

PRELIMINARY PROPERTY REPORT

LAND BOSS

INVEST LIKE A BOSS

Property Details

Assessor's Parcel Number:	08-012962
Property Address:	Melitota Dr, Rising Sun, MD 21911
County, State:	Cecil County, MD
Subdivision:	OCTORARO LAKES
Lot Number:	3
Legal Description:	LOT 3 .498 ACRE MELITOTA DRIVE OCTORARO LAKES
TRS:	N/A
Parcel Size:	0.5 acres
Terrain Type:	Plain / Wooded
Lot Dimensions:	193.44 feet North 101.25 feet East 130.25 feet South 137.33 feet West
Elevation:	69.0 m or 226.4 feet
Flood Zone / Wetlands:	Minimal wetlands, no flood zone
Notes:	N/A

Property Location / Access

Google Map Link:	https://maps.app.goo.gl/hRayDWPkijjA8Vid9
GPS Coordinates (Center):	39.70515, -76.12590

GPS Coordinates (4 corners):	39.705342, -76.126236 NW 39.705231, -76.125565 NE 39.704961, -76.125646 SE 39.704979, -76.126111 SW
City or County Limits:	County
School District:	Cecil County Public Schools
Access To Property:	Yes, via Melitota Dr
Road Type:	Paved
Who Maintains Roads:	County
Closest Highways:	US-1
Closest Major City:	York, Pennsylvania (1 hr 3 min, 38.2 miles)
Closest Small Town:	Rising Sun, Maryland (9 min, 4.1 miles)
Closest Gas Station:	Sunoco, 1897 Conowingo Rd, Rising Sun, MD 21911 (5 min, 2.1 miles)
Notes:	N/A

Tax & Land Use Information

Annual Property Taxes:	\$118.20
Zoning / Property Use Code:	Rural Residential District - (RR) Per CC&R, Residential
What can be built on the property?	Dwelling - Detached, Agriculture, Home Office, Day Care Center Family - See the attached ordinance
Time limit to build?	Permit is good for one year but it can be extended later.
Is camping allowed?	Per County, No
Camping restrictions if any:	N/A

Are RV's allowed?	Per County, Yes Per CC&R, No
RV restrictions if any:	N/A
Are mobile homes allowed?	Per County, Yes Per CC&R, No
Mobile home restrictions if any:	Double-wide manufactured homes on a permanent foundation are permitted. The home must be HUD-certified and meet all applicable regulations. There is no specific age restriction; however, the structure must be at least 40' x 24' minimum.
Are tiny homes allowed?	Per County, Yes
Tiny home restrictions if any:	There is no minimum size requirement for a Tiny home. Would have to follow building code and setbacks.
Are short term vacation rentals allowed?	Per County, Yes
Vacation rental restrictions if any:	The County regulates short term rentals. Only one family or one rental unit is permitted per house at a time.
Is property part of an HOA or POA?	County does not possess any information regarding this matter, and no relevant information could be found online. It would be advisable to verify with the property owner.
HOA or POA dues, if any:	N/A
Subdivision CC&R Availability:	See attached CC&Rs
CC&R Information:	N/A
Notes:	The Parcel is OUTSIDE the city limits. The information above is based on county restrictions. It is necessary to review CC&Rs thoroughly prior to commencing any construction for further information.
Utility Information	
Water?	Would have to dig a well.

Sewer / Septic?	Would have to install a septic system.
Electric?	Would have to contact Delmarva Power (800-375-5619/800-375-7117). (Website: https://www.delmarva.com/)
Gas?	Would have to contact Rising sun supply (410-658-9587) or Blue Rhino (410-287-2915).
Waste?	Would have to contact Woodlawn Transfer Station (410-656-5131) or Harford County Trash Services (443-841-6253).
Notes:	As per County's Planner and Town of Rising Sun, well and septic is required.

County Contact Information

County Website:	https://www.cecilcountymd.gov/
Assessor Website:	https://sdat.dat.maryland.gov/RealProperty/Pages/default.aspx
Treasurer Website:	https://www.cecilcountymd.gov/369/Property-Tax
Recorder Website:	https://www.mdcourts.gov/clerks/cecil/records
GIS Website:	https://www.cecilcountymd.gov/388/GIS
Zoning Link:	https://www.cecilcountymd.gov/386/Planning-Zoning-Division
Phone number for Planning Dept:	410-996-5200
Phone number for Recorder:	410-996-5375
Phone number for Treasurer:	410-996-5385
Phone number for Assessor:	410-767-1184
City Website:	N/A
Phone number for City:	N/A
Notes:	N/A