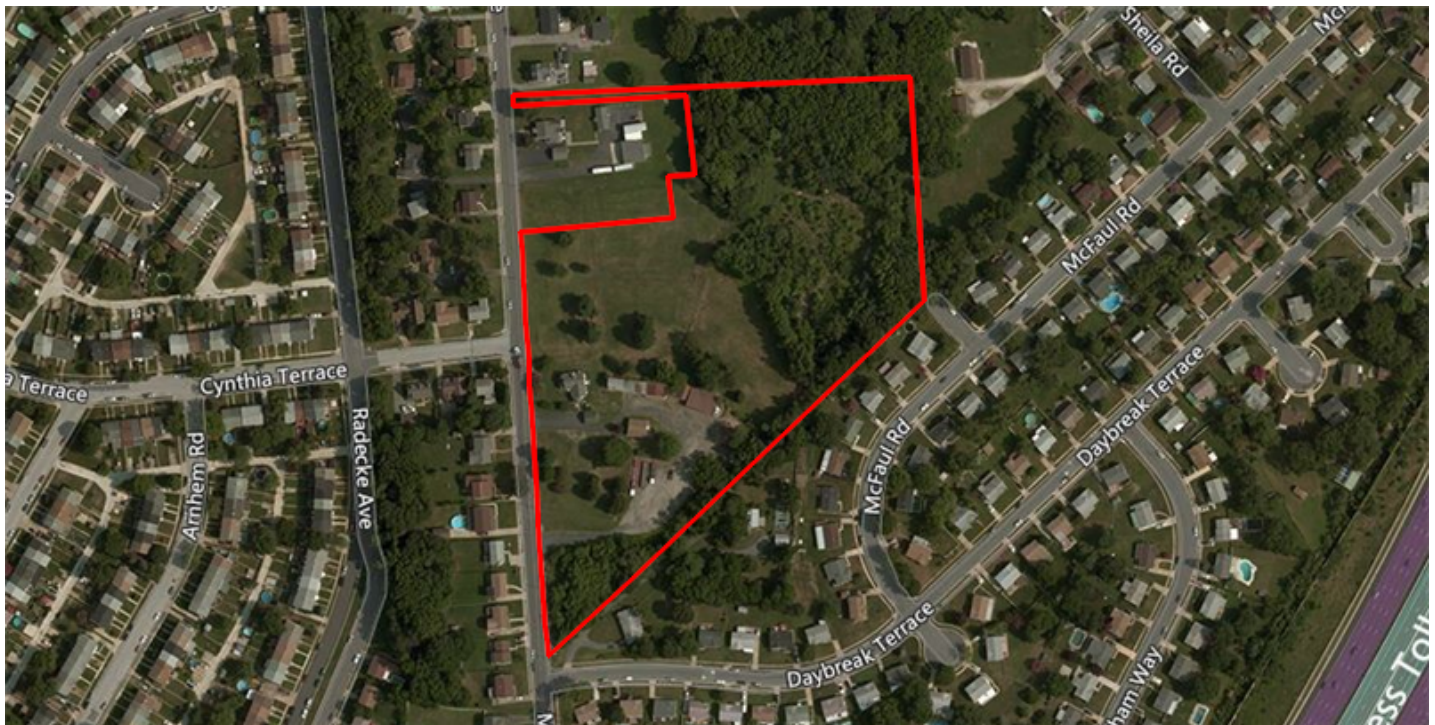




Site Overview

5501 MCCORMICK AVE BALTIMORE MD 21206



Location

Site Address	5501 MCCORMICK AVE BALTIMORE MD 21206	Parcel No.	14-1411068300
Legal Information	10.711 AC 5501 MCCORMICK AVE		

Owner

Owner Name	KOPP, EUGENE KOPP MARY ANN	Owner Address	821 FERGUSON RD JOPPA MD 21085
Owner Vesting Code	ID		

Site Information

Land Use Category	RESIDENTIAL	Land Use Description	SFR
Zoning (Assessor)	--	Acres (Assessor)	10.71
Acres (Calculated)	10.34	Lot SF (Assessor)	466,528
Lot SF (Calculated)	450,223		

Last Market Sale

Sale Price	\$0	Sale Date	6/10/2005
Seller Name	--	Deed Type	--
Loan Amount	\$0		

Value and Tax

Total Assd. Value	\$387,900	Land Value	\$0
Improvement Value	\$0	Improvement %	--
Property Tax	\$4,701	Tax Year	2017

Property Characteristics

Building Area	1,898 SF	No. of Units	2
No. of Stories	1.5+A	Year Built	1941

Foreclosure Details

Stage	--	Document Type	--
-------	----	---------------	----

Hazards

Flood Zone	--	Wetland	--
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School Details

School District(s)	Baltimore County Public Schools
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Property Detail Report

5501 MCCORMICK AVE BALTIMORE MD 21206

Owner Information

Owner Name 1	KOPP, EUGENE KOPP MARY ANN	Owner Name 2	KOPP, SUSAN G
Mailing Address	821 FERGUSON RD JOPPA MD 21085	Owner Type	--
Vesting Code Desc	--	Vesting Code	ID

Location Information

Legal Description	10.711 AC 5501 MCCORMICK AVE		
County	BALTIMORE	Parcel No. (APN)	14-1411068300
FIPS Code	24005	Alternative APN	--
Census Trct/Blk	441000/1	Legal Book/Page	--
Twnshp-Rnge-Sect	--	Map Reference	--
Legal Land Lot	--	School District	Baltimore County Public Schools
Legal Block	--	Subdivision	--

Last Market Sale Information

Recording Date	6/10/2005	New Construction	--
Sale Date	6/10/2005	1st Mtg Amount	--
Sale Price	--	1st Mtg Type	--
Price Per SF	--	1st Mtg Doc. No.	--
Price Per Acre	--	Sale Doc. No.	--
Deed Type	--	Transfer Doc. No.	315035
Sale Type	--	Seller Name	--
Title Company	--	Lender	--

Last Transfer of Ownership

Recording Date	6/10/2005	Book Number	22011
Doc. Number	315035	Page Number	0591
Doc. Type	DE		

Prior Sale Information

Recording Date	03/07/2000	Sale Type	--
Sale Date	03/07/2000	Transfer Doc. No.	183251
Sale Price	--	New Construction	--
Sale Doc. No.	--	Title Company	--
Seller Name	--	Lender	--

Property Characteristics

Building Area	1,898 SF	Total Rooms	--
No. of Units	2	Bedrooms	--
No. of Stories	--	Bathrooms	1
Year Built	1941	Basement	YES
Condition	--	Basement Area	--
Construction	--	Heat Type	FORCED AIR UNIT
Roof Type	--	Air Cond. Type	--
Roof Material	COMPOSITION SHINGLE	Fireplace	--
Parking Spaces	2		

Site Information

Zoning	--	Assessor Acreage	10.71
County Use Code	0001	Calculated Acreage	10.34
County Use Code Desc.	STANDARD UNIT	Assessed Lot SF	466,528
Land Use Code	1001	Calculated Lot SF	450,223
Land Use Desc.	SINGLE FAMILY RESIDENTIAL	Assessor Lot W/D	/
Land Use Category	RESIDENTIAL	Topography	2

Tax and Value Information

Tax Year	2017	Improvement Value	--
Property Tax	\$4,701	Improvement %	--
Tax Rate Code	14	Market Value Year	2014
Tax Exemption	--	Total Market Value	\$387,900
Assessed Year	2017	Land Market Value	187100
Assessed Value	\$387,900	Market Imprv. Value	200800
Land Value	--	AVM Value	\$264,833

Hazard Information

Flood Zone	--	Flood Panel	--
Flood Panel Date	--	Wetland Type	--
Wetland Classification	--		



Transaction History Report

5501 MCCORMICK AVE BALTIMORE MD 21206

Sale

Sale Date :	6/10/2005	Sale Price :	--
Sale Recording Date :	--	Sale Price Type :	--
Recording Doc No :	315035	Split Sale :	--
Document Type :	--	Title Company :	--
Buyer :	KOPP EUGENE KOPP MARY ANN; , KOPP SUSAN G	Seller :	KOPP LARRY A

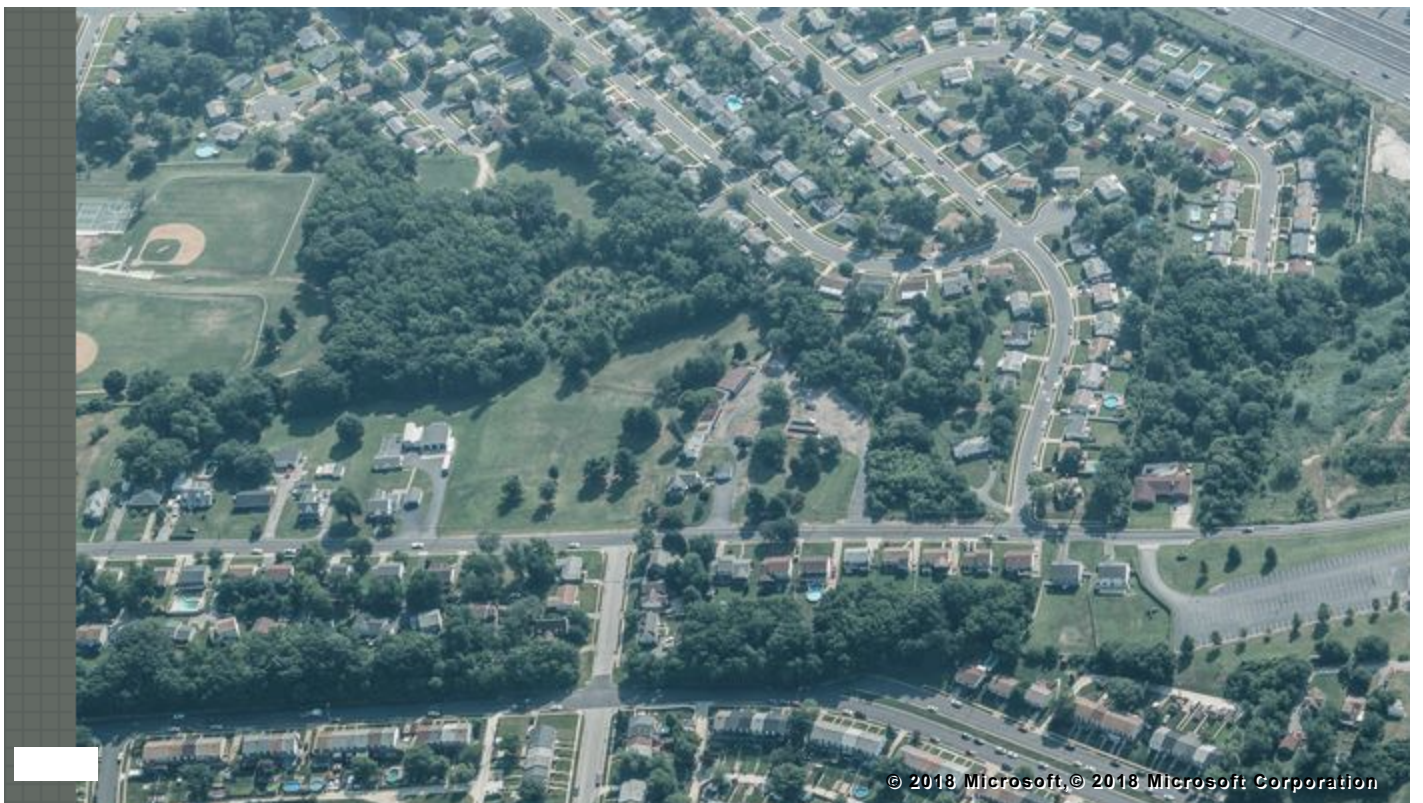
Sale

Sale Date :	3/7/2000	Sale Price :	--
Sale Recording Date :	--	Sale Price Type :	--
Recording Doc No :	183251	Split Sale :	--
Document Type :	--	Title Company :	--
Buyer :	KOPP LARRY A; , KOPP EUGENE		--
Seller :	KOPP ANNA E		--



Bird's Eye Map View

5501 MCCORMICK AVE BALTIMORE MD 21206

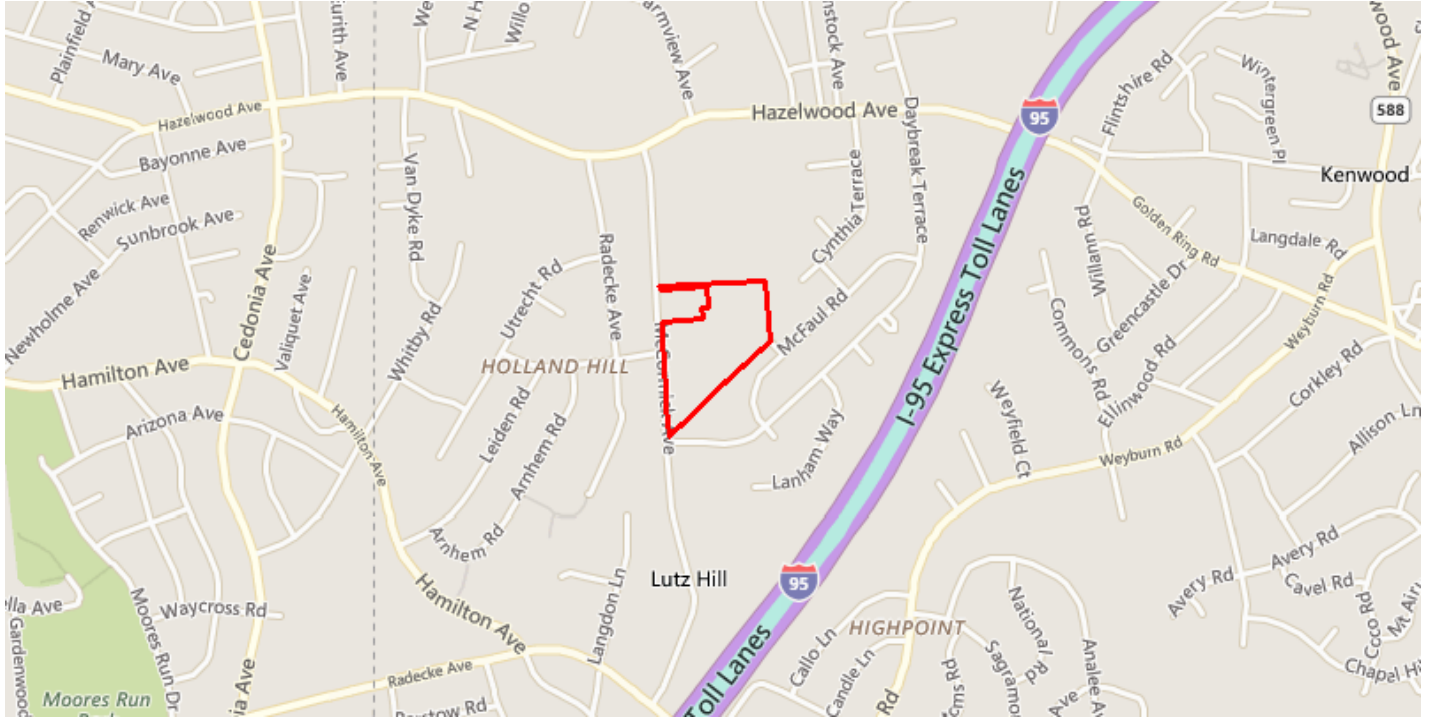




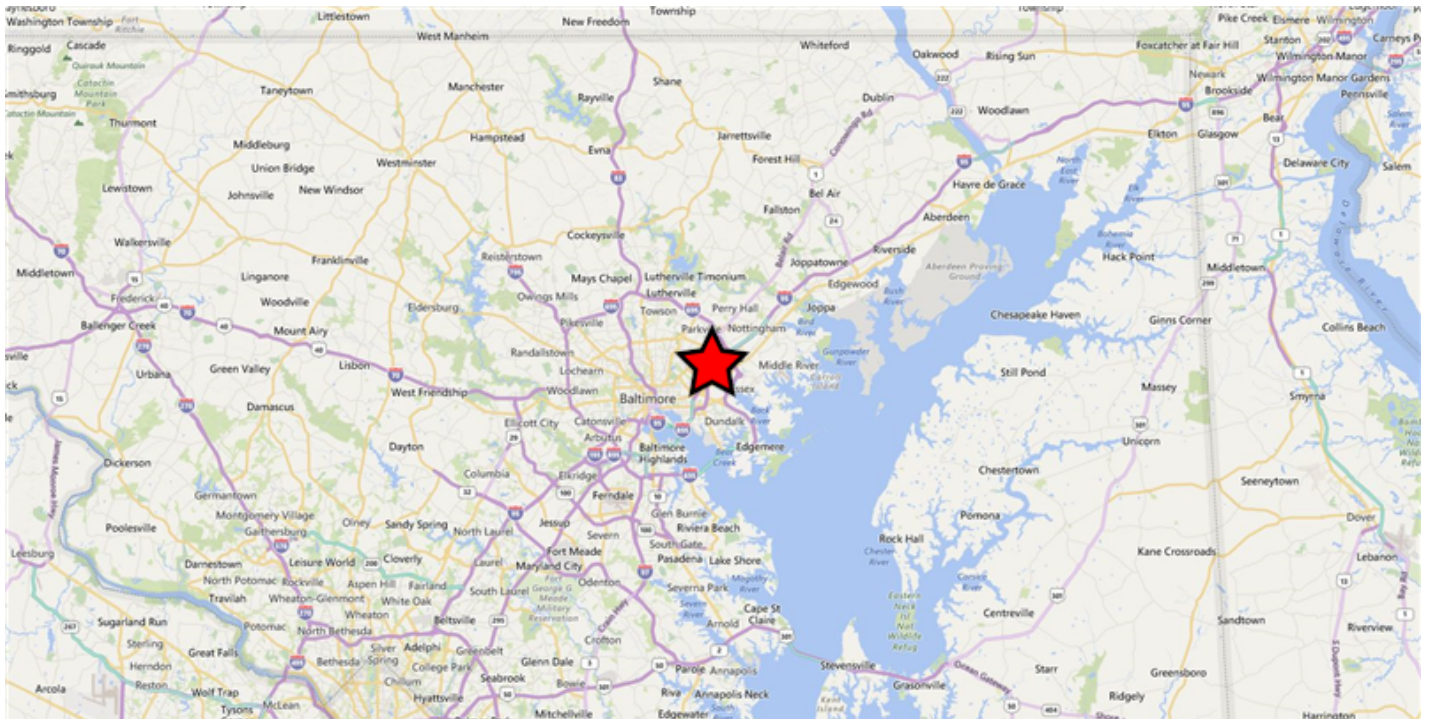
Neighborhood & Regional Map

5501 MCCORMICK AVE BALTIMORE MD 21206

Neighborhood



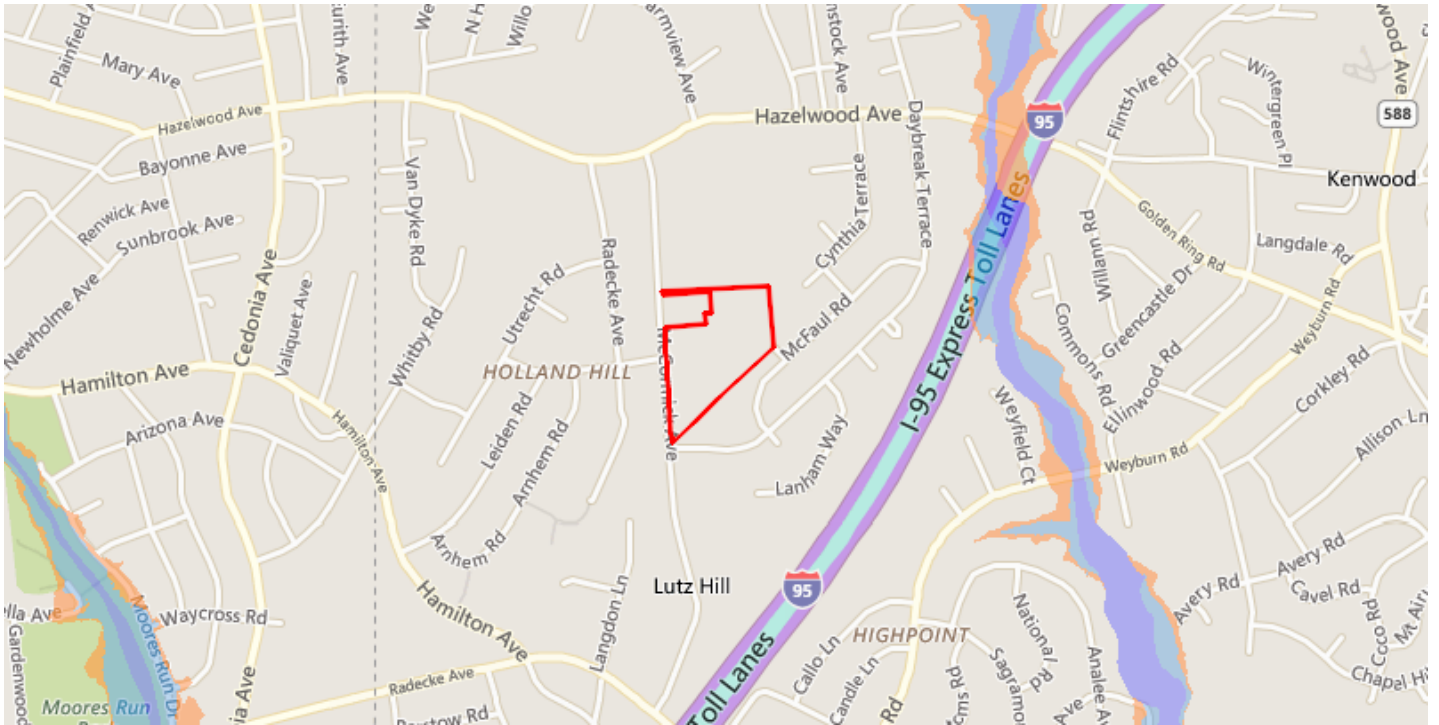
Regional





Flood Map Report

5501 MCCORMICK AVE BALTIMORE MD 21206



Legend

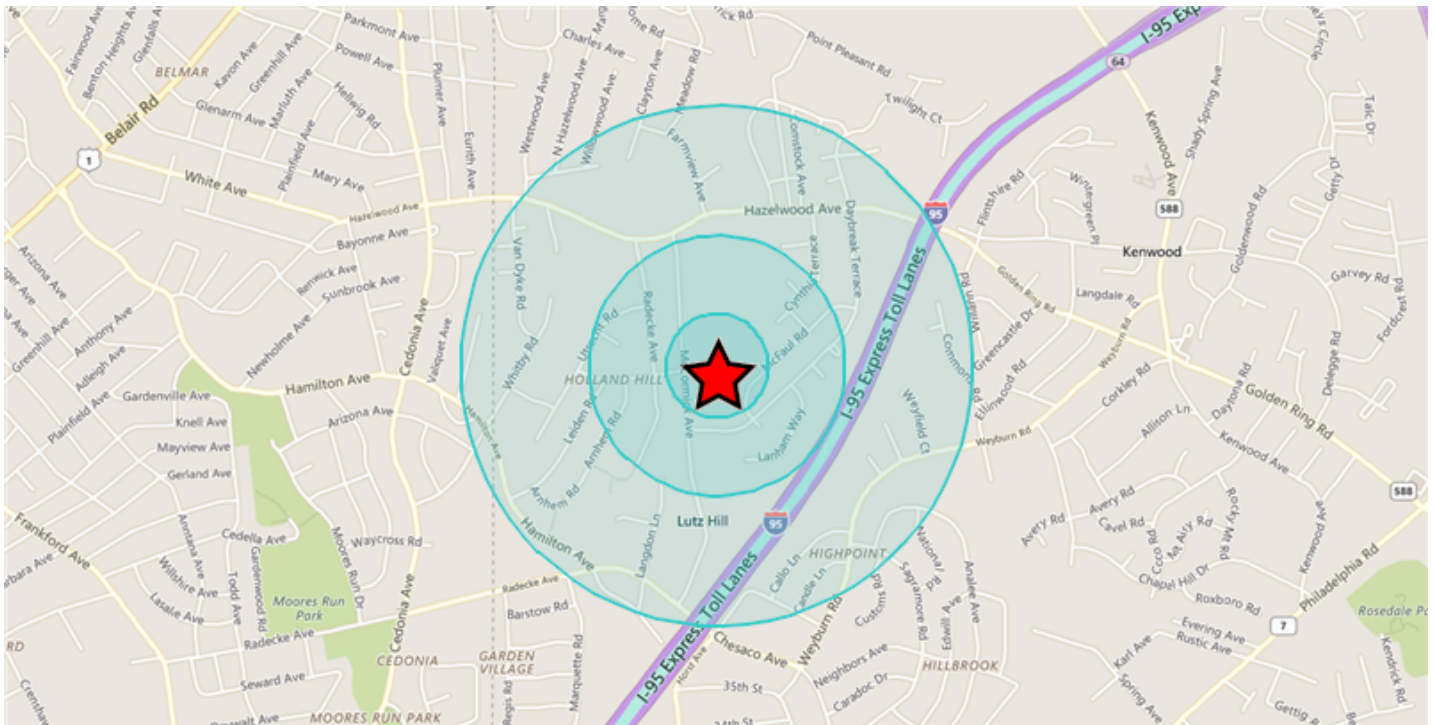
Flood Zone

-  Floodway
-  1% Annual Chance Flood Hazard (100-Year)
-  0.2% Annual Chance Flood Hazard (500-Year)



Demographics

5501 MCCORMICK AVE BALTIMORE MD 21206



Area and Density

	0.1 Mile	0.25 Mile	0.5 Mile
Area (Square Miles)	--	.42	1.02
Density(Population Per Square Mile)	--	5,733	5,351

General Population Characteristics

	0.1 Mile	0.25 Mile	0.5 Mile
Male	--	1,153	2,610
Female	--	1,243	2,830
Density	--	5,733	5,351
Urban	--	2,396	5,440
Rural	--	--	--

Population By Year

	0.1 Mile	0.25 Mile	0.5 Mile
Population (1990)	--	2,431	5,499
Population (2000)	--	2,343	5,269
Population (2010)	--	2,349	5,297
Population (Current)	--	2,396	5,440
Population (5 Yr. Forecast)	--	2,489	5,656
Percent Growth (Current Yr./Previous Yr.)	--	2%	3.03%
Percent Forecast (5 Yr. Forecast/Current Yr.)	--	3.88%	3.98%

Population By Age

	0.1 Mile	0.25 Mile	0.5 Mile
Median Age	--	37	40
Aged 0 to 5	--	152	355
Aged 6 to 11	--	200	417
Aged 12 to 17	--	234	478
Aged 18 to 24	--	259	517
Aged 25 to 34	--	280	621
Aged 35 to 44	--	353	723
Aged 45 to 54	--	320	757
Aged 55 to 64	--	318	743
Aged 65 to 74	--	182	521
Aged 75 to 84	--	68	221
Aged 85+	--	30	87
Total Population	--	2,396	5,440

Population By Race

	0.1 Mile	0.25 Mile	0.5 Mile
White Alone	--	615	2,198
Black Alone	--	1,631	2,877
Asian Alone	--	28	102
Native American and Alaska Native Alone	--	13	31
Other Race Alone	--	36	89
Two or More Races	--	73	143

Population By Ethnicity

	0.1 Mile	0.25 Mile	0.5 Mile
Hispanic	--	73	249
White Non-Hispanic	--	587	2,082

General Income Characteristics

	0.1 Mile	0.25 Mile	0.5 Mile
Median Household Income	--	\$75,725	\$79,263
Total Household Income	--	\$76,892,406	\$189,501,525
Average Household Income	--	\$94,462	\$98,853
Per Capita Income	--	\$32,092	\$34,835
Avg Family Income	--	\$97,922	\$116,272
Family Income, Per Capita	--	\$28,871	\$35,532

Families by Income

	0.1 Mile	0.25 Mile	0.5 Mile
Family High Income Avg	--	\$316,137	\$482,805
Under \$15,000	--	20	46
\$15,000 - \$24,999	--	13	23
\$25,000 - \$34,999	--	15	24
\$35,000 - \$49,999	--	86	166
\$50,000 - \$74,999	--	177	364
\$75,000 - \$99,999	--	94	248
\$100K - \$125K	--	68	188
\$125K - \$150K	--	47	155
\$150K - \$200K	--	98	194
Over \$200K	--	28	64

General Household Characteristics

	0.1 Mile	0.25 Mile	0.5 Mile
Households (Current)	--	814	1,917
Families	--	646	1,472
Average Size of Household	--	2.94	2.82
Median Age of Householder	--	52	54
Median Value Owner Occupied	--	\$171,843	\$183,075
Median Rent	--	\$1,077	\$1,013
Median Vehicles Per Household	--	2	2
Housing Units	--	859	2,008
Owner Occupied Units	--	711	1,709
Renter Occupied Units	--	103	208
Vacant Units	--	45	91

Households by Income

	0.1 Mile	0.25 Mile	0.5 Mile
Under \$15,000	--	20	88
\$15,000 - \$24,999	--	13	59
\$25,000 - \$34,999	--	24	77
\$35,000 - \$49,999	--	110	233
\$50,000 - \$74,999	--	236	458
\$75,000 - \$99,999	--	138	309
\$100K - \$125K	--	75	207
\$125K - \$150K	--	52	199
\$150K - \$200K	--	117	219
Over \$200K	--	29	68
Total Households	--	814	1,917

Households by Rent Value

	0.1 Mile	0.25 Mile	0.5 Mile
Under \$250	--	--	1
\$250-\$499	--	--	1
\$500-\$749	--	10	36
\$750-\$999	--	27	67
\$1,000-\$1,249	--	48	50
\$1,250-\$1,499	--	18	20
\$1,500-\$1,999	--	--	31
Over \$2,000	--	--	1
Total Renter Occupied Units	--	103	208

Households by Year Built

	0.1 Mile	0.25 Mile	0.5 Mile
Median Year Built	--	1964	1960
Built 2010 or Later	--	66	180
Built 2000 to 2009	--	11	12
Built 1980 to 1989	--	30	95
Built 1970 to 1979	--	80	146
Built 1960 to 1969	--	431	769
Built 1950 to 1959	--	167	353
Built 1940 to 1949	--	16	197
Built 1939 or Earlier	--	43	67
Total Households (2000)	--	796	1,857
Total Households (2010)	--	799	1,868
Total Households (Current)	--	814	1,917
Total Households (5 Yr. Forecast)	--	845	1,991
Percent Growth (Current Yr./Previous Yr.)	--	1.88%	2.94%
Percent Forecast (5 Yr. Forecast/Current Yr.)	--	3.81%	3.86%

Households by Inhabitants

	0.1 Mile	0.25 Mile	0.5 Mile
Median Size	--	3.2	3.03
1 Person	--	133	351
2 Person	--	249	621
3 Person	--	164	386
4 Person	--	142	280
5 Person	--	72	155
6 Person	--	35	79
7 or More Person	--	19	45
Total Households	--	814	1,917

Employment By Place Of Business

	0.1 Mile	0.25 Mile	0.5 Mile
Total Employees	--	178	747
Total Establishments	--	22	72

Employment Travel Time

	0.1 Mile	0.25 Mile	0.5 Mile
Work at Home	--	33	76
Travel Time under 15min	--	93	251
Travel Time 15-29min	--	442	838
Travel Time 30-59min	--	398	998
Travel Time 60-89min	--	105	260
Travel Time over 90min	--	74	95
Population	--	2,396	5,440

Education Attainment Over 25

	0.1 Mile	0.25 Mile	0.5 Mile
Less than High School	--	101	391
High School	--	555	1,416
Some College	--	455	852
Associate's Degree	--	202	304
Bachelor's Degree	--	165	518
Master's Degree	--	54	153
Professional Degree	--	11	11
Doctorate Degree	--	8	28
Total Population	--	2,396	5,440

Retail Sales

	0.1 Mile	0.25 Mile	0.5 Mile
Motor Vehicles	--	--	--
Furniture and Home	--	--	--
Furnishings	--	--	--
Electrical and Appliances	--	--	--
Building Materials and	--	--	--
Garden	--	--	--
Food and Beverage	--	\$3,050,000	\$3,050,000
Health and Personal Care	--	--	--
Gasoline Stations	--	--	--
Clothing and Accessories	--	--	--
Sporting Goods	--	--	--
General Merchandise	--	--	--
Miscellaneous	--	--	--
Nonstore Purchases	--	--	--
Food Services	--	\$904,000	\$2,826,000
Total Retail Sales	--	\$3,954,000	\$5,876,000

Consumer Expenditures

	0.1 Mile	0.25 Mile	0.5 Mile
Total Consumer Expenditures	--	\$43,842,000	\$109,474,000

Crime Information Index (Range 0-200, US Average = 100)

	0.1 Mile	0.25 Mile	0.5 Mile
Murder Index	--	57	63
Forcible Rape Index	--	104	112
Forcible Robbery Index	--	49	64
Aggravated Assault Index	--	49	62
Burglary Index	--	116	71
Larceny Index	--	93	100
Motor Vehicle Theft Index	--	76	74
EASI Total Crime Index	--	60	74