Road, Gaithersburg, MD 20882 | <ol style="list-style-type: none"> 5. Flying M Farms, 24701 Old Hundred Road, Comus, MD 20842 6. IBM Corporation Heliprot, 18100 Frederick Avenue, Gaithersburg, MD 20879 7. Maryland State Police Heliprot, 7915 Montrose Road, Rockville, MD 20854 8. Montgomery County Airpark, 7940 Airpark Road, Gaithersburg, MD 20879 9. Shady Grove Adventist Hospital, 9901 Medical Center Drive, Rockville, MD 20850 |
|---|--|

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- 10. **Suburban Hospital**, 8600 Old Georgetown Road, Bethesda, MD 20814
- 11. **Washington Adventist Hospital**, 7600 Carroll Avenue, Takoma Park, MD 20912
- 12. **Holy Cross Hospital**, 1500 Forest Glen Road, Silver Spring, MD, 20910
- 13. **Holy Cross Germantown**, 19801 Observation Dr, Germantown, MD, 20876

PRINCE GEORGE'S COUNTY

- 14. **Citizens Bank Helipad**, 14401 Sweitzer Lane, Laurel, MD 20707
- 15. **College Park**, 1909 Cpl Frank Scott Drive, College Park, MD 20740
- 16. **The Greater Laurel Beltsville Hospital**, 7100 Contee Road, Laurel, MD 20707

FREDERICK COUNTY

- 17. **Faux-Burhams Airport**, 9401 Ball Road, Ijamsville, MD 21754
- 18. **Ijamsville Airport**, 9701C. Reichs Ford Road, Ijamsville, MD 21754
- 19. **Stol-Crest Airfield**, 3851 Price's Distillery Road, Urbana, MD 21754

CARROLL COUNTY

- 20. **Walters Airport**, 7017 Watersville Road, Mt. Airy, MD 21771

DISTRICT OF COLUMBIA

- 21. **Bolling Air Force Base**, 238 Brookley Avenue, SW, 20032

- 22. **Children's National Medical Center**, 111 Michigan Avenue, NW, 20010
- 23. **Washington Hospital Center**, 110 Irving Street, NW, 20010
- 24. **Georgetown University Hospital**, 3800 Reservoir Road, NW, 20007
- 25. **Metropolitan Police**, Dist.2, 3320 Idaho Avenue, NW, 20007
- 26. **Metropolitan Police**, Dist.3, 1620 V Street, NW, 20007
- 27. **Metropolitan Police**, Dist.5, 1805 Bladensburg Road, NE, 20002
- 28. **National Presbyterian Church**, 4101 Nebraska Avenue, NW, 20016
- 29. **Sibley Memorial Hospital**, 5255 Loughboro Road, NW, 20016
- 30. **Police Harbor Patrol Branch**, Water St, SW, 20024
- 31. **Steuart Office Pad**, Steuart Petroleum Co., 4640 40th Street, NW, 20016
- 32. **Former Washington Post Building**, 1150 15th Street, NW, 20017

VIRGINIA

- 33. **Ronald Reagan Washington National Airport**, Arlington County 20001
- 34. **Leesburg Executive**, 1001 Sycolin Road, Leesburg, 22075
- 35. **Loudoun Hospital Center**, 224 Cornwall, NW, Leesburg, 22075
- 36. **Dulles International Airport**, 1 Saarinen Cir, Dulles, VA 20166

21. **ENERGY EFFICIENCY DISCLOSURE NOTICE:** Before signing a contract for the sale of a single-family home (single-family attached, including condominiums or detached residential building), Sellers of Montgomery County properties must provide Buyers with the following:

- A. **Information Disclosure:** Information about home energy efficiency improvements, including the benefit of conducting a home energy audit. Buyers should visit the following websites for this information:
<http://www.montgomerycountymd.gov/green/Resources/Files/energy/Home-Sales-Disclosure.pdf>
- B. **Usage History:** Has the home been owner-occupied for the immediate prior 12 months? Yes [] No If property has been owner-occupied for any part of the past 12 months, Seller must provide copies of electric, gas and home heating oil bills **OR** cost and usage history for the single-family home for that time. Sellers may use **GCAAR Utility Cost and Usage History Form** to disclose the utility costs and usage history.

22. **SCHOOL BOUNDARY NOTICE:** The Montgomery County Board of Education periodically reviews and amends school boundaries for each school within the Montgomery County Public Schools (MCPS) system. School boundaries designated for this Property are subject to change and Buyer is advised to verify current school assignments with MCPS.

_____/_____
Buyer's initials.

By signing below, Seller acknowledges he has carefully examined this form, and that the information is complete, accurate, and current to the best of his knowledge at the time of entering into a contract. Buyer agrees he has read this Addendum carefully and understands the information that has been disclosed.

DocuSigned by: DAVID D SCHALL	8/23/2022		Date			Date
Seller				Buyer		
5AEE3CA083041476...						
David D Schall						
DocuSigned by: COLLEEN O SCHALL	8/23/2022		Date			Date
Seller				Buyer		
5AEE3CA083041476...						
Colleen O Schall						

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Utility Cost and Usage History Form
For use in Montgomery County, Maryland

Address 361 Picea View Ct, Rockville, MD 20855-2580

Month	Year		Electric	Gas	Heating Oil
		Total Cost:			
		Total Usage:			
		Total Cost:			
		Total Usage:			
		Total Cost:			
		Total Usage:			
		Total Cost:			
		Total Usage:			
		Total Cost:			
		Total Usage:			
		Total Cost:	See attached		
		Total Usage:			
		Total Cost:			
		Total Usage:			
		Total Cost:			
		Total Usage:			
		Total Cost:			
		Total Usage:			
		Total Cost:			
		Total Usage:			

DocuSigned by: DAVID D SCHALL 8/23/2022

Seller/Owner (Indicate if sole owner) **David D Schall** Date

DocuSigned by: COLLEEN O SCHALL 8/23/2022

Seller/Owner (Indicate if sole owner) **Colleen O Schall** Date

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**361 Picea View Ct,
Rockville, MD 20855-2580**

Month	Year		Electric	Gas	Heating Oil
6	2022	Total Cost:	205.00	38.81	
		Total Usage:	1875	14.4	
8	2022	Total Cost:	322.42	310.41	
		Total Usage:	1730	18.4	
7	2022	Total Cost:	130.00	49.68	
		Total Usage:	1497	8 20.5	
6	2022	Total Cost:	191	75.58	
		Total Usage:	987	31311	
5	2022	Total Cost:	190.88	721.92	
		Total Usage:	942	71.6	
4	2022	Total Cost:	191.00	116.36	
		Total Usage:	934	75.8	
3	2022	Total Cost:	191.00	144.13	
		Total Usage:	918	107.2	
2	2022	Total Cost:	191	150.18	
		Total Usage:	1383	109.1	
1	2022	Total Cost:	187.02	104.64	
		Total Usage:	295	76.6	
12	2021	Total Cost:	169.02	57.90	
		Total Usage:	808	30.9	
		Total Cost:	191.02	3335	

11	2021	Total Usage:	1165	14.4	
10	2021	Total Cost:	159.02	35.13	
		Total Usage:	2095	17.5	
9	2021	Total Cost:	196.02	34.89	
		Total Usage:	1934	15.5	
		Total Cost:			
		Total Usage:			
		Total Cost:			
		Total Usage:			

Agent 360

361 Picea View Ct, Derwood, MD 20855-2580

Unincorporated

Tax ID 160903663487



Summary Information

Owner:	David D & Colleen O Schall	Property Class:	Residential
Owner Address:	361 Picea View Ct	Annual Tax:	\$6,873
Owner City State:	DERWOOD MD	Record Date:	09/23/14
Owner Zip+4:	20855-2580	Sale Amount:	\$724,140
Owner Occupied:	Yes	Book:	49198
Owner Carrier Rt:	C006	Page:	47
		Tax Record Updated:	07/27/22

Geographic Information

County:	Montgomery, MD	Lot:	15
Municipality:	Unincorporated	Qual Code:	Average
High Sch Dist:	Montgomery County Public Schools	Sub District:	0
Tax ID:	160903663487	Legal Subdivision:	PIEDMONT CROSSING
Tax Map:	GT21		
Tax ID Alt:	0903663487		
Block:	B		
Tax Act Num:	03663487		
City Council Dist:	09		

Assessment & Tax Information

Tax Year:	2022	Annual Tax (Est):	\$6,873	Taxable Total Asmt:	\$596,667
County Tax (Est):	\$6,515	Taxable Land Asmt:	\$207,400	Special Tax:	\$114
Asmt As Of:	2022	Taxable Bldg Asmt:	\$395,000	Refuse Fee:	\$245
		State/County Tax:	\$6,515		
				Class Code:	42

Lot Characteristics

SQFT:	9,416	Zoning:	R90
Acres:	0.2160	Zoning Desc:	Residential, One-Family

Building Characteristics

Total SQFT:	4,797	Full Baths:	2	Basement Type:	Yes (Type Unknown)
Residential Type:	Standard Unit	Total Baths:	2.5	Garage Type:	Attached
Residential Design:	2 Story	Exterior:	Siding - Alum/Viny	Gas:	Yes
Stories:	2.00	Stories Desc:	2	Year Built:	2014
Total Units:	1	Basement Desc:	OE/Walk Out	Total Below Grade SQFT:	1,599
Abv Grd Fin SQFT:	3,198	Roof:	Shingle - Composite	Other Amenities:	Lavatory
Below Grade Unfin SQFT:	1,599	Fireplace:	Yes		
Model:	Standard Unit	Fireplace Type:	Direct Vented Gas		
Part Baths:	1	Porch/Deck SQFT:	72		
Fireplace Total:	1	Att Grg SQFT:	567		
Porch/Deck:	Porch	Heat Delivery:	Hot/Warm Air		
Porch Type:	1 Story Open	Property Class:	R		

Garage Const: Frame Code:
 Cooling: Combined System
 Bldg Condition: Average
 Sec 1 Construction: Sec 1 Area: 72 Sec 1 Story Type: 1
 Sec 1 Description: 1 Story Open Porch Sec 1 Dimensions:
 Sec 2 Construction: Frame Sec 2 Area: 567 Sec 2 Story Type:
 Sec 2 Description: Frame Attached Sec 2 Dimensions: Sec 2 Type:
 Garage
 Sec 3 Construction: Sec 3 Area: 1599 Sec 3 Story Type: 2B
 Sec 3 Description: 2 Story with Sec 3 Dimensions: Sec 3 Type:
 Basement

Codes & Descriptions

Land Use: R Residential
 County Legal Desc: PIEDMONT CROSSING
 Use Type: 2 Story With Basement

MLS History

Year	County	Annual Tax Amounts		Annual
		Municipal	School	
2022	\$6,515			\$6,873
2021	\$6,515			\$6,873
2020	\$7,020			\$7,338
2019	\$7,020			\$7,338
2018	\$7,033			\$7,342
2017				\$9,244

Year	Land	Building	Annual Assessment			
			Ttl Taxable	Total Land	Total Bldg	Total Asmt
2022	\$207,400	\$395,000	\$596,667			
2021	\$182,100	\$403,100	\$590,933			
2020	\$182,100	\$403,100	\$585,200			
2019	\$240,100	\$586,400	\$636,700			
2018	\$182,100	\$454,600	\$636,700			
2017	\$240,100	\$586,400	\$826,500			
2016	\$196,300	\$483,600	\$777,633			
2015	\$196,300	\$483,600	\$728,767			

Record Date: 09/23/2014 Book: 49198
 Settle Date: Page: 47
 Sales Amt: \$724,140 Doc Num:
 Sale Remarks:
 Owner Names: David D & Colleen O Schall

Mort Rec Date: 04/26/2021 Lender Name: TOWER FCU TOWER FCU
 Mort Date: 01/27/2021 Term: 15
 Mort Amt: \$63,548 Due Date: 02/01/2036
 Remarks: Conv, Refinance

Mort Rec Date: 09/23/2014 Lender Name: TBI MTG CO
 Mort Date: 09/12/2014 Term: 30
 Mort Amt: \$711,023 Due Date: 10/01/2044
 Remarks: ARM, FHA

Mort Rec Date: 10/18/2016 Lender Name: PARAMOUNT EQUITY MTG
 Mort Date: 08/10/2016 Term: 30
 Mort Amt: \$699,531 Due Date: 09/01/2046
 Remarks: FHA, Refinance

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.

© BRIGHT MLS - Information, although reliable, is not guaranteed and should be independently verified. Measurements may not be exact and should not be relied upon. School service boundaries are intended to be used as a reference only, to verify school information contact the school and/or school district directly. Copyright 2022. Created: 08/13/2022 12:59 PM





REAL PROPERTY CONSOLIDATED TAX BILL

ANNUAL BILL
 TAX PERIOD 07/01/2022-06/30/2023
 FULL LEVY YEAR
 LEVY YEAR 2022

Department of Finance
 Division of Treasury
 27 Courthouse Square, Suite 200
 Rockville, MD 20850

Hours: 8:00 a.m. - 4:30 p.m.
 Mon. - Fri.

SCHALL DAVID D
 SCHALL COLLEEN O
 361 PICEA VIEW CT
 DERWOOD, MD 20855

Buyers initials

PRINCIPAL RESIDENCE

BILL DATE	
08/13/2022	
PROPERTY DESCRIPTION	
PIEDMONT CROSSING	
BILL #	ACCOUNT #
42324909	03663487
REFUSE AREA	REFUSE UNITS
R17	1

LOT	BLOCK	DISTRICT	SUB	TAX CLASS
15	B	09	150	R042
MORTGAGE INFORMATION		PROPERTY ADDRESS		
PENYMAC SEE REVERSE		361 PICEA VIEW CT		
TAX DESCRIPTION	ASSESSMENT	RATE	TAX/CHARGE	
STATE PROPERTY TAX	596,667	.1120	668.27	
COUNTY PROPERTY TAX	596,667	.9915	5,915.97	
SOLID WASTE CHARGE		288.2000	288.20	
WATER QUALITY PROTECT CHG (SF			119.50	
TOTAL			6,991.94	
CREDIT DESCRIPTION	ASSESSMENT	RATE	AMOUNT	
COUNTY PROPERTY TAX CREDIT			-692.00	
TOTAL CREDITS			-692.00	
PRIOR PAYMENTS ****			0	
INTEREST			0	
Total Annual Amount Due :				6,299.94

*PER \$100 OF ASSESSMENT

CURRENT YEAR FULL CASH VALUE TAXABLE ASSESSMENT
596,667

CONSTANT YIELD RATE INFORMATION
COUNTY RATE OF 0.6940 IS LESS THAN THE CONSTANT YIELD RATE OF 0.7071 BY 0.0131

YOU CAN VIEW AND PAY YOUR BILL ON THE INTERNET AT apps.montgomerycountymd.gov/realpropertytax

PLEASE RETAIN THE TOP PORTION FOR YOUR RECORDS.



RETURN THIS PORTION WITH PAYMENT
REAL PROPERTY CONSOLIDATED TAX BILL
 TAX PERIOD 07/01/2022 - 06/30/2023
 FULL LEVY YEAR

BILL #
42324909

**Make Check Payable to:
 Montgomery County, MD**

Check here if your address changed
 & enter change on reverse side.

ACCOUNT #	LEVY YEAR	AMOUNT DUE
03663487	2022	3,149.99

AMOUNT PAID

SCHALL DAVID D
 SCHALL COLLEEN O
 361 PICEA VIEW CT
 DERWOOD, MD 20855

DUE SEP 30 2022
 PLEASE INDICATE AMOUNT BEING PAID

20820222423249093000031499940000000000



Buyers Initials

**Real Property Estimated Tax
and Other Non-tax Charges
a new owner will pay
in the first full fiscal year of ownership**

ACCOUNT NUMBER:		03663487
PROPERTY:	OWNER NAME	SCHALL DAVID D
	ADDRESS	361 PICEA VIEW CT DERWOOD , MD 20855-
	TAX CLASS	42
	REFUSE INFO	Refuse Area: R Refuse Unit:

TAX INFORMATION:			
TAX DESCRIPTION	LY23 PHASE-IN VALUE₁	LY22 RATE₂	ESTIMATED FY23 TAX/CHARGE
STATE PROPERTY TAX	602,400	.1120	\$674.69
COUNTY PROPERTY TAX ₃	602,400	.9915	\$5,972.8
SOLID WASTE CHARGE ₄		288.2000	\$288.2
WATER QUALITY PROTECT CHG (SF ₄)			\$119.5
ESTIMATED TOTAL₆			\$7,055.19

The following footnote references apply only if the table above has a foot number reference.

1. Phase in value comes from the data base at the Maryland Department of Assessments and Taxation <http://www.dat.state.md.us/>, Real Property Data Search. The phase in value is for the next fiscal year, if available, otherwise the phase in value is for current fiscal year.
2. Tax rates come from the current property tax bill, which also may include several non-tax charges, at the web page of the County Government's Department of Finance: <https://www.montgomerycountymd.gov/finance>. Look for a link to "Pay or view your property tax bill on line".
3. County Property Tax is the sum of the General Fund tax and several special fund taxes.
4. All non-tax charges (for example Solid Waste, Water Quality Protection, Bay Restoration Fund, WSSC) are the charges in the current fiscal year. These charges may be different in the next fiscal year.
5. This property is located in an **existing** development district. Each year a special development district assessment must be paid. Effective every July 1st, the rate will change based on changes in the property assessment and debt service requirements. More information is available in the FAQ section of this website.
6. You must update the estimate for the property taxes and other non-tax charges
 - a. Every July 1, because the tax rates, phase-in values, and other non-tax charges will or may change; AND ALSO
 - b. In early January if the calculation used the phase-in value for the current fiscal year instead of the phase-in value for the next fiscal year, because SDAT had not yet specified the phase in value for the next fiscal year. This occurs in the period July 1 - early January in the third year of the three year assessment cycle.
7. This property is located in a **proposed** development district. At some date in the future, development district taxes may be levied to pay debt service on bonds issued to build infrastructure in the district. It is important that property owners recognize that this additional tax may be levied in the future. The rate indicated above is an estimate and will change once the district is created and bonds are issued. More information is available in the FAQ section of this website.
8. The Proposed Estimated Total includes all actual and proposed taxes and non-tax charges relative to this property.
9. This is a one time charge assessed against this property and is not an annual fee. It should be paid before the property is sold and will remain due until paid.

APPROVED: *Neville S. 2009*
 CHAIRMAN
 ASST. SECRETARY TREASURER

APPROVED: *11/21/2009*
 BY: *Paul Reed*
 DIRECTOR

FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS ONLY 22009010 (02222A) 0211(02) 200612AR00 MNDU PLAT # 09-016

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD

APPROVED: *11/21/2009*
 BY: *Paul Reed*
 DIRECTOR

RECORDED: _____
 PLAT NO.: _____
 DRAWN: CAG/015
 CHK'D: MAB
 FILE: ESE PLAT NO. 1 OF 9

1. I HEREBY CERTIFY THAT THE PLAT OF SUBDIVISION SHOWN HEREON IS TRUE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT IT IS A SUBDIVISION OF PART OF THE LAND COVERED BY TOLL ROAD AND WASHINGTON GROVE L.C. BY DEEDS DATED JULY 24, 2002 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 21480 AT FOLIO 047.

2. I HEREBY CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNERS CERTIFICATE HEREON, ALL PARTS OF THE PLAT OF SUBDIVISION SHOWN HEREON SHALL BE CONSIDERED AS PUBLIC WATER AND PUBLIC SEWER SYSTEMS AND THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 172,870 SQUARE FEET OR 3,940 ACRES, OF WHICH 41,383 SQUARE FEET OR 939.00 ACRES IS DEDICATED TO PUBLIC USE.

AREA TABULATION

LINE DATA	BEARING	DIST.
1	N81°14'06"E	9.11'
2	S71°16'43"E	178.18'
3	S18°21'04"W	1.88'
4	S77°55'43"E	13.92'
5	S17°06'51"W	1.67'
6	S17°06'51"W	1.67'
7	N75°55'43"W	13.71'
8	S84°18'06"E	43.87'
9	S77°55'43"E	10.37'
10	N77°55'43"E	10.37'
11	S77°55'43"E	43.77'
12	S77°55'43"E	7.45'
13	S77°55'43"E	1.73'
14	S77°55'43"E	2.02'
15	S77°55'43"E	2.02'
16	N77°55'43"W	14.14'

NOV 23 2009
 RECEIVED
 Clerk of the Circuit Court
 Montgomery County, MD

1. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND REQUIREMENTS AS SET FORTH IN THE SUBDIVISION RECORD PLAT IS HEREBY INCORPORATED BY REFERENCE INTO THIS PLAT. ANY AMENDMENTS TO THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO AFFECT THIS PLAT.

2. THIS SUBDIVISION PLAT IS NOT INTENDED TO SHOW EXISTING UTILITIES OR THE OWNERSHIP AND USE. NO EXISTING UTILITIES OR THE OWNERSHIP AND USE OF THIS PROPERTY, THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO AFFECT THE OWNERSHIP OF TITLE OR TO BENEFIT OR HARM ALL PARTIES INTERESTED THEREIN.

3. THE PROPERTY THAT IS THE SUBJECT OF THIS RECORD PLAT IS IN THE 4-80 ZONE.

4. THE PROPERTY DEDICATED HEREON IS LOCATED ON MONTGOMERY COUNTY TAX MAP 67-121.

5. DEVELOPMENT IS SUBJECT TO THE TERMS OF AN APPROVED SITE PLAN, FILE NO. 820080124, AS AMENDED, AND PRELIMINARY PLAT NO. 12020222A.

6. APPROVAL OF THIS PLAT IS BASED UPON THE REVIEW OF AND THE AVAILABILITY OF PUBLIC WATER AND PUBLIC SEWER.

7. COORDINATES SHOWN HEREON ARE BASED ON THE PROJECTION OF MARYLAND STATE PLANE (MD 83).

8. BOUNDARY INFORMATION AS SHOWN HEREON IS BASED ON AN ALTA SURVEY PROVIDED BY DOWNEY AND DAVIS, JULY 2002.

9. THE BOUNDARY OF THIS PROPERTY WAS PREPARED WITHOUT THE BENEFIT OF A FULL & ACQUAINT TITLE SURVEY.

10. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF THE FOREST CONSERVATION PLAN AND APPROPRIATE AGREEMENTS PRIOR TO PARCEL A & G BLOCK, % ARE SUBJECT TO A DECLARATION OF OPEN SPACE COVENANT RECORDED IN LIBER 28945, FOLIO 578, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

11. PARCELS A & G BLOCK, % ARE SUBJECT TO THE HOME OWNERS ASSOCIATION (H.O.A.).

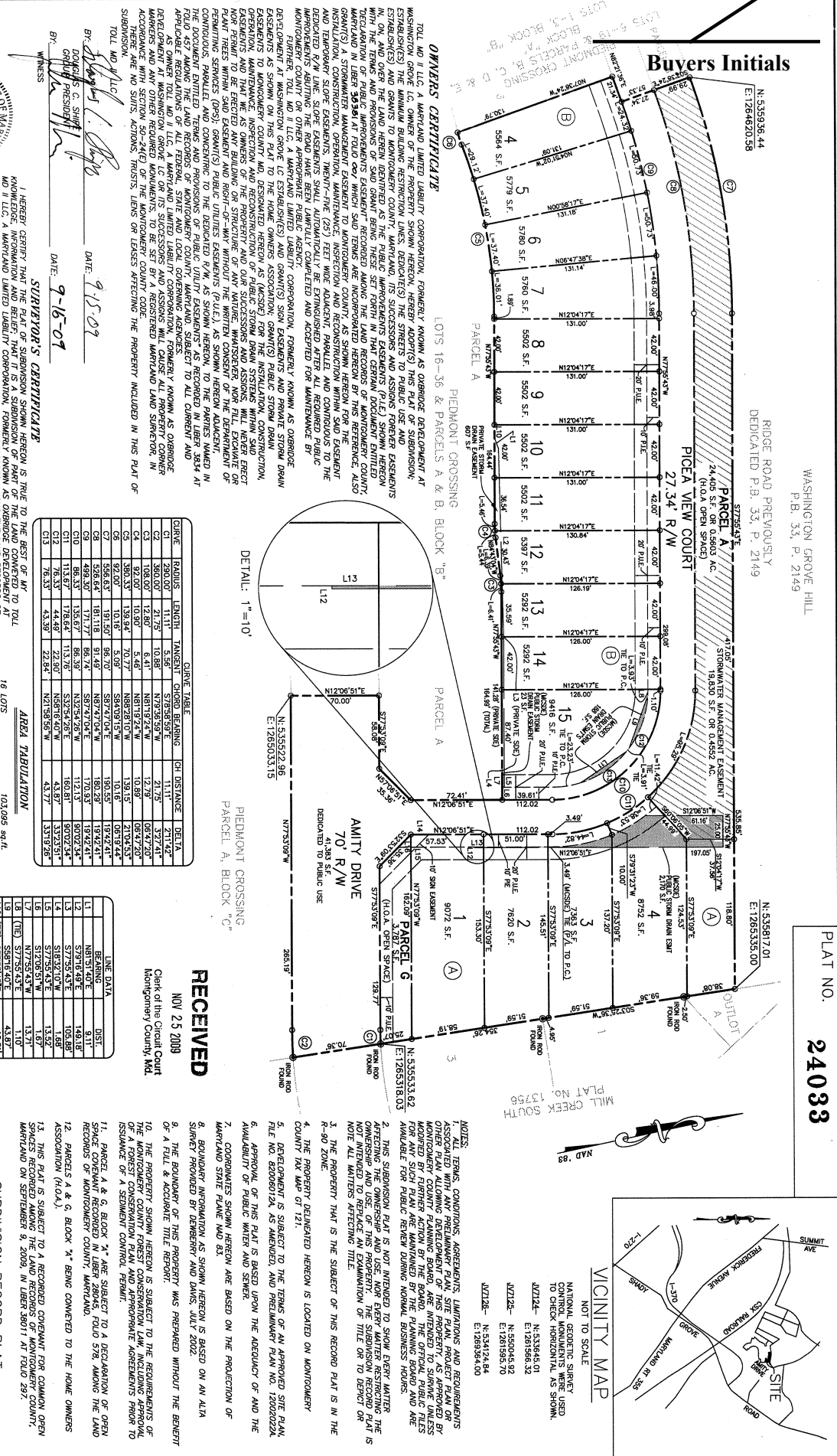
12. PARCELS A & G BLOCK, % BEING CONVEYED TO THE HOME OWNERS ASSOCIATION (H.O.A.).

13. THIS PLAT IS SUBJECT TO A RECORDED CONVEYANCE COVENANT OPEN SPACE COVENANT RECORDED IN LIBER 28945, FOLIO 578, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND ON SEPTEMBER 9, 2009, IN LIBER 38011 AT FOLIO 297.

SUBDIVISION RECORD PLAT
 PIEDMONT CROSSING
 LOTS 1-4 & PARCELS A & G, BLOCK "A"
 LOTS 4-15, BLOCK "B"
 TAX MAP GT 121

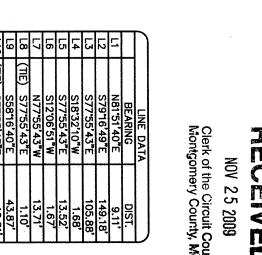
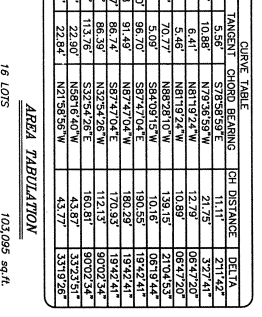
GAITHERSBURG ELECTION DISTRICT NO. 9
 MONTGOMERY COUNTY, MARYLAND

DATE: AUGUST 2009 SCALE: 1"=50'



CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	PER DISTANCE	DELTA
C1	190.00'	11.11'	11.11'	11.11'	11.11'	211.42'	180.00°
C2	560.00'	21.75'	10.88'	N79°58'58"W	21.75'	327.41'	180.00°
C3	108.00'	13.80'	6.41'	N81°19'24"W	13.80'	105.47'	180.00°
C4	92.00'	10.90'	5.45'	N81°19'24"W	10.90'	105.47'	180.00°
C5	380.00'	19.94'	10.17'	S89°28'10"W	19.94'	218.83'	180.00°
C6	556.63'	181.50'	98.70'	S87°47'04"W	180.29'	1842.41'	180.00°
C7	526.64'	181.18'	91.49'	N87°47'04"W	180.29'	1842.41'	180.00°
C8	489.30'	171.77'	86.74'	S97°47'04"W	170.93'	1842.41'	180.00°
C9	489.30'	171.77'	86.74'	N97°47'04"W	170.93'	1842.41'	180.00°
C10	88.33'	135.67'	68.33'	N33°54'28"W	112.13'	907.02'	180.00°
C11	118.87'	178.84'	133.76'	N58°14'20"W	143.87'	3323.25'	180.00°
C12	118.87'	178.84'	133.76'	N58°14'20"W	143.87'	3323.25'	180.00°
C13	76.33'	43.39'	22.84'	N21°58'56"W	43.77'	3317.26'	180.00°



WASHINGTON GROVE HILL
 P.B. 33, P. 2149

RIDGE ROAD PREVIOUSLY
 DEDICATED P.B. 33, P. 2149

PARCEL A
 24,405 SF OR 0.5603 AC.
 (V.O. OPEN SPACE)

PIEDMONT CROSSING
 LOTS 16-36 & PARCELS A & B, BLOCK "B"

AMITY DRIVE
 70' R/W

PARCEL G
 70' R/W

PARCEL A
 15,830 SF OR 0.4552 AC.
 (V.O. OPEN SPACE)

PARCEL B
 19,830 SF OR 0.4552 AC.
 (V.O. OPEN SPACE)

PARCEL C
 19,830 SF OR 0.4552 AC.
 (V.O. OPEN SPACE)

PARCEL D
 19,830 SF OR 0.4552 AC.
 (V.O. OPEN SPACE)

PARCEL E
 19,830 SF OR 0.4552 AC.
 (V.O. OPEN SPACE)

PARCEL F
 19,830 SF OR 0.4552 AC.
 (V.O. OPEN SPACE)

PARCEL H
 19,830 SF OR 0.4552 AC.
 (V.O. OPEN SPACE)

PARCEL I
 19,830 SF OR 0.4552 AC.
 (V.O. OPEN SPACE)

PARCEL J
 19,830 SF OR 0.4552 AC.
 (V.O. OPEN SPACE)

PARCEL K
 19,830 SF OR 0.4552 AC.
 (V.O. OPEN SPACE)

PARCEL L
 19,830 SF OR 0.4552 AC.
 (V.O. OPEN SPACE)

PARCEL M
 19,830 SF OR 0.4552 AC.
 (V.O. OPEN SPACE)

PARCEL N
 19,830 SF OR 0.4552 AC.
 (V.O. OPEN SPACE)

PARCEL O
 19,830 SF OR 0.4552 AC.
 (V.O. OPEN SPACE)

PARCEL P
 19,830 SF OR 0.4552 AC.
 (V.O. OPEN SPACE)

PARCEL Q
 19,830 SF OR 0.4552 AC.
 (V.O. OPEN SPACE)

PARCEL R
 19,830 SF OR 0.4552 AC.
 (V.O. OPEN SPACE)

PARCEL S
 19,830 SF OR 0.4552 AC.
 (V.O. OPEN SPACE)

PARCEL T
 19,830 SF OR 0.4552 AC.
 (V.O. OPEN SPACE)

PARCEL U
 19,830 SF OR 0.4552 AC.
 (V.O. OPEN SPACE)

PARCEL V
 19,830 SF OR 0.4552 AC.
 (V.O. OPEN SPACE)

PARCEL W
 19,830 SF OR 0.4552 AC.
 (V.O. OPEN SPACE)

PARCEL X
 19,830 SF OR 0.4552 AC.
 (V.O. OPEN SPACE)

PARCEL Y
 19,830 SF OR 0.4552 AC.
 (V.O. OPEN SPACE)

PARCEL Z
 19,830 SF OR 0.4552 AC.
 (V.O. OPEN SPACE)

BUYERS INITIALS

LOT 1: _____
 LOT 2: _____
 LOT 3: _____
 LOT 4: _____
 LOT 5: _____
 LOT 6: _____
 LOT 7: _____
 LOT 8: _____
 LOT 9: _____
 LOT 10: _____
 LOT 11: _____
 LOT 12: _____
 LOT 13: _____
 LOT 14: _____
 LOT 15: _____

LEGEND

- BOUNDARY OF WAY
- LOT LINE
- STORM DRAIN EASEMENT
- PUBLIC IMPROVEMENT EASEMENT
- IRON ROD FOUND
- BOUNDARY OF WAY
- RIGHT-OF-WAY
- STORM DRAIN EASEMENT
- PUBLIC IMPROVEMENT EASEMENT
- IRON ROD FOUND

SCALE: 1"=50'

0 25 50 100

LEGEND

- BOUNDARY OF WAY
- LOT LINE
- STORM DRAIN EASEMENT
- PUBLIC IMPROVEMENT EASEMENT
- IRON ROD FOUND
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SCALE: 1"=50'

0 25 50 100

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- PUBLIC IMPROVEMENT EASEMENT
- IRON ROD FOUND

SCALE: 1"=50'

0 25 50 100

PLAT NO. 24033

DATE: 08/13/2022

FILE: ESE PLAT NO. 1 OF 9

08/13/2022

Real Property Data Search ()
 Search Result for MONTGOMERY COUNTY

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 09 Account Number - 03663487

Owner Information

Owner Name: SCHALL DAVID D **Use:** RESIDENTIAL
 SCHALL COLLEEN O **Principal Residence:** YES
Mailing Address: 361 PICEA VIEW CT **Deed Reference:** /49198/ 00047
 DERWOOD MD 20855-

Location & Structure Information

Premises Address: 361 PICEA VIEW CT **Legal Description:** PIEDMONT CROSSING
 DERWOOD 20855-

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No: 24033
 GT21 0000 0000 9060150.16 0150 B 15 2021 **Plat Ref:**

Town: None

Primary Structure Built 2014 **Above Grade Living Area** 3,198 SF **Finished Basement Area** **Property Land Area** 9,416 SF **County Use** 111

Stories Basement Type 2 **Exterior Quality** YES **Full/Half Bath** STANDARD UNIT **Garage** SIDING/ 6 **Last Notice of Major Improvements** 2 full/1 half 1 Attached

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2021	07/01/2022	07/01/2023
Land:	182,100	207,400		
Improvements	403,100	395,000		
Total:	585,200	602,400	596,667	602,400
Preferential Land:	0	0		

Transfer Information

Seller: TOLL MD II LLC	Date: 09/23/2014	Price: \$724,140
Type: ARMS LENGTH IMPROVED	Deed1: /49198/ 00047	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

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

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**