

HB 12

Property Tax Credit - Retail Service Station Conversions

Some Examples



This abandoned property at 1237 N Gay Street in Baltimore City was formerly a Texaco Station. Although Rebuild Metro has been revitalizing the surrounding community, they are unable to redevelop this property due to the cost of remediation.

Rebuild Metro is doing environmental remediation on a different abandoned gas station nearby at 1100 Greenmount Ave.

When complete, the property will be part of a new mixed-income apartment building, which will provide much needed housing and have a public library on the first floor.

This is an example of how these abandoned properties can become an asset to the community - but only if the costly remediation can be done.



This Google Street View image from 2017 shows abandoned property on Stevens Forest Rd in Columbia that was formerly a gas station.

Location & Structure Information

Premises Address: 5901 STEVENS FOREST RD
COLUMBIA 21045-0000

Legal Description: LOT 8 S 2 AR 2
STEVENS FOREST RD
VIL OAKLAND MILLS

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0036	0010	0300	30000.14	0000			8	2024	Plat Ref:

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
			74,052 SF	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
			/				

Value Information

	Base Value	Value	Phase-in Assessments	
		As of 01/01/2024	As of 07/01/2023	As of 07/01/2024
Land:	555,300	1,190,500		
Improvements	0	0		
Total:	555,300	1,190,500	555,300	767,033
Preferential Land:	0	0		

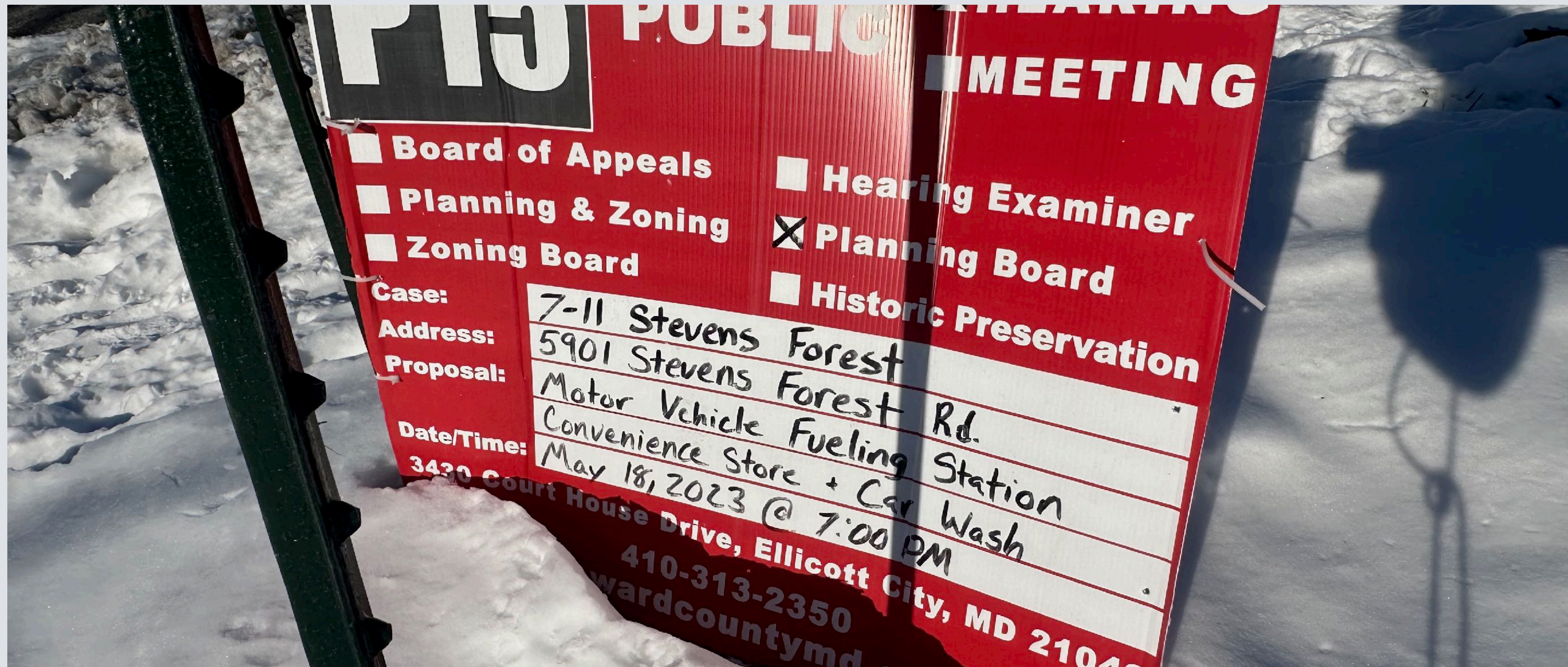
Transfer Information

Seller: OAKLAND FOREST LLC	Date: 02/16/2023	Price: \$1,250,000
Type: ARMS LENGTH VACANT	Deed1: /21884/ 00458	Deed2:
Seller: EXXON CORPORATION	Date: 01/04/2012	Price: \$580,000
Type: ARMS LENGTH VACANT	Deed1: /13685/ 00223	Deed2:
Seller: OAKLAND MILLS SERV CTR INC	Date: 01/05/1999	Price: \$629,495

Real property records show it vacant as far back as 2012, but community members think that it has been vacant for over 20 years!



And it still remains vacant today.
(Photo taken on Stevens Forest Rd, January 21, 2024)



A sign on the property indicates that there may be a new gas station convenience store coming to this location.

This is a fairly good sized property. Imagine what could have been built here at any time in the last 20 years to benefit the community.

Instead, after 20 years of vacant concrete, it may once again be a gas station - at least until electrification puts it out of business again.