

COMMERCIAL PROPERTY REPORT

100 Tuscanny Dr, #3B, Frederick, MD 21702



Presented by

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Frederick, MD 21701

100 Tuscanny Dr, #3B, Frederick, MD 21702

OFF MARKET
 • Sold Date: 9/22/2016
 • Public Record

Property Facts

	Public Facts	Listing Facts
Property Type	Retail	-
Property Subtype	Commercial Condominium (not offices)	-
Lot Size	2,025 sq ft	-
Lot Dimensions	2025 SF	-

Extended Property Facts

Exterior Details

Lot Size - Square Feet	2025 sq ft
Lot Size - Acres	0.046 ac
Neighborhood Code	20000
Sewer	Yes

Schools (based on location)

Elementary School	Whittier Elementary School
Middle School	West Frederick Middle School
High School	Frederick High School
School District	Frederick County Public Schools

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Public Facts

Owner Information

Owner Name	Tuscanney B2 LLC
Mailing Address	100 Tuscanny Dr STE B-2 Frederick MD 21702-5958
Vesting	Company/Corporation

Legal Description

APN: 02-590692	Tax ID: 590692	Zoning: -	Census Tract: 240217512.024009	Abbreviated Description: CITY/MUNI/TWP:FREDERICK CITY UNIT 3B 2,025 SQ FT YELLOW SPRINGS PROF CENT MAP REF:403 2 297	City/Municipality/Township: Frederick, MD 21702
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Assessed Values

Date	Improvements	Land	Total	Tax
2018	-	-	\$286,333	\$5,108
2017	-	-	\$313,600	\$3,675

2016	-	-	\$231,800	-
2015	-	-	\$231,800	-

Deed Records

Recording Date	9/22/2016
Document Type	Deed
Sales Price	\$335,000
Sales Price Code	Full amount stated on Document.
Buyer Name	TUSCANNEY B2 LLC
Buyer ID	Limited Liability Company
Seller Name	MARTHA A CLAGETT, JENNIFER R CLAGETT
Seller ID	Individual(s)
Total Transfer Tax	\$4,020
Book #	11389
Page #	0434
Contract Date	9/15/2016

Maps



Legend: Subject Property



Legend: Subject Property



Legend: Subject Property

School: Whittier Elementary School

School Details

Name
Whittier Elementary School

Level
Elementary

Type
Public

Grades Served
PK, K-5

School District
Frederick County Public Schools

Address
2400 Whittier Dr, Frederick, MD 21702

Phone
(240) 236-3100

School Facts

Whittier Elementary School

Frederick County Public Schools

Overall Grade

A-

A-

Total Enrollment

763

41,317

Students per Teacher

16:1

16:1

Students in Free Lunch Program

35%

1%

Academic Grade

B+

A-

Average GPA

—

3.58 (out of 5855 responses)

Math Proficiency

48%

55%

Reading Proficiency

45%

54%

Gifted Students

—

—

AP Enrollments

—

—

Graduation Rate

—

92%

Average ACT Score

—

27 (out of 476 responses)

Average SAT Score

—

1,200 (out of 2465 responses)

Teacher Grade

A

A

Average Teacher Salary

\$68,813

\$71,106

Teachers in 1st or 2nd Year

9%

9%

About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others.

Source: Niche Update Frequency: Quarterly

School: West Frederick Middle School

School Details

Name
West Frederick Middle School

Level
Middle

Type
Public

Grades Served
6-8

School District
Frederick County Public Schools

Address
515 W Patrick St, Frederick, MD 21701

Phone
(240) 236-4000

School Facts

West Frederick Middle School

Frederick County Public Schools

Overall Grade	B+	A-
Total Enrollment	831	41,317
Students per Teacher	15:1	16:1
Students in Free Lunch Program	51%	1%
Academic Grade	B	A-
Average GPA	—	3.58 (out of 5855 responses)
Math Proficiency	30%	55%
Reading Proficiency	34%	54%
Gifted Students	—	—
AP Enrollments	—	—
Graduation Rate	—	92%
Average ACT Score	—	27 (out of 476 responses)
Average SAT Score	—	1,200 (out of 2465 responses)
Teacher Grade	A	A
Average Teacher Salary	\$68,813	\$71,106
Teachers in 1st or 2nd Year	14%	9%

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Source: Niche Update Frequency: Quarterly*

Community Reviews for this School

Posted: 2/18/2018 by Senior

I liked that the teachers are encouraged to provide interesting lessons. I also like how diverse the school is.

School: Frederick High School

School Details

Name
Frederick High School

Level
High

Type
Public

Grades Served
9-12

School District
Frederick County Public Schools

Address
650 Carroll Pkwy, Frederick, MD 21701

Phone
(240) 236-7000

School Facts

Frederick High School

Frederick County Public Schools

Overall Grade	A-	A-
Total Enrollment	1,301	41,317
Students per Teacher	15:1	16:1
Students in Free Lunch Program	50%	1%
Academic Grade	B+	A-
Average GPA	3.4 (out of 580 responses)	3.58 (out of 5855 responses)
Math Proficiency	84%	55%
Reading Proficiency	80%	54%
Gifted Students	—	—
AP Enrollments	426	—
Graduation Rate	79%	92%
Average ACT Score	24 (out of 31 responses)	27 (out of 476 responses)
Average SAT Score	1,140 (out of 199 responses)	1,200 (out of 2465 responses)
Teacher Grade	A-	A
Average Teacher Salary	\$68,813	\$71,106
Teachers in 1st or 2nd Year	5%	9%

*About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others.
Source: Niche Update Frequency: Quarterly*

Community Reviews for this School

Posted: 3/30/2019 by Senior

I was blessed to be apart of Frederick High, this school has so much diversity and comes to together as one family. This school is very loyal and hardworking. Our school separates from others because we carry ourselves responsibly than other schools and work harder and get noticed the right way .

Posted: 2/14/2019 by Senior

Frederick High School has a bit of a bad reputation, but I've had an incredible time at the school. The teachers are so nice and supportive, especially in the social studies and english departments, I've never had a bad experience with another student, and the school spirit is fantastic.

Posted: 2/12/2019 by Senior

I'm a senior at Frederick High school. For the past 4 years, I have really enjoyed school. There is a variety of classes, especially the AP classes. The clubs and activities are amazing, you can sign up for anything art related, language clubs, etc. The teachers I've had have been great. Some teachers really do put the extra effort to help you maintain a good grade which I have really appreciated because some classes are very confusing and having that one on one help is really great. The diversity in my school is incredible. You have all types of backgrounds which make the school a unique place. I feel safe in my school even with all the things happening in the news, there are always cops at the school walking around, making sure the environment is safe. Administration is great, they always help me when I need help. I once had a situation and when I told administration they got down to it right away and solved the issue for me.

Posted: 5/2/2018 by Senior

I was apart of the FHS community before I went to the school. The coaches invited me in, made me feel welcome which is the reason I began playing sports for the school. There are teachers that can be trusted and there are new staff members that are so open and welcoming that it's hard not to trust them. I take pride in knowing I attended one of the oldest schools in the county and while I miss the old building, the new one brings new challenges and new experiences!

Posted: 3/31/2018 by Alum

Frederick High School was well rounded school compare to other schools in the district. The promoted diversity and long-time friendships which is not demonstrated in most schools. I was constantly taking classes with some of the same people from different background. I enjoy group discussion integrated into class time because it allowed us to connect with one another. I enjoy being able to interact with Freshmen, sophomores, juniors, and senior through lunchtime, school events, electives, and sports. Frederick High is all about unity. Students from Frederick High support and love our school through the up's and down's. I would like to change how other school view us. Since, Frederick high school has a diverse group of individuals we are labeled "ghetto" school to other school. During my time at Frederick high, we did not have enough classroom so we had to use dividers to create classroom which also contributed to our stereotype.

Traffic Counts



Daily Traffic Counts: ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

1	2	3	4	5
5,000	7,978	1,277	4,775	14,830
1998 Est. daily traffic counts	2017 Est. daily traffic counts	2017 Est. daily traffic counts	2000 Est. daily traffic counts	2017 Est. daily traffic counts
Street: Yellow Springs Rd Cross: Tuscanny Cross Dir: SW Dist: 0.02 miles	Street: Rosemont Ave Cross: Rocky Springs Rd Cross Dir: SE Dist: 0.04 miles	Street: Rocky Springs Rd Cross: Rosemont Ave Cross Dir: E Dist: 0.12 miles	Street: Rosemont Ave Cross: Rocky Springs Rd Cross Dir: NW Dist: 0.05 miles	Street: Yellow Springs Rd Cross: Tuscarora Dr Cross Dir: N Dist: 0.08 miles
Historical counts	Historical counts	Historical counts	Historical counts	Historical counts
Year Count Type	Year Count Type	Year Count Type	Year Count Type	Year Count Type
	2003 ▲ 4,714 AADT	2001 ▲ 1,636 ADT		2001 ▲ 14,638 ADT
	2002 ▲ 5,225 AADT	1998 ▲ 1,531 ADT		1998 ▲ 12,593 ADT
	2002 ▲ 21,474 ADT			
	2001 ▲ 5,050 AADT			
	1996 ▲ 17,684 ADT			

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)

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- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records and RealtyTrac.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

Learn more

For more information about RPR, please visit RPR's public website: <http://blog.narrpr.com>

