

PROPERTY INFORMATION

Location: 1621 Ocean Highway,
Pocomoke, MD

Property Description



- **Location:** 1621 Ocean Highway
Pocomoke, Maryland
- Map 92, Grid 2, Parcels 199 & 200
- **Zoning:** B-2 Business
- **Description:** One-story structure
- **Highest & Best Use:** Restaurant
- Approximately 71,873 sq ft
irregular shaped site; 9,489 sq ft
building
- **Year Built:** 1988±

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- **Frontage/Access:** Road frontage along Route 13; direct access via 2 curbed cut-outs
- **Foundation:** Slab on grade
- **Exterior:** Dryvit, Decorative Stone, Brick Veneer
- **Roof:** Flat Built-Up/Asphalt, A-Frame/Metal
- **Interior Finish:** Drywall, Wainscoting, Moisture Proof Wallboard
- **Partitions/Interior Framing:** Wood Frame
- **Floor Cover:** Commercial Grade Carpet, Ceramic Tile
- **Restrooms:** 2 Restrooms
- **Kitchen:** 1 Adequate
- **Heating/HVAC:** Forced Air/Heat Pump
- **Cooling/AC:** Central Air Conditioning

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Tax Data



- City of Pocomoke
(Worcester County)
Tel: (410) 957-1717
- **Tax ID#:** 2401009796
- **Parcel:** 199 & 200
- **State/County Tax:**
\$6,425 + \$759 (approx)
- **City Tax:** \$5,935 + Parcel
200 TBD
- **Tax Rate:** 0.81
- **2008 Real Estate Taxes:**
\$12,360 (Parcel 199);
Parcel 200 TBD

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Legal Description

**Lawyers Title
Insurance Corporation
NATIONAL HEADQUARTERS
RICHMOND, VIRGINIA**

SCHEDULE A

LEGAL DESCRIPTION

ALL those lots or parcels of land situate in the City of Pocomoke, in the First Election District of Worcester County, Maryland, and more particularly shown and depicted on a plat entitled "Boundary Survey for KSL Pocomoke Restaurant" made by Hampshire, Hampshire & Andrews, Inc., dated October 11, 2006 and recorded among the Land Records of Worcester County, Maryland in Plat Book S.V.H. No. 214, Page 44.

AND BEING all of the land conveyed unto KSL Pocomoke Restaurant, LLC, a Maryland Limited Liability Company, by Articles of Transfer between Pocomoke Family Restaurant, Inc., as Transferor, and KSL Pocomoke Restaurant, LLC, as Transferee, dated November 6, 2006 and filed with the Maryland State Department of Assessments and Taxation, and also by Confirmatory Deed from Pocomoke Family Restaurant, Inc. dated November 4, 2006 and recorded among the Land Records of Worcester County, Maryland in Liber S.V.H. No. 4818, Folio 040, et seq.