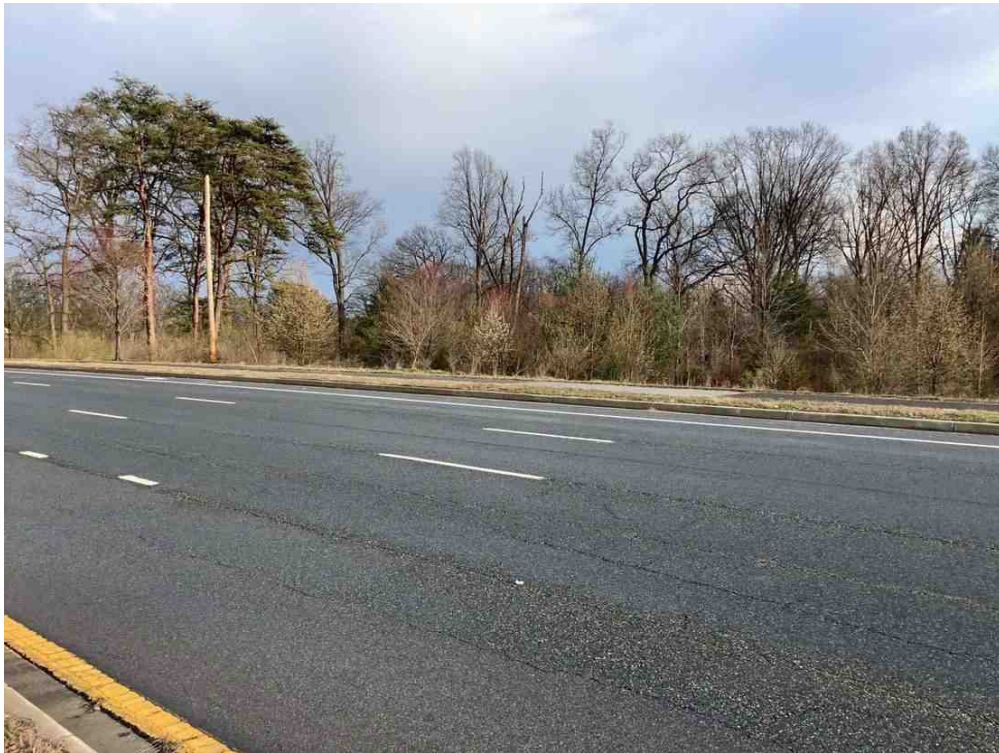


APPRAISAL OF REAL PROPERTY



LOCATED AT

4217 AMMENDALE RD
BELTSVILLE, MD 20705
NR BELTSVILLE (ENTIRE IMPS RAZED 7/1/03), GRID F3, PARCEL 35

FOR

The Prince George's County Government
1400 McCormick Drive, Suite 336
Largo, MD 20774
Largo, MD 20774

OPINION OF VALUE

\$105,000

AS OF

03/06/2020

BY

Jacquelin Sonceau, SRA
Beltway Appraisals, LLC
8014 Patuxent Landing Loop
Laurel, MD 20724
(301) 317-8514
Jack.Sonceau@beltwayappraisals.com
<http://www.Beltwayappraisals.com>

Beltway Appraisals, LLC
JACQUELIN SONCEAU, SRA
8014 PATUXENT LANDING LOOP
LAUREL, MD 20724

(301) 317-8514

The Prince George's County Government
1400 McCormick Drive, Suite 336
Largo, MD 20774

Re: Property: 4217 AMMENDALE RD
BELTSVILLE, MD 20705
Borrower: N/A N/A
File No.: 2002003

In accordance with your request, we have appraised the above referenced property. The report of that appraisal is attached.

The purpose of this appraisal is to estimate the market value of the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.

This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The value conclusions reported are as of the effective date stated in the body of the report and contingent upon the certification and limiting conditions attached.

It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Sincerely,



Jacquelin Sonceau, SRA
300012316
7/11/2022

USPAP Compliance Addendum

Loan #
File # 2002003

Borrower	N/A N/A		
Property Address	4217 AMMENDALE RD		
City	BELTSVILLE	County	Prince George's
		State	MD
		Zip Code	20705
Lender/Client	The Prince George's County Government		

APPRAISAL AND REPORT IDENTIFICATION

This Appraisal Report is one of the following types:

Appraisal Report This report was prepared in accordance with the requirements of the Appraisal Report option of USPAP Standards Rule 2-2(a).

Restricted Appraisal Report This report was prepared in accordance with the requirements of the Restricted Appraisal Report option of USPAP Standards Rule 2-2(b). The intended user of this report is limited to the identified client. This is a Restricted Appraisal Report and the rationale for how the appraiser arrived at the opinions and conclusions set forth in the report may not be understood properly without the additional information in the appraiser's workfile.

ADDITIONAL CERTIFICATIONS

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no (or the specified) present or prospective interest in the property that is the subject of this report and no (or specified) personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- This appraisal report was prepared in accordance with the requirements of Title XI of FIRREA and any implementing regulations.

PRIOR SERVICES

I have NOT performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

PROPERTY INSPECTION

I have NOT made a personal inspection of the property that is the subject of this report.

I HAVE made a personal inspection of the property that is the subject of this report.

APPRAISAL ASSISTANCE

Unless otherwise noted, no one provided significant real property appraisal assistance to the person signing this certification. If anyone did provide significant assistance, they are hereby identified along with a summary of the extent of the assistance provided in the report.

ADDITIONAL COMMENTS

Additional USPAP related issues requiring disclosure and/or any state mandated requirements:

MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY

A reasonable marketing time for the subject property is 15 day(s) utilizing market conditions pertinent to the appraisal assignment.

A reasonable exposure time for the subject property is 0-30 day(s).

APPRAISER SUPERVISORY APPRAISER (ONLY IF REQUIRED)

<p>Signature </p> <p>Name <u>Jacquelin Sonceau, SRA</u></p> <p>Date of Signature <u>04/03/2020</u></p> <p>State Certification # <u>30012316</u></p> <p>or State License # _____</p> <p>State <u>MD</u></p> <p>Expiration Date of Certification or License <u>07/11/2022</u></p> <p>Effective Date of Appraisal <u>03/06/2020</u></p>	<p>Signature _____</p> <p>Name _____</p> <p>Date of Signature _____</p> <p>State Certification # _____</p> <p>or State License # _____</p> <p>State _____</p> <p>Expiration Date of Certification or License _____</p> <p>Supervisory Appraiser Inspection of Subject Property</p> <p><input type="checkbox"/> Did Not <input type="checkbox"/> Exterior-only from Street <input type="checkbox"/> Interior and Exterior</p>
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LAND APPRAISAL REPORT

File No.: 2002003

Property Address: 4217 AMMENDALE RD City: BELTSVILLE State: MD Zip Code: 20705
 County: Prince George's Legal Description: NR BELTSVILLE (ENTIRE IMPS RAZED 7/1/03), GRID F3, PARCEL 35

Assessor's Parcel #: 01-0000463 Tax Year: 2020 R.E. Taxes: \$ 31 Special Assessments: \$ 0
 Market Area Name: Beltsville Map Reference: 12 Census Tract: 8074.04
 Current Owner of Record: PRINCE GEORGES COUNTY Borrower (if applicable): N/A N/A
 Project Type (if applicable): PUD De Minimis PUD Other (describe) HOA: \$ per year per month
 Are there any existing improvements to the property? No Yes If Yes, indicate current occupancy: Owner Tenant Vacant Not habitable
 If Yes, give a brief description:

The purpose of this appraisal is to develop an opinion of: Market Value (as defined), or other type of value (describe)
 This report reflects the following value (if not Current, see comments): Current (the Inspection Date is the Effective Date) Retrospective Prospective
 Property Rights Appraised: Fee Simple Leasehold Leased Fee Other (describe)
 Intended Use: The intended use of this appraisal report is to assist the client with internal decision making regarding the subject property.
 The appraiser is not responsible for the unauthorized use of this report.
 Intended User(s) (by name or type): The client, The Prince George's County Government

Client: The Prince George's County Government Address: 1400 McCormick Drive, Suite 336, Largo, MD 20774
 Appraiser: Jacquelin Sonceau, SRA Address: 8014 Patuxent Landing Loop, Laurel, MD 20724

Characteristics			Predominant Occupancy	One-Unit Housing	Present Land Use	Change in Land Use
Location:	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	PRICE	One-Unit 70%	<input checked="" type="checkbox"/> Not Likely
Built up:	<input type="checkbox"/> Over 75%	<input checked="" type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%	AGE	2-4 Unit 0%	<input type="checkbox"/> Likely * <input type="checkbox"/> In Process *
Growth rate:	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow	\$ (000)	Multi-Unit 15%	* To: _____
Property values:	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	109 Low 2	Comm'l 10%	
Demand/supply:	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply	695 High 107	Other 5%	
Marketing time:	<input checked="" type="checkbox"/> Under 3 Mos.	<input type="checkbox"/> 3-6 Mos.	<input type="checkbox"/> Over 6 Mos.	354 Pred 50	%	

Factors Affecting Marketability											
Item	Good	Average	Fair	Poor	N/A	Item	Good	Average	Fair	Poor	N/A
Employment Stability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Adequacy of Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Employment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Property Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Shopping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Protection from Detrimental Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Schools	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Police and Fire Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Adequacy of Public Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	General Appearance of Properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recreational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appeal to Market	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Market Area Comments: Market conditions are stable. Currently conventional, VA, and FHA mortgages are available at historically low rates.
 Median days on the market for properly priced properties in the overall subject neighborhood is under 3 months. Market trend data supplied above was obtained from the general market for the past twelve months within a 2 mile radius of the subject property.

Dimensions: Irregular lot Site Area: 37,567 Sq.Ft.
 Zoning Classification: RR Description: RESIDENTIAL RURAL
 Do present improvements comply with existing zoning requirements? Yes No No Improvements
 Uses allowed under current zoning: Permits approximately one-half-acre residential lots; subdivision lot sizes depend on date of recordation; allows a number of nonresidential special exception uses.

Are CC&Rs applicable? Yes No Unknown Have the documents been reviewed? Yes No Ground Rent (if applicable) \$ _____ /
 Comments:
 Highest & Best Use as improved: Present use, or Other use (explain) The Highest and best use of the subject is as improved as a residential dwelling.
 Actual Use as of Effective Date: Vacant Lot Use as appraised in this report: Vacant Lot
 Summary of Highest & Best Use: In order to estimate the highest and best use of the subject property, we have considered those uses that are legally permissible, physically possible, maximally productive and financially feasible. The use that represents the highest and best use of the property is for single-family development.

Utilities	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private	Frontage	Estimated to be 310 feet
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available	Street	Asphalt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Topography	Slopes back to front
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available	Width	Average for area			Size	37,567 sf +/-
Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available	Surface	Average for area			Shape	Irregular
Sanitary Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available	Curb/Gutter	Concrete/Concrete	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Drainage	Natural
Storm Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available	Sidewalk	Concrete	<input checked="" type="checkbox"/>	<input type="checkbox"/>	View	Average Residential
Telephone	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available	Street Lights	Post	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Multimedia	<input type="checkbox"/>	<input type="checkbox"/>		Alley	None	<input type="checkbox"/>	<input type="checkbox"/>		

Other site elements: Inside Lot Corner Lot Cul de Sac Underground Utilities Other (describe)
 FEMA Spec'l Flood Hazard Area Yes No FEMA Flood Zone X FEMA Map # 24033C0041E FEMA Map Date 9/16/2016
 Site Comments: I saw no adverse environmental conditions on the site or in the immediate vicinity of the subject property. Typical utility easements (telephone, electric) do not affect value. The subject property appears to be located in the FEMA flood zone X. Flood hazard map interpretation is believed accurate, it is not guaranteed.



LAND APPRAISAL REPORT

File No.: 2002003

TRANSFER HISTORY	My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.				
	Data Source(s): County Tax Record, MRIS				
	1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing: No evidence from current data sources of any sale or transfer of the comparable sales prior to, or in addition to, those cited above within the past year. No evidence from current data sources of any prior sale or transfer of the subject property within the past three years.			
	Date: 12/08/2000 Price: 165,500 Source(s): Tax Record, brightMLS				
SALES COMPARISON APPROACH	2nd Prior Subject Sale/Transfer				
	Date: 05/24/1971 Price: 12,000 Source(s): Tax Record, brightMLS				
	FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
	Address 4217 AMMENDALE RD BELTSVILLE, MD 20705	11901 ELLINGTON DR BELTSVILLE, MD 20705	11905 ELLINGTON DR BELTSVILLE, MD 20705	10626 GROSS LN BELTSVILLE, MD 20705	
Proximity to Subject		2.69 MILES E	2.72 MILES E	2.60 MILES E	
Sale Price	\$ 0	\$ 95,000	\$ 75,000	\$ 115,500	
Price/ Sq.Ft.	\$	\$ 4.18	\$ 3.60	\$ 2.65	
Data Source(s)	brightMLS	brightMLS#1000033839	brightMLS#1000033847	brightMLS#1000136410	
Verification Source(s)	Observation/Tax Rec	Observation/Tax Record	Observation/Tax Record	Observation/Tax Record	
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+(-) \$ Adjust
Sales or Financing		Cash		Cash	
Concessions	N/A	None Noted		None Noted	
Date of Sale/Time	N/A	cd:12/17se:01/18		cd:12/17se:01/18	
Rights Appraised	Fee Simple	Fee Simple		Fee Simple	
Location	Beltsville	Beltsville		Beltsville	
Site Area (in Sq.Ft.)	37,567	22,740	+20,000	20,831	+20,000
Utility	Average	Average		Average	
Zoning	RR	RR		RR	
Net Adjustment (Total, in \$)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 20,000		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 20,000	<input type="checkbox"/> + <input type="checkbox"/> - \$
Adjusted Sale Price (in \$)		\$ 115,000		\$ 95,000	\$ 115,500
Summary of Sales Comparison Approach The sales presented are considered comparable based on location, size, zoning and utility compared to the subject property. Other sales analyzed would require less desirable adjustments and were not utilized for that reason. Sales recited are from the subjects market area and are in an acceptable proximity to the subject. All value affecting dissimilarities were adjusted according to market reaction. The indicated range of values brackets the value of the subject. Comparable sale #1, #2 and #3 carried the most weight in the reconciliation, because they are located in the same city as the subject.					
PUD	PROJECT INFORMATION FOR PUDs (if applicable) <input type="checkbox"/> The Subject is part of a Planned Unit Development.				
	Legal Name of Project: N/A				
	Describe common elements and recreational facilities: None.				
RECONCILIATION	Indicated Value by: Sales Comparison Approach \$ 105,000				
	Final Reconciliation The Sales Comparison Approach provides the most reliable opinion of value. All sales were considered when determining the final opinion of value.				
	This appraisal is made <input checked="" type="checkbox"/> "as is", or <input type="checkbox"/> subject to the following conditions: Sales comparison approach is most applicable since it reflects value in the eyes of a typical buyer.				
	<input type="checkbox"/> This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.				
Based upon an inspection of the subject property, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 105,000, as of: 03/06/2020, which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.					
ATTACH.	A true and complete copy of this report contains 23 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report, which contains the following attached exhibits: <input checked="" type="checkbox"/> Scope of Work				
	<input checked="" type="checkbox"/> Limiting cond./Certifications <input type="checkbox"/> Narrative Addendum <input checked="" type="checkbox"/> Location Map(s) <input checked="" type="checkbox"/> Flood Addendum <input checked="" type="checkbox"/> Additional Sales <input checked="" type="checkbox"/> Photo Addenda <input checked="" type="checkbox"/> Parcel Map <input type="checkbox"/> Hypothetical Conditions <input type="checkbox"/> Extraordinary Assumptions <input type="checkbox"/>				
SIGNATURES	Client Contact: Ikenna Udejiofor		Client Name: The Prince George's County Government		
	E-Mail: IUdejiofor@co.pg.md.us		Address: 1400 McCormick Drive, Suite 336, Largo, MD 20774		
	APPRaiser		SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)		
	Appraiser Name: Jacquelin Sonceau, SRA		Supervisory or Co-Appraiser Name: _____		
	Company: Beltway Appraisals, LLC		Company: _____		
	Phone: (301) 317-8514 Fax: (301) 542-0171		Phone: _____ Fax: _____		
E-Mail: Jack.Sonceau@beltwayappraisals.com		E-Mail: _____			
Date of Report (Signature): 04/03/2020		Date of Report (Signature): _____			
License or Certification #: 30012316 State: MD		License or Certification #: _____ State: _____			
Designation: SRA		Designation: _____			
Expiration Date of License or Certification: 07/11/2022		Expiration Date of License or Certification: _____			
Inspection of Subject: <input checked="" type="checkbox"/> Did Inspect <input type="checkbox"/> Did Not Inspect (Desktop)		Inspection of Subject: <input type="checkbox"/> Did Inspect <input type="checkbox"/> Did Not Inspect			
Date of Inspection: 03/06/2020		Date of Inspection: _____			



ADDITIONAL COMPARABLE SALES

File No.: 2002003

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 4		COMPARABLE NO. 5		COMPARABLE NO. 6	
Address	4217 AMMENDALE RD BELTSVILLE, MD 20705	16107 DORSET RD LAUREL, MD 20707					
Proximity to Subject		4.82 MILES NE					
Sale Price	\$ 0		\$ 116,000		\$		\$
Price/ Sq.Ft.	\$	\$ 5.78		\$		\$	
Data Source(s)	brightMLS	brightMLS#MDPG542288					
Verification Source(s)	Observation/Tax Rec	Observation/Tax Record					
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+(-) \$ Adjust
Sales or Financing Concessions	N/A	Cash None Noted					
Date of Sale/Time	N/A	cd:09/19se:11/19					
Rights Appraised	Fee Simple	Fee Simple					
Location	Beltsville	Laurel					
Site Area (in Sq.Ft.)	37,567	20,081	+20,000				
Utility	Average	Average					
Zoning	RR	RR					
Net Adjustment (Total, in \$)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 20,000	<input type="checkbox"/> + <input type="checkbox"/> -	\$	<input type="checkbox"/> + <input type="checkbox"/> -	\$
Adjusted Sale Price (in \$)			\$ 136,000		\$		\$

Summary of Sales Comparison Approach The sales presented are considered comparable based on location, size, zoning and utility compared to the subject property. Other sales analyzed would require less desirable adjustments and were not utilized for that reason. Sales recited are from the subjects market area and are in an acceptable proximity to the subject. All value affecting dissimilarities were adjusted according to market reaction. The indicated range of values brackets the value of the subject. Comparable sale #1, #2 and #3 carried the most weight in the reconciliation, because they are located in the same city as the subject.

SALES COMPARISON APPROACH



Supplemental Addendum

File No. 2002003

Borrower	N/A N/A				
Property Address	4217 AMMENDALE RD				
City	BELTSVILLE	County	Prince George's	State	MD Zip Code 20705
Lender/Client	The Prince George's County Government				

NEIGHBORHOOD DESCRIPTION:

Note: Race and the racial composition of the neighborhood are not appraisal factors. No apparent adverse factors were noted that could affect the subject's marketability. Good access to all amenities, including public schools of all levels, churches, shopping, employment, and major highways. Major employment centers in the Washington metro area are within typical commuting times. The subject is less than a mile (as the crow flies) from Martin Luther King Jr. Middle School. The "other" land uses are vacant lots, a community park, and schools. These do not have a negative impact on the value or marketability of the subject.

Definition of exposure time, per the Appraisal Institute: "Exposure Time" is: The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimate based on an analysis of past events assuming a competitive and open market.

COMMENTS ON SALES COMPARISON

The comparables presented are considered the best available featuring design, appeal, condition, utility, and amenities similar to the subject property. Other comparables analyzed would require less desirable adjustments and were not utilized for that reason. The comparables recited are from the subject neighborhood, are in acceptable proximity to the subject, are recent, and the most comparable sale and listing found. All value affecting dissimilarities were adjusted according to market reaction. The indicated range of values brackets the value of the subject. Features regarding each comparable is listed below.

COMPARABLE #1: recent sale; in close proximity of subject and located in the same city and county; same zoning as the subject; market reaction warrants a positive adjustment for the inferior lot size; similar condition as the subject; mainly clear lot; utilities at site;

COMPARABLE #2: recent sale; in close proximity of subject and located in the same city and county; same zoning as the subject; market reaction warrants a positive adjustment for the inferior lot size; similar condition as the subject; mainly clear lot; utilities at site;

COMPARABLE #3: recent sale; in close proximity of subject and located in the same city and county; same zoning as the subject; market reaction does not warrant an adjustment for the difference in lot size; similar condition as the subject; mainly clear lot; utilities at site;

COMPARABLE #4: recent sale; in close proximity of subject and located in the same county; same zoning as the subject; market reaction warrants a positive adjustment for the inferior lot size; similar condition as the subject; clear lot; utilities at site;

All four comparable sales are over 1 mile from the subject property. This distance is farther than standard search parameters but it was necessary to expand this parameter to find comparables that were similar in overall appeal, design, condition, utility, and amenities. The sales presented were considered the best available.

The comparable sales used in this report have not all closed within the past 90 days of the effective date of the appraisal, and/or are within 1 mile of the subject. The comparables used were the best available to the appraiser, as of the date of the inspection.

The comparable sales selection search parameters/criteria included within 36 months of the date of inspection, located in Prince George's County, within 50% below and above the lot size of the subject.

The global outbreak of a "novel coronavirus" known as COVID-19 was officially declared a pandemic by the World Health Organization (WHO). The reader is cautioned, and reminded that the conclusions presented in this appraisal report apply only as of the effective date(s) indicated. The appraiser makes no representation as to the effect on the subject property of any unforeseen event, subsequent to the effective date of the appraisal.

Certification

File No. 2002003

Borrower	N/A N/A				
Property Address	4217 AMMENDALE RD				
City	BELTSVILLE	County	Prince George's	State	MD Zip Code 20705
Lender/Client	The Prince George's County Government				

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
- I have made a personal inspection of the property that is the subject of this report.
- No one provided significant real property appraisal assistance to the person signing this certification.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report, I *Jacquelin Sonceau* has completed the continuing education program for Designated Members of the Appraisal Institute.



Signature _____
 Name Jacquelin Sonceau, SRA
 Date Signed 04/03/2020
 State Certification # 30012316 State MD
 Or State License # _____ State _____

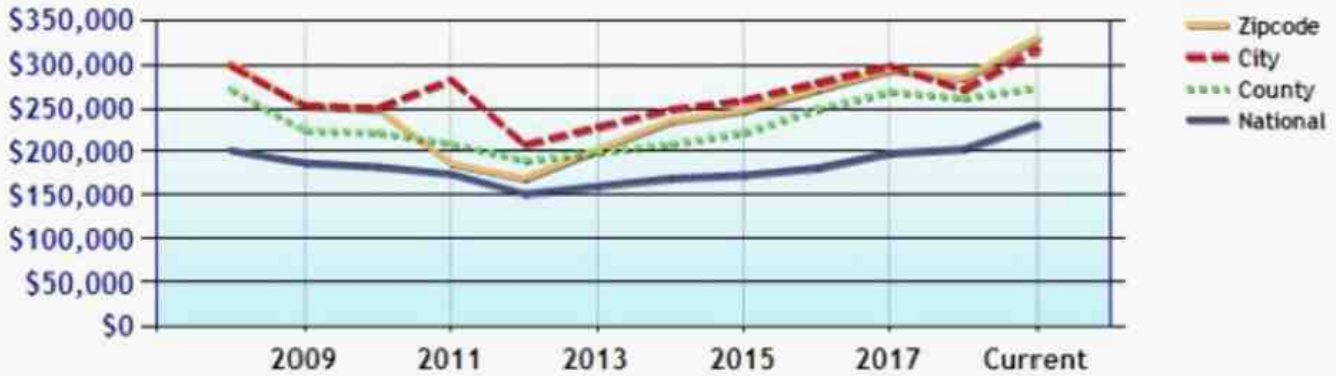
Signature _____
 Name _____
 Date Signed _____
 State Certification # _____ State _____
 Or State License # _____ State _____

BRIGHT MLS HOUSING - Page 1

Home Values near Zip Code 20705

	Zipcode	City	County	National
Median Sale Price	\$330,000	\$318,045	\$275,000	\$232,276

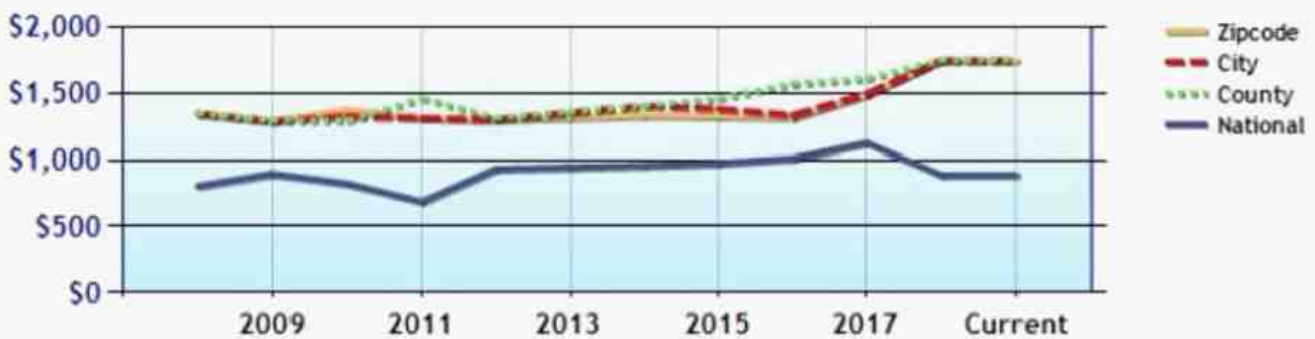
Median Sale Price - Ten Year Chart



Homes Statistics near Zip Code 20705

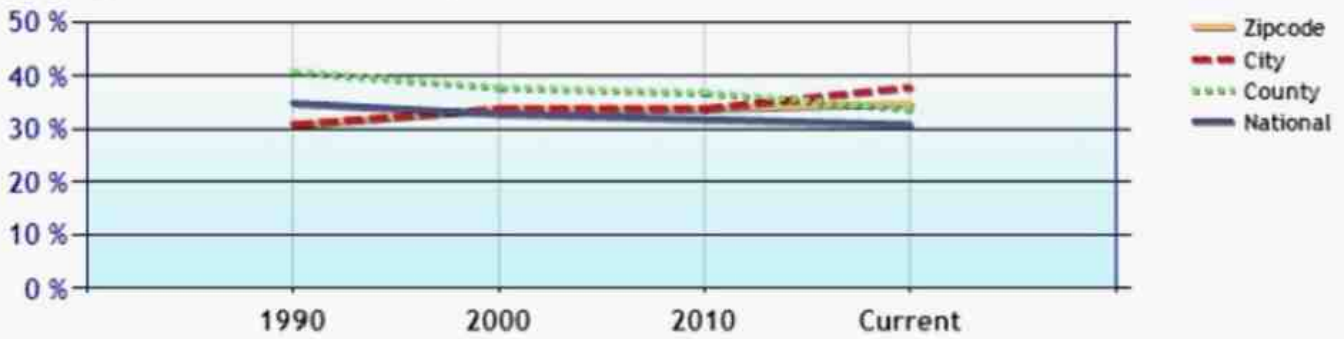
	Zipcode	City	County	National
Median Age of Home	54.0	58.0	54.0	48.0
Homes Owned	60.0%	56.0%	59.0%	58.0%
Homes Rented	35.0%	38.0%	34.0%	31.0%
Homes Vacant	6.0%	7.0%	7.0%	11.0%

Average Rental Cost - Ten Year Chart

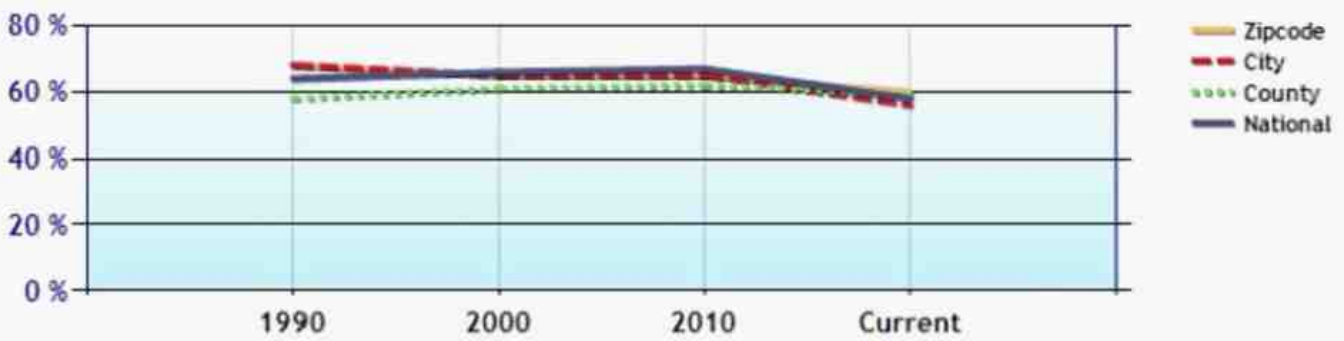


BRIGHT MLS HOUSING - Page 2

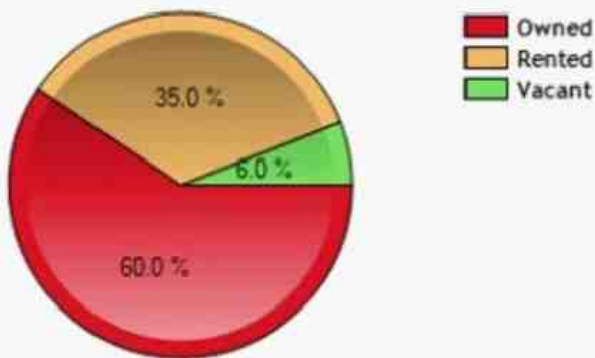
Percentage of Homes Rented - Thirty Year Chart



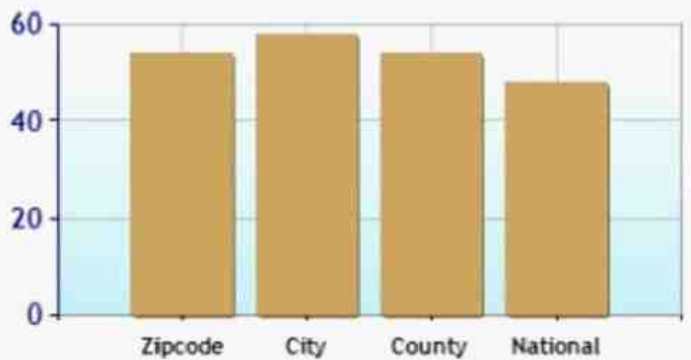
Percentage of Homes Owned - Thirty Year Chart



Home Use



Median Age of Home



TAX RECORD

Search Result for PRINCE GEORGE'S COUNTY

[View Map](#)
 [View GroundRent Redemption](#)
 [View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 01 Account Number - 0000463

Owner Information

Owner Name:	PRINCE GEORGES COUNTY	Use:	EXEMPT
		Principal Residence:	NO
Mailing Address:	STE 300 9400 PEPPERCORN PL LARGO MD 20774-5358	Deed Reference:	/14239/ 00334

Location & Structure Information

Premises Address:	4217 AMMENDALE RD BELTSVILLE 20705-0000	Legal Description:	NR BELTSVILLE (ENTIRE IMPS RAZED 7/1/03)
--------------------------	--	---------------------------	--

Map: 0012	Grid: 00F3	Parcel: 0035	Neighborhood: 1040001.17	Subdivision: 0000	Section:	Block:	Lot:	Assessment Year: 2020	Plat No:
									Plat Ref:

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
			37,567 SF	902

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

Value Information

	Base Value	Value		
		As of 01/01/2020	As of 07/01/2019	As of 07/01/2020
Land:	78,300	81,700		
Improvements	0	0		
Total:	78,300	81,700	78,300	79,433
Preferential Land:	0			0

Transfer Information

Seller: ALEXANDER,WILLIAM C 3RD & ROBIN A	Date: 12/08/2000	Price: \$165,500
Type: ARMS LENGTH IMPROVED	Deed1: /14239/ 00334	Deed2:
Seller: ZIER, WARREN B	Date: 05/24/1971	Price: \$12,000
Type:	Deed1: /03944/ 00133	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments:	Class			
County:	580	07/01/2019	78,300.00	07/01/2020
State:	580		78,300.00	79,433.00
Municipal:	580		0.00 0.00	79,433.00
				0.00 0.00

Special Tax Recapture: None

Homestead Application Information

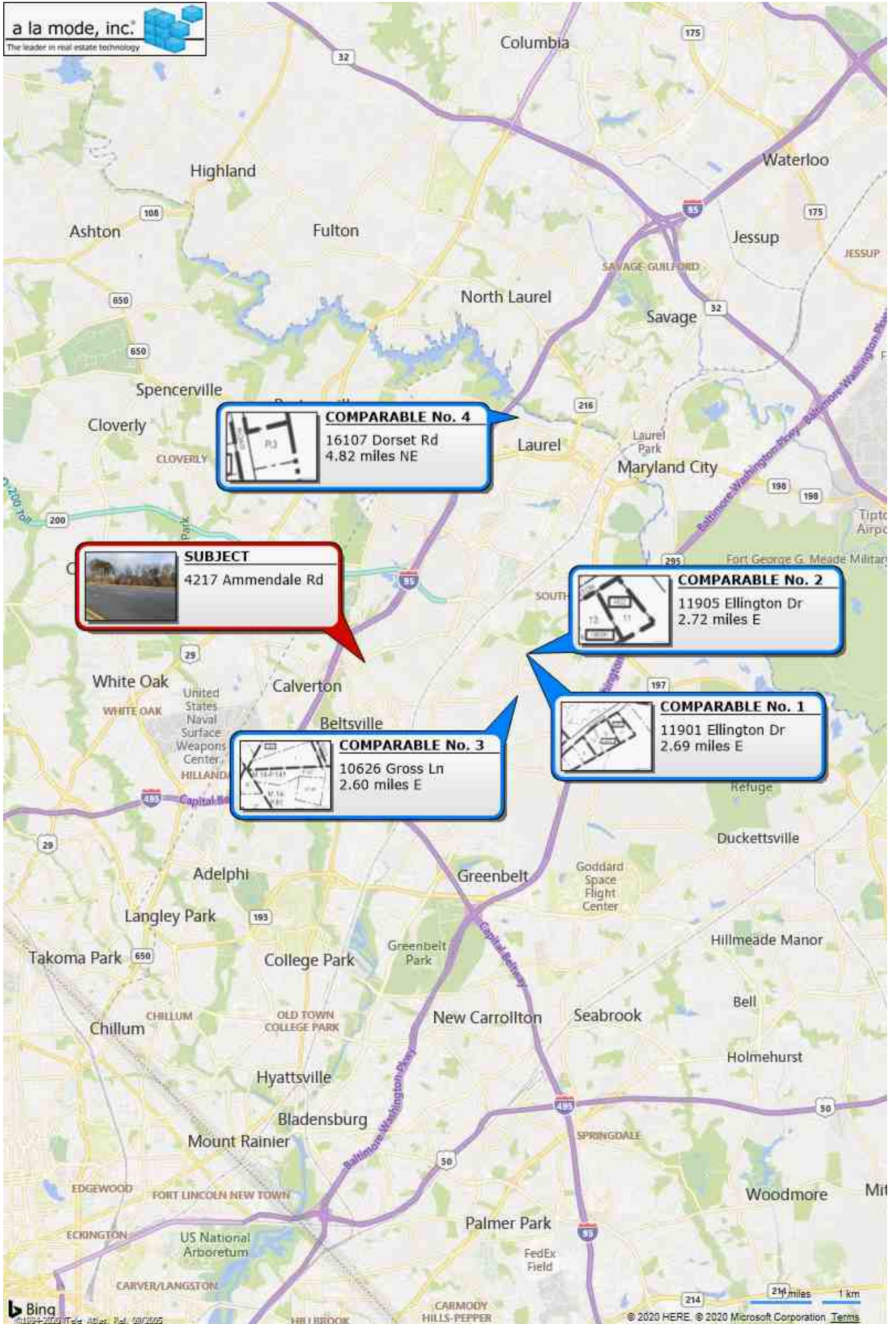
Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**

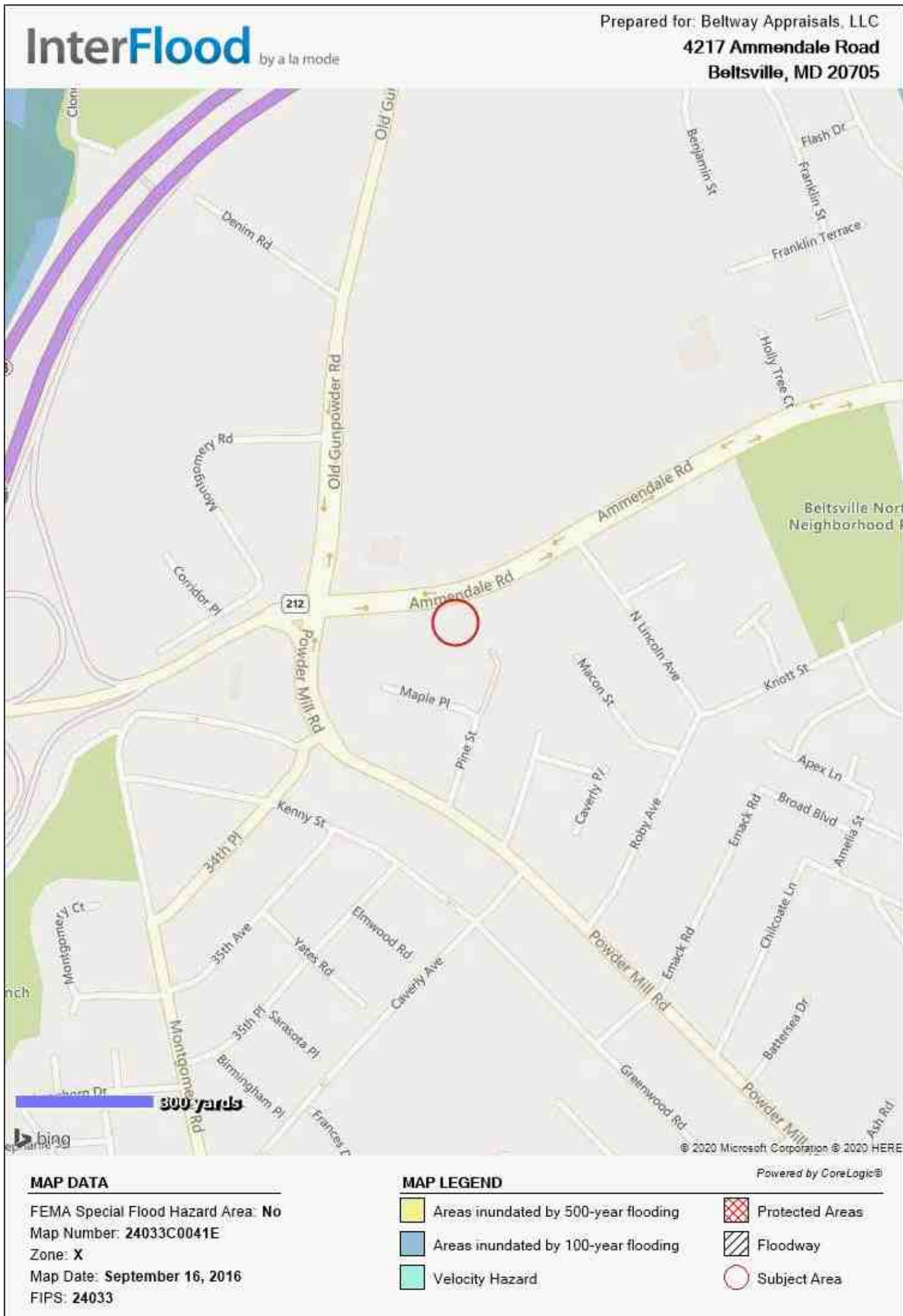
Location Map

Borrower	N/A N/A				
Property Address	4217 AMMENDALE RD				
City	BELTSVILLE	County	Prince George's	State	MD Zip Code 20705
Lender/Client	The Prince George's County Government				



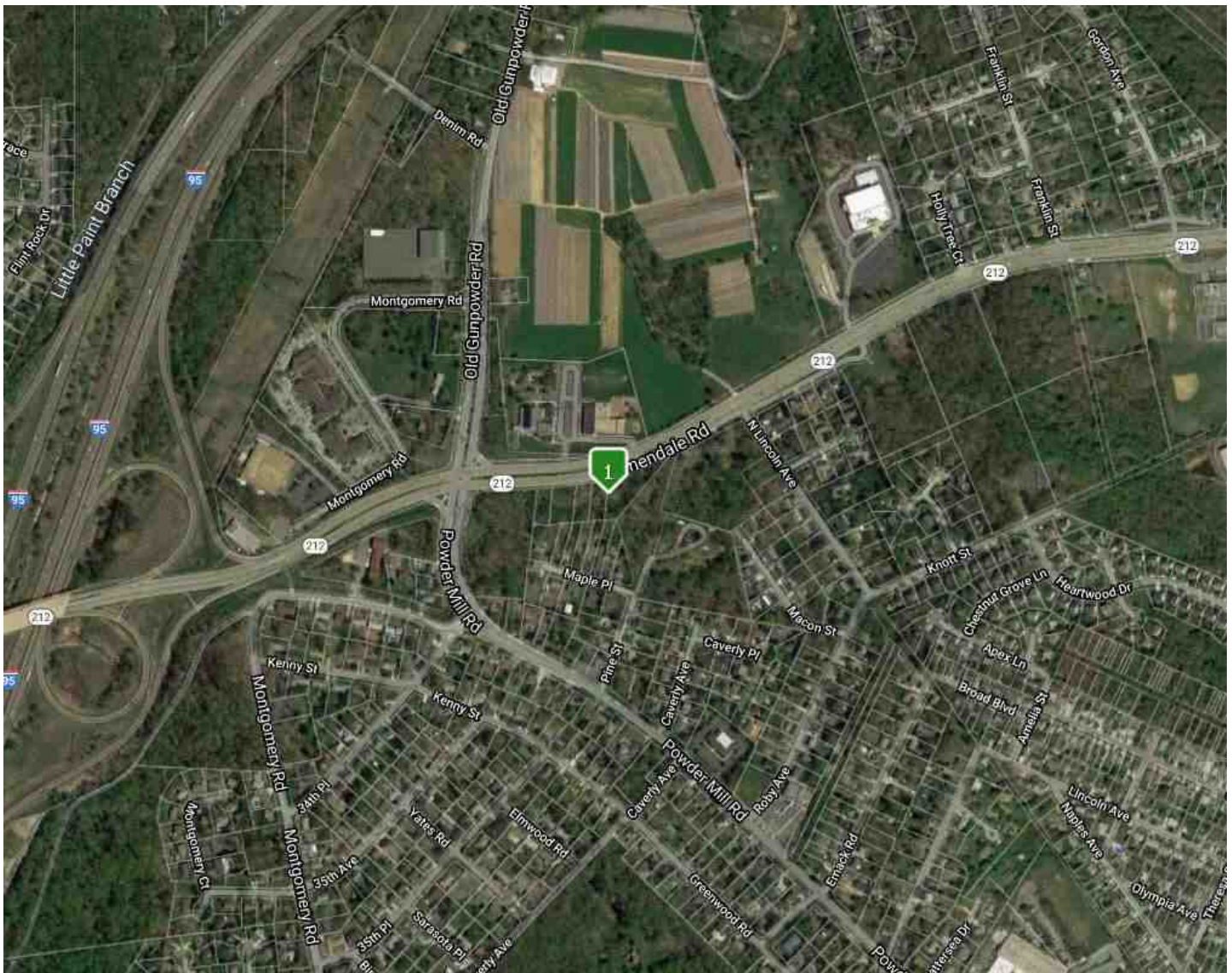
Flood Map

Borrower	N/A N/A				
Property Address	4217 AMMENDALE RD				
City	BELTSVILLE	County	Prince George's	State	MD Zip Code 20705
Lender/Client	The Prince George's County Government				



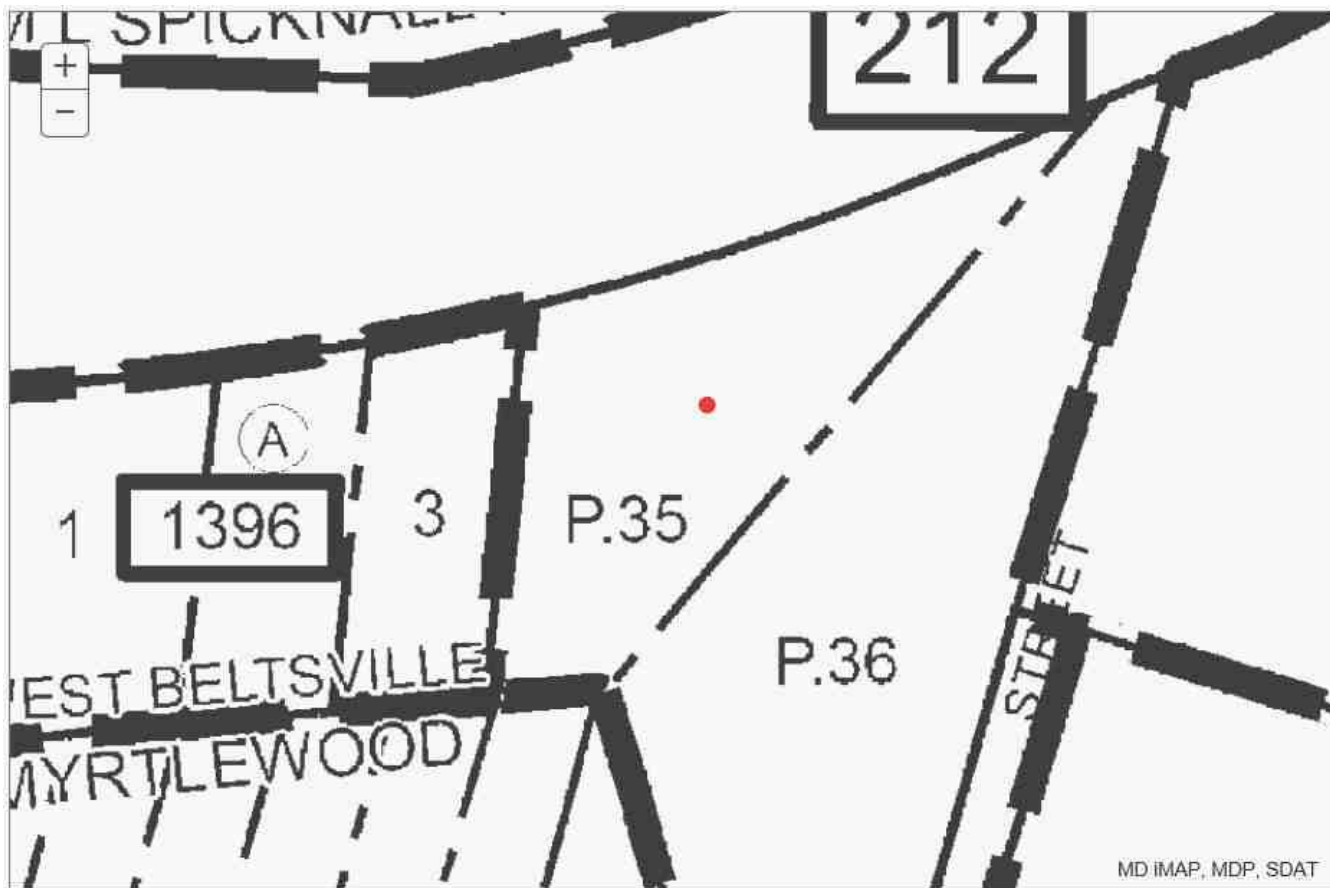
Aerial Map

Borrower	N/A N/A				
Property Address	4217 AMMENDALE RD				
City	BELTSVILLE	County	Prince George's	State	MD Zip Code 20705
Lender/Client	The Prince George's County Government				



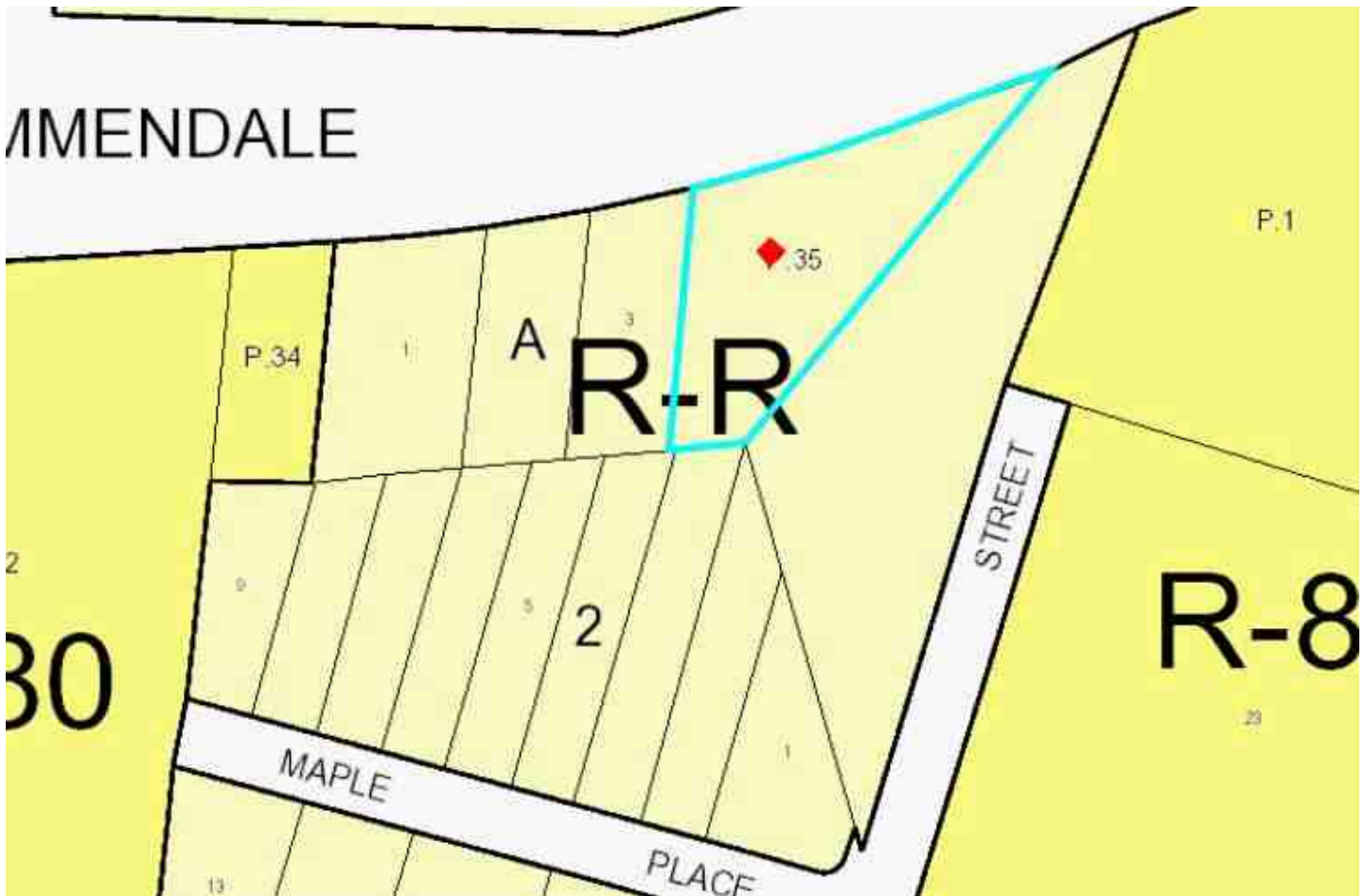
Plat Map

Borrower	N/A N/A				
Property Address	4217 AMMENDALE RD				
City	BELTSVILLE	County	Prince George's	State	MD Zip Code 20705
Lender/Client	The Prince George's County Government				



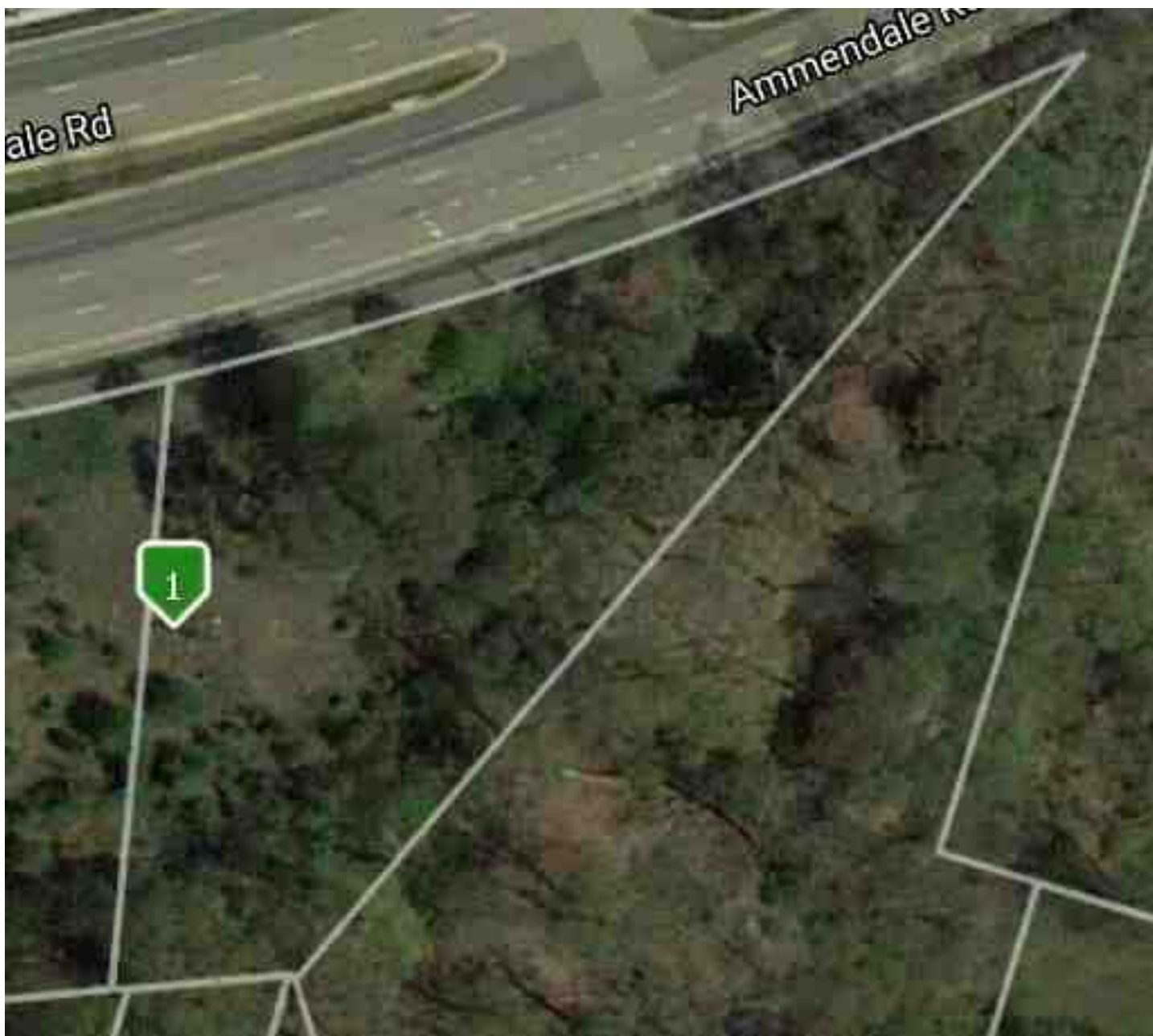
PGAtlas

Borrower	N/A N/A				
Property Address	4217 AMMENDEALE RD				
City	BELTSVILLE	County	Prince George's	State	MD Zip Code 20705
Lender/Client	The Prince George's County Government				



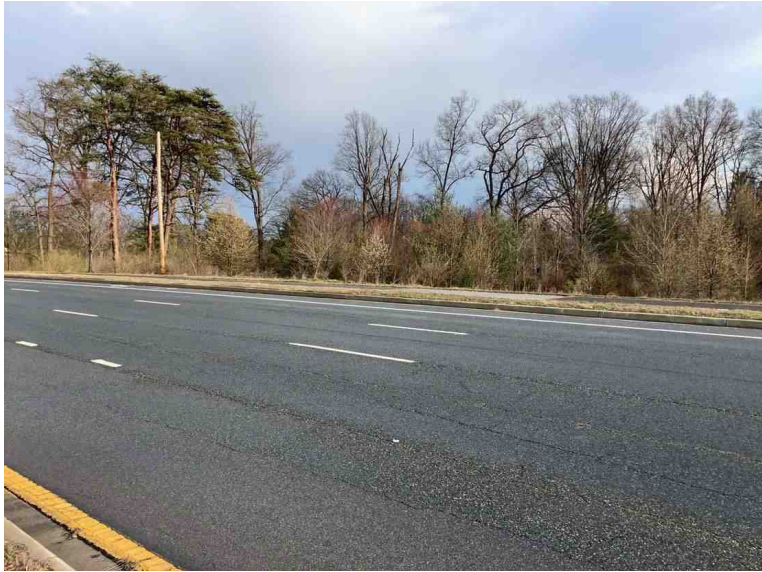
Close Aerial View

Borrower	N/A N/A				
Property Address	4217 AMMENDALE RD				
City	BELTSVILLE	County	Prince George's	State	MD Zip Code 20705
Lender/Client	The Prince George's County Government				



Subject Photo Page

Borrower	N/A N/A				
Property Address	4217 AMMENDEALE RD				
City	BELTSVILLE	County	Prince George's	State	MD Zip Code 20705
Lender/Client	The Prince George's County Government				

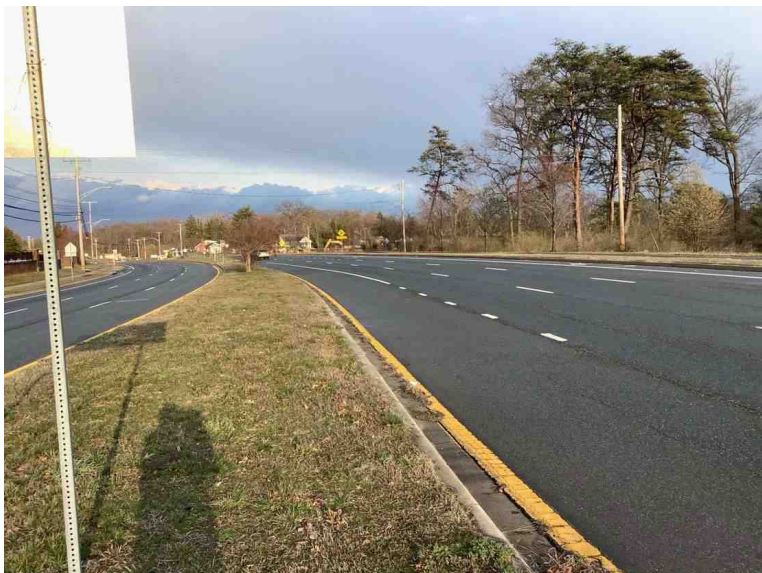


Subject Front

4217 AMMENDEALE RD
 Sales Price 0
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location Beltsville
 View sq. ft. +/-
 Site 37,567
 Quality
 Age



Subject Rear



Subject Street

Photograph Addendum

Borrower	N/A N/A				
Property Address	4217 AMMENDALE RD				
City	BELTSVILLE	County	Prince George's	State	MD Zip Code 20705
Lender/Client	The Prince George's County Government				



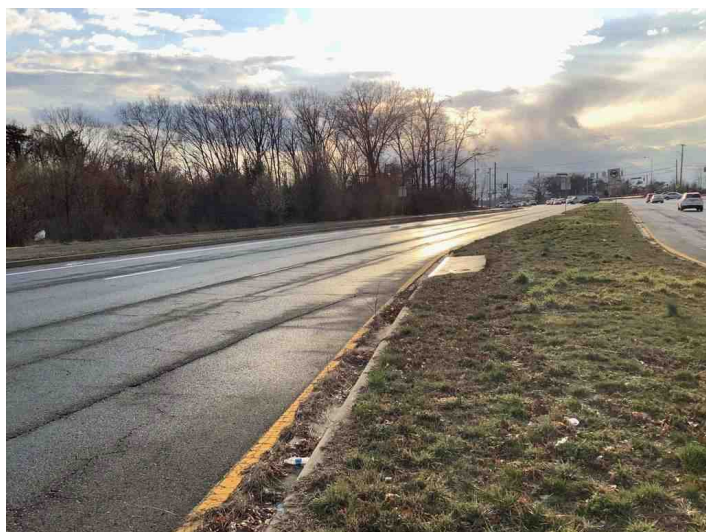
Photo from the back of the property looking at the scene directly behind the property



Photo from the back of the property looking at the scene directly behind the property



Photo from the back of the property looking at the scene directly behind the property



West bound view of Ammendale Road



Photo from the front of the property looking across the street at a church



Photo from the front of the property looking across the street at a school

Photograph Addendum

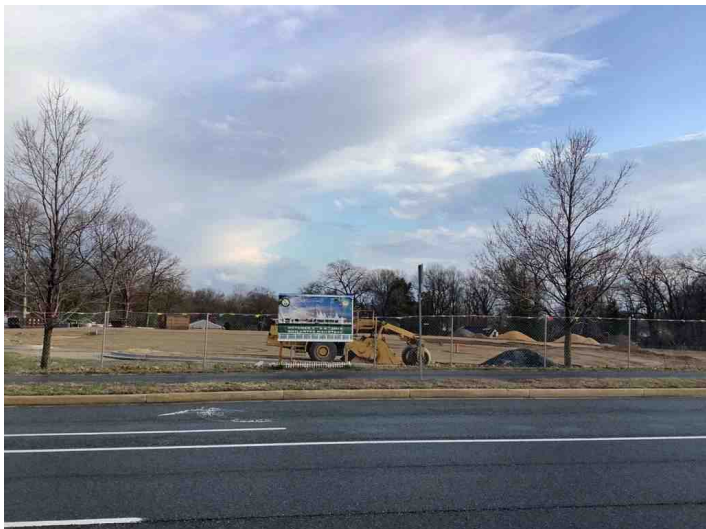
Borrower	N/A N/A				
Property Address	4217 AMMENDALE RD				
City	BELTSVILLE	County	Prince George's	State	MD Zip Code 20705
Lender/Client	The Prince George's County Government				



Church being built east of the subject



Church being built east of the subject



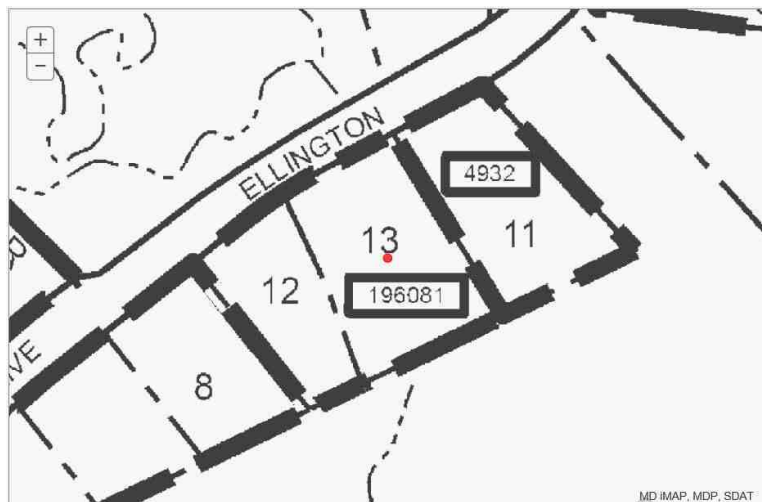
Church being built east of the subject



Church being built east of the subject

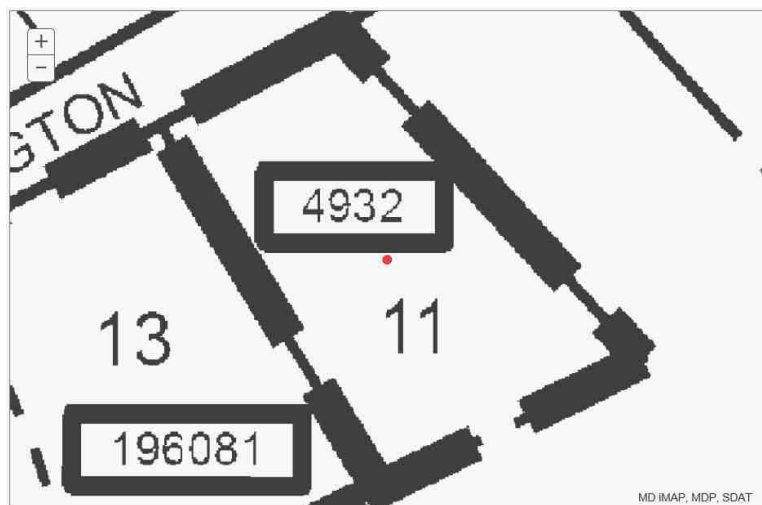
Comparable Photo Page

Borrower	N/A N/A				
Property Address	4217 AMMENDALE RD				
City	BELTSVILLE	County	Prince George's	State	MD Zip Code 20705
Lender/Client	The Prince George's County Government				



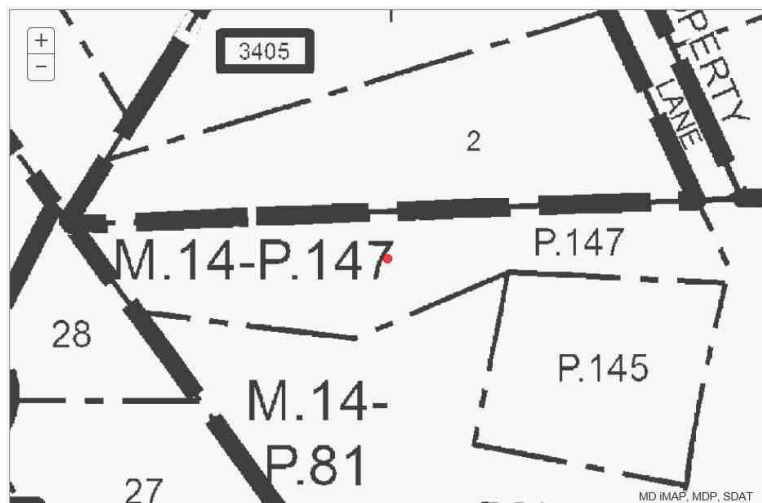
Comparable 1

11901 ELLINGTON DR
 Prox. to Subject 2.69 MILES E
 Sale Price 95,000
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location Beltsville
 View
 Site 22,740
 Quality
 Age



Comparable 2

11905 ELLINGTON DR
 Prox. to Subject 2.72 MILES E
 Sale Price 75,000
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location Beltsville
 View
 Site 20,831
 Quality
 Age



Comparable 3

10626 GROSS LN
 Prox. to Subject 2.60 MILES E
 Sale Price 115,500
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location Beltsville
 View
 Site 43,560
 Quality
 Age

Comparable Photo Page

Borrower	N/A N/A						
Property Address	4217 AMMENDALE RD						
City	BELTSVILLE	County	Prince George's	State	MD	Zip Code	20705
Lender/Client	The Prince George's County Government						



Comparable 4

16107 DORSET RD
 Prox. to Subject 4.82 MILES NE
 Sale Price 116,000
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location Laurel
 View
 Site 20,081
 Quality
 Age

Comparable 5

Prox. to Subject
 Sale Price
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location
 View
 Site
 Quality
 Age

Comparable 6

Prox. to Subject
 Sale Price
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location
 View
 Site
 Quality
 Age

LICENSE

THIS DOCUMENT IS VOID WITHOUT BLUE BACKGROUND. CONTAINS COPY VOID FEATURE & ARTIFICIAL WATERMARK ON THE BACK.



LICENSE * REGISTRATION * CERTIFICATION * PERMIT

STATE OF MARYLAND

DEPARTMENT OF LABOR, LICENSING AND REGULATION

COMMISSION OF RE APPRAISERS & HOME INSPECTORS
CERTIFIES THAT:

JACQUELIN F SONCEAU

Lawrence J. Hogan, Jr.
Governor

Boyd K. Rutherford
Lt. Governor

James E. Rzepkowski
Acting Secretary

IS AN AUTHORIZED: 03 - CERTIFIED RESIDENTIAL

LIC/REG/CERT
12316

EXPIRATION
07-11-2022

EFFECTIVE
06-16-2019

CONTROL NO
5370741

James E. Rzepkowski
Acting Secretary DLLR

Signature of Bearer

WHERE REQUIRED BY LAW THIS MUST BE CONSPICUOUSLY DISPLAYED IN OFFICE TO WHICH IT APPLIES