

# APPRAISAL OF REAL PROPERTY



## LOCATED AT

11731 Old Gunpowder Road  
Beltsville, MD 20705  
MAP 12, GRID E3, PARCEL 32

## FOR

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

## OPINION OF VALUE

\$252,000

## 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: 11731 Old Gunpowder Road  
Beltsville, MD 20705  
Borrower: N/A N/A  
File No.: 2002004

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  
7/11/2019

# USPAP Compliance Addendum

Loan #  
File # 2002004

Borrower	N/A N/A		
Property Address	11731 Old Gunpowder Road		
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.: 2002004

Property Address: 11731 Old Gunpowder Road	City: Beltsville	State: MD	Zip Code: 20705
County: Prince George's		Legal Description: MAP 12, GRID E3, PARCEL 32	
Assessor's Parcel #: 01-0040766	Tax Year: 2020	R.E. Taxes: \$ 81	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): <input type="checkbox"/> PUD <input type="checkbox"/> De Minimis PUD <input type="checkbox"/> Other (describe)	HOA: \$	<input type="checkbox"/> per year	<input type="checkbox"/> per month
Are there any existing improvements to the property? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If Yes, indicate current occupancy: <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant <input type="checkbox"/> Not habitable			
If Yes, give a brief description:			

The purpose of this appraisal is to develop an opinion of: <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe)			
This report reflects the following value (if not Current, see comments): <input checked="" type="checkbox"/> Current (the Inspection Date is the Effective Date) <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective			
Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> 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	<input checked="" type="checkbox"/> Owner 60 <input checked="" type="checkbox"/> Tenant 35 <input checked="" type="checkbox"/> Vacant (0-5%) <input type="checkbox"/> Vacant (>5%)	PRICE AGE	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%		\$ (000) (yrs)	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		109 Low 2	Multi-Unit 15 %	* To: _____
Property values: <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining		695 High 107	Comm'l 10 %	
Demand/supply: <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	354 Pred 50	Vacant 5 %		
Marketing time: <input checked="" type="checkbox"/> Under 3 Mos. <input type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.				

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: R-80	Description: ONE-FAMILY DETACHED RESIDENTIAL
Do present improvements comply with existing zoning requirements? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> No Improvements	
Uses allowed under current zoning: Provides for variation in the size, shape, and width of subdivision lots to better utilize the natural terrain and to facilitate planning of single-family developments with lots and dwellings of various sizes and styles.	
Are CC&Rs applicable? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown	Have the documents been reviewed? <input type="checkbox"/> Yes <input type="checkbox"/> No
Ground Rent (if applicable) \$ _____ /	
Comments:	
Highest & Best Use as improved: <input type="checkbox"/> Present use, or <input checked="" type="checkbox"/> 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 510 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	5.86 ac +/-
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: <input checked="" type="checkbox"/> Inside Lot <input type="checkbox"/> Corner Lot <input type="checkbox"/> Cul de Sac <input checked="" type="checkbox"/> Underground Utilities <input type="checkbox"/> Other (describe)
FEMA Spec'l Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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.: 2002004

My research  did  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): SDAT, brightMLS

1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing: <b>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.</b>
Date: 03/07/1979	
Price: 0	
Source(s): Tax Record, brightMLS	
2nd Prior Subject Sale/Transfer	
Date:	
Price:	
Source(s):	

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	11731 Old Gunpowder Road Beltsville, MD 20705	11030 Brookland Rd Glenn Dale, MD 20769		1800 Enterprise Rd Bowie, MD 20721		6101 Walker Mill Rd Capitol Heights, MD 20743	
Proximity to Subject		6.95 MILES SE		11.47 MILES SE		13.17 MILES S	
Sale Price	\$ 0	\$ 300,000		\$ 200,000		\$ 252,000	
Price/ Sq.Ft.	\$	\$ 43,041.61		\$ 88,495.58		\$ 77,538.46	
Data Source(s)	brightMLS	brightMLS#1000032473		brightMLS#1000327100		brightMLS#1000033135	
Verification Source(s)	Observation/Tax Recd	Observation/County Tax Record		Observation/County Tax Record		Observation/County Tax Record	
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+(-) \$ Adjust
Sales or Financing		Cash		Cash		Conventional	
Concessions	N/A	None Noted		None Noted		None Noted	
Date of Sale/Time	N/A	cd:06/18se:06/18	0	cd:09/18se:10/18	0	cd:07/18se:10/18	0
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Location	Beltsville	Glenn Dale	0	Bowie	0	Capitol Heights	0
Site Area (in Sq.Ft.)	37,567	6.97	-48,000	2.26	+155,000	3.25	+112,000
Utility	Average	Average		Average		Average	
Zoning	R-80	RE	0	RR	0	R55	0
Net Adjustment (Total, in \$)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -48,000		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 155,000		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 112,000	
Adjusted Sale Price (in \$)		\$ 252,000		\$ 355,000		\$ 364,000	

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 carried the most weight in the reconciliation, because it is the closest to the subject in proximity and lot size.

**PROJECT INFORMATION FOR PUDs (if applicable)**  The Subject is part of a Planned Unit Development.

Legal Name of Project: N/A

Describe common elements and recreational facilities: None.

**Indicated Value by: Sales Comparison Approach \$ 252,000**

Final Reconciliation The Sales Comparison Approach provides the most reliable opinion of value. All sales were considered when determining the final opinion of value.

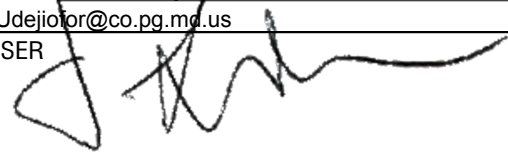
This appraisal is made  "as is", or  subject to the following conditions: Sales comparison approach is most applicable since it reflects value in the eyes of a typical buyer.

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: \$ 252,000, 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.

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:

Scope of Work  
 Limiting cond./Certifications  Narrative Addendum  Location Map(s)  Flood Addendum  Additional Sales  
 Photo Addenda  Parcel Map  Hypothetical Conditions  Extraordinary Assumptions

Client Contact: Ikenna Udejiofor E-Mail: IUdejiofor@co.pg.md.us	Client Name: The Prince George's County Government Address: 1400 McCormick Drive, Suite 336, Largo, MD 20774
<b>APPRAISER</b>  Appraiser Name: Jacquelin Sonceau, SRA Company: Beltway Appraisals, LLC Phone: (301) 317-8514 Fax: (301) 542-0171 E-Mail: Jack.Sonceau@beltwayappraisals.com Date of Report (Signature): 04/03/2020 License or Certification #: 30012316 State: MD Designation: SRA Expiration Date of License or Certification: 07/11/2022 Inspection of Subject: <input checked="" type="checkbox"/> Did Inspect <input type="checkbox"/> Did Not Inspect (Desktop) Date of Inspection: 03/06/2020	<b>SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)</b>  Supervisory or Co-Appraiser Name: _____ Company: _____ Phone: _____ Fax: _____ E-Mail: _____ Date of Report (Signature): _____ License or Certification #: _____ State: _____ Designation: _____ Expiration Date of License or Certification: _____ Inspection of Subject: <input type="checkbox"/> Did Inspect <input type="checkbox"/> Did Not Inspect Date of Inspection: _____



# ADDITIONAL COMPARABLE SALES

File No.: 2002004

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 4		COMPARABLE NO. 5		COMPARABLE NO. 6	
Address	11731 Old Gunpowder Road Beltsville, MD 20705	4565 Wheeler Hills Rd Oxon Hill, MD 20745					
Proximity to Subject		15.75 MILES S					
Sale Price	\$ 0		\$ 89,250		\$		\$
Price/ Sq.Ft.	\$	\$ 66,111.11		\$		\$	
Data Source(s)	brightMLS	brightMLS#MDPG136762					
Verification Source(s)	Observation/Tax Recd	Observation/CountyTax Record					
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+(-) \$ Adjust
Sales or Financing		Cash					
Concessions	N/A	None Noted					
Date of Sale/Time	N/A	s06/19;c03/19	0				
Rights Appraised	Fee Simple	Fee Simple					
Location	Beltsville	Oxon Hill	0				
Site Area (in Sq.Ft.)	37,567	1.35	+194,000				
Utility	Average	Average					
Zoning	R-80	R-80					
Net Adjustment (Total, in \$)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 194,000	<input type="checkbox"/> + <input type="checkbox"/> -	\$	<input type="checkbox"/> + <input type="checkbox"/> -	\$
Adjusted Sale Price (in \$)			\$ 283,250		\$		\$

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 carried the most weight in the reconciliation, because it is the closest to the subject in proximity and lot size.

SALES COMPARISON APPROACH



## Supplemental Addendum

File No. 2002004

Borrower	N/A N/A				
Property Address	11731 Old Gunpowder Road				
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 county; similar zoning as the subject; market reaction warrants a negative adjustment for the superior lot size; similar condition as the subject; wooded lot;

COMPARABLE #2: recent sale; in close proximity of subject and located in the same county; similar zoning as the subject; market reaction warrant a positive adjustment for the inferior lot size; similar condition as the subject; partly wooded lot;

COMPARABLE #3: recent sale; in close proximity of subject and located in the same county; similar zoning as the subject; market reaction warrant a positive adjustment for the inferior lot size; similar condition as the subject; partly wooded lot;

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

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, and between 1-10 acres in lot size.

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. 2002004

Borrower	N/A N/A				
Property Address	11731 Old Gunpowder Road				
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 \_\_\_\_\_

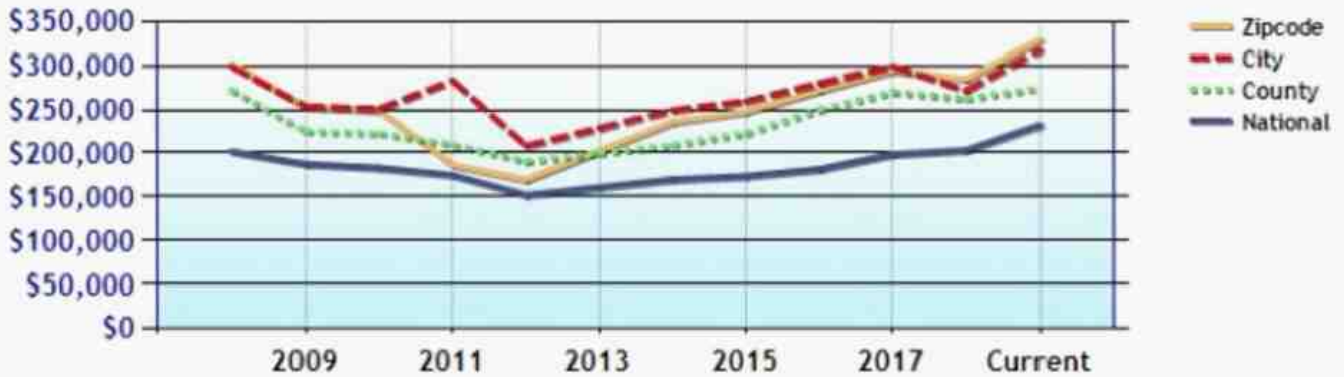


**BRIGHT MLS HOUSING - Page 1**

Home Values near Zip Code 20705

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

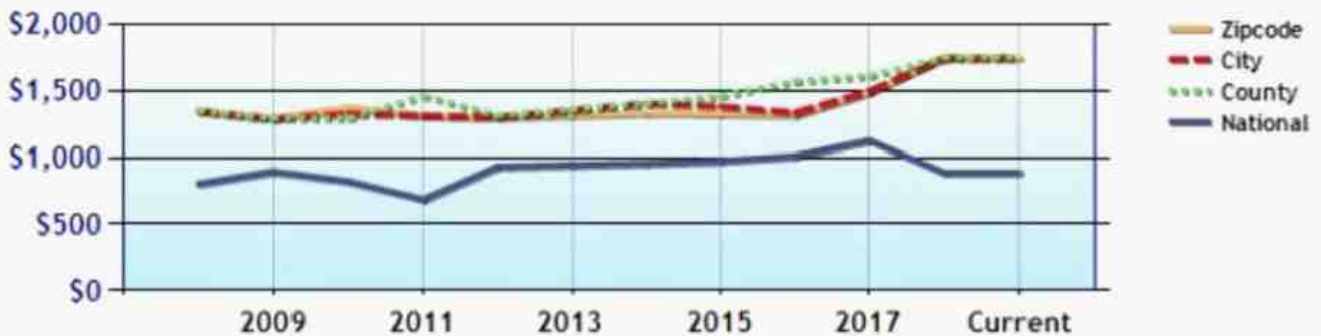
Median Sale Price - Ten Year Chart



Homes Statistics near Zip Code 20705

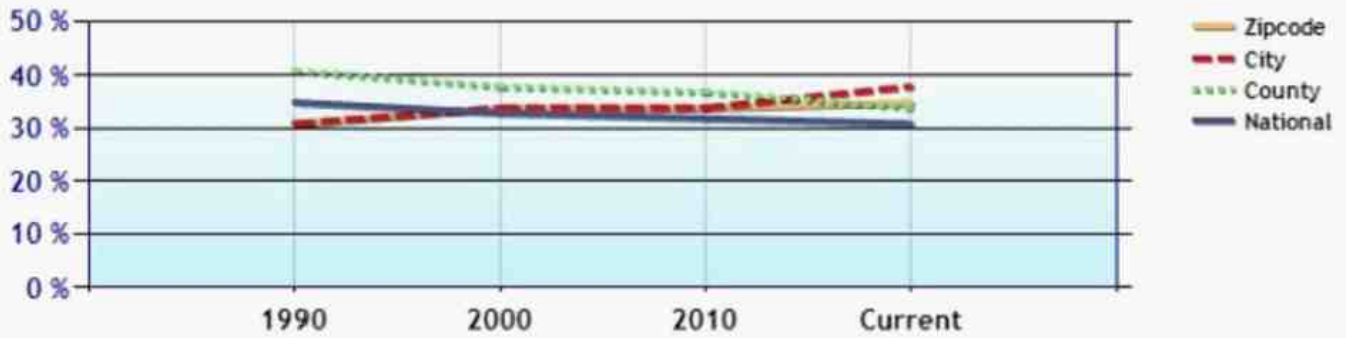
	Zipcode	City	County	National
<b>Median Age of Home</b>	54.0	58.0	54.0	48.0
<b>Homes Owned</b>	60.0%	56.0%	59.0%	58.0%
<b>Homes Rented</b>	35.0%	38.0%	34.0%	31.0%
<b>Homes Vacant</b>	6.0%	7.0%	7.0%	11.0%

Average Rental Cost - Ten Year Chart

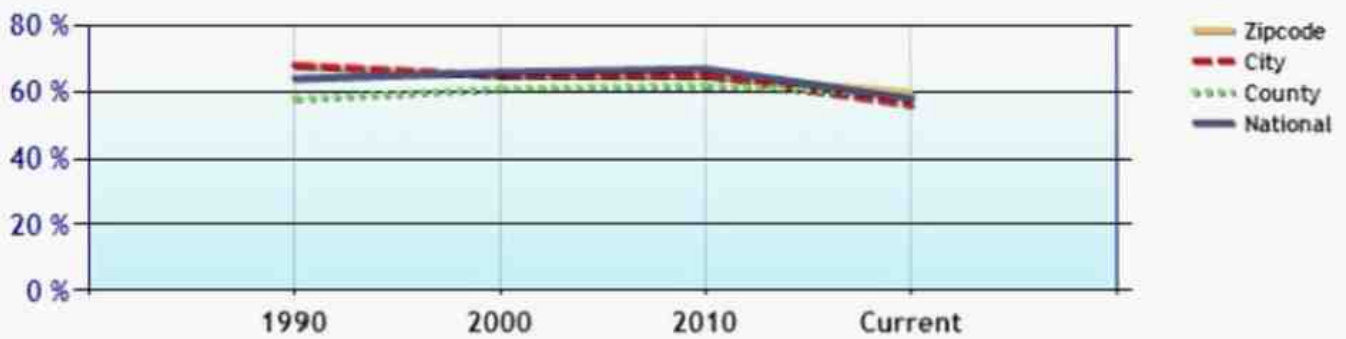


**BRIGHT MLS HOUSING - Page 2**

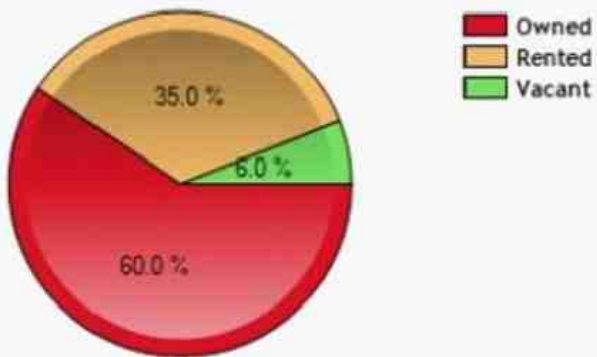
**Percentage of Homes Rented - Thirty Year Chart**



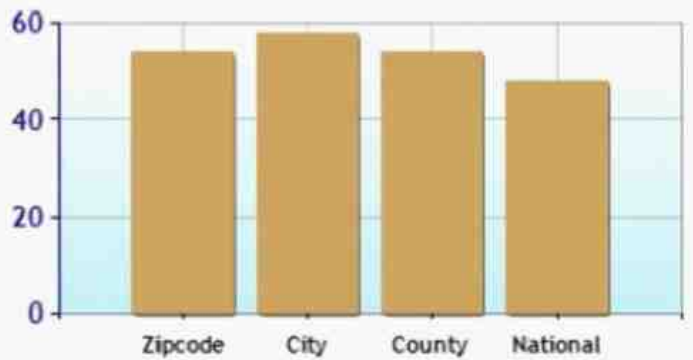
**Percentage of Homes Owned - Thirty Year Chart**



**Home Use**



**Median Age of Home**



# TAX RECORD

**Search Result for PRINCE GEORGE'S COUNTY**

<a href="#">View Map</a>	<a href="#">View GroundRent Redemption</a>	<a href="#">View GroundRent Registration</a>
<b>Special Tax Recapture: None</b>		
<b>Account Identifier:</b>		<b>District - 01 Account Number - 0040766</b>
Owner Information		
<b>Owner Name:</b>	PRINCE GEORGES COUNTY	<b>Use:</b> EXEMPT
		<b>Principal Residence:</b> NO
<b>Mailing Address:</b>	MICHAEL LANGLO IS 11731 OLD GUNPOWDER RD BELTSVILLE MD 20705	<b>Deed Reference:</b> /05066/ 00839
Location & Structure Information		
<b>Premises Address:</b>	11731 OLD GUNPOWDER RD BELTSVILLE 20705-0000	<b>Legal Description:</b>
<b>Map:</b> 0012	<b>Grid:</b> 00E3	<b>Parcel:</b> 0032
<b>Neighborhood:</b> 1040001.17	<b>Subdivision:</b> 0000	<b>Section:</b>
		<b>Block:</b>
		<b>Lot:</b>
		<b>Assessment Year:</b> 2020
		<b>Plat No:</b>
		<b>Plat Ref:</b>
<b>Town:</b> None		
<b>Primary Structure Built</b>	<b>Above Grade Living Area</b>	<b>Finished Basement Area</b>
		<b>Property Land Area</b> 5.8600 AC
		<b>County Use</b> 902
<b>Stories</b>	<b>Basement</b>	<b>Type</b>
		<b>Exterior</b>
		<b>Quality</b>
		<b>Full/Half Bath</b>
		<b>Garage</b>
		<b>Last Notice of Major Improvements</b>
		/
Value Information		
	<b>Base Value</b>	<b>Value</b>
		<b>Phase-in Assessments</b>
		As of
		As of
		As of
<b>Land:</b>	201,300	201,300
<b>Improvements</b>	0	0
<b>Total:</b>	201,300	201,300
<b>Preferential Land:</b>	0	0
		201,300
		201,300
Transfer Information		
<b>Seller:</b> MARYLAND NATL CAPT	<b>Date:</b> 03/07/1979	<b>Price:</b> \$0
<b>Type:</b>	<b>Deed1:</b> /05066/ 00839	<b>Deed2:</b>
<b>Seller:</b>	<b>Date:</b>	<b>Price:</b>
<b>Type:</b>	<b>Deed1:</b>	<b>Deed2:</b>
<b>Seller:</b>	<b>Date:</b>	<b>Price:</b>
<b>Type:</b>	<b>Deed1:</b>	<b>Deed2:</b>
Exemption Information		
<b>Partial Exempt Assessments:</b>	<b>Class</b>	07/01/2019
<b>County:</b>	500	201,300.00
<b>State:</b>	500	201,300.00
<b>Municipal:</b>	500	0.00 0.00
		07/01/2020
		201,300.00
		201,300.00
		0.00 0.00
<b>Special Tax Recapture: None</b>		
Homestead Application Information		
<b>Homestead Application Status:</b> No Application		
Homeowners' Tax Credit Application Information		
<b>Homeowners' Tax Credit Application Status:</b> No Application		<b>Date:</b>

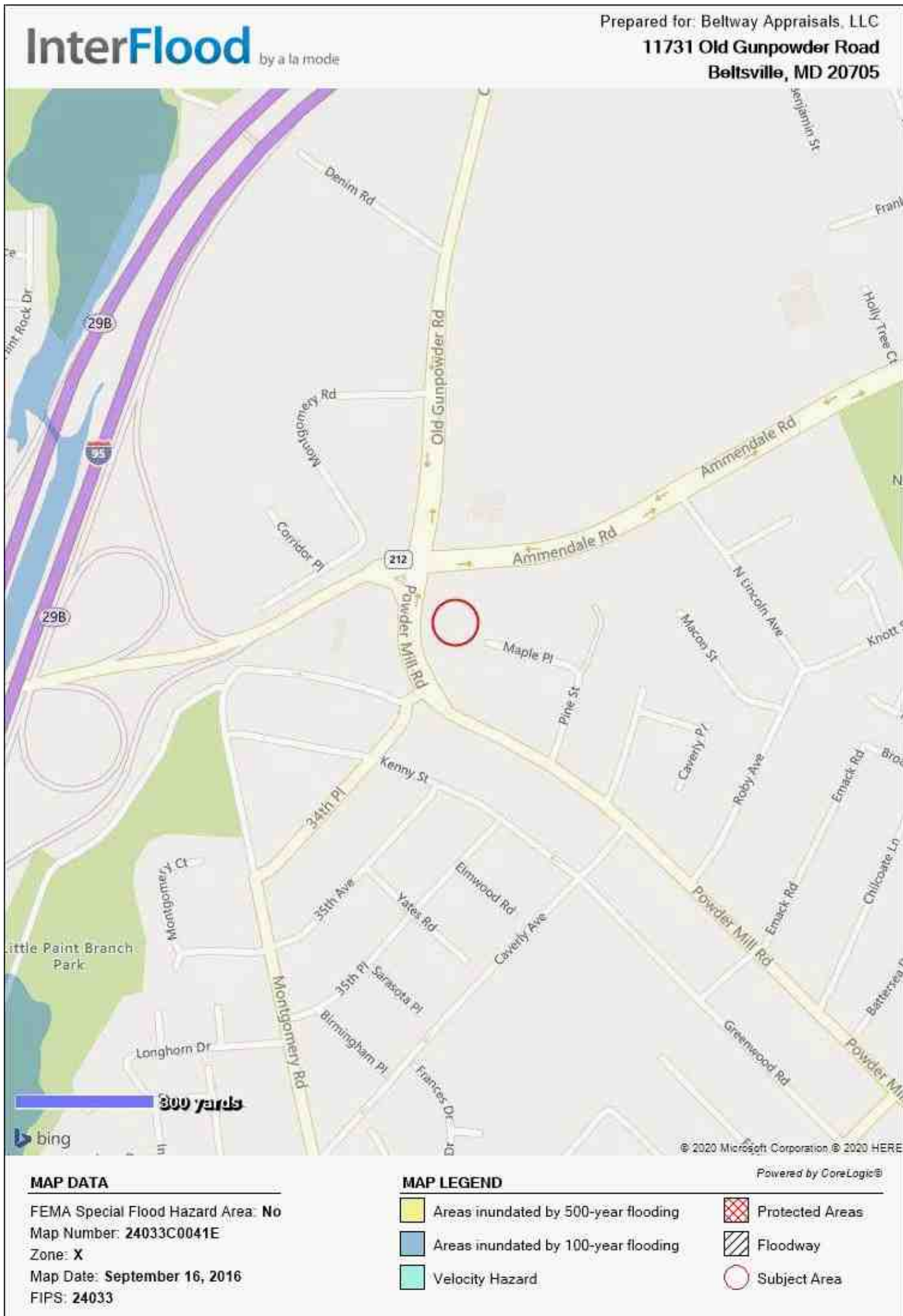
### Location Map

Borrower	N/A N/A				
Property Address	11731 Old Gunpowder Road				
City	Beltsville	County	Prince George's	State	MD Zip Code 20705
Lender/Client	The Prince George's County Government				



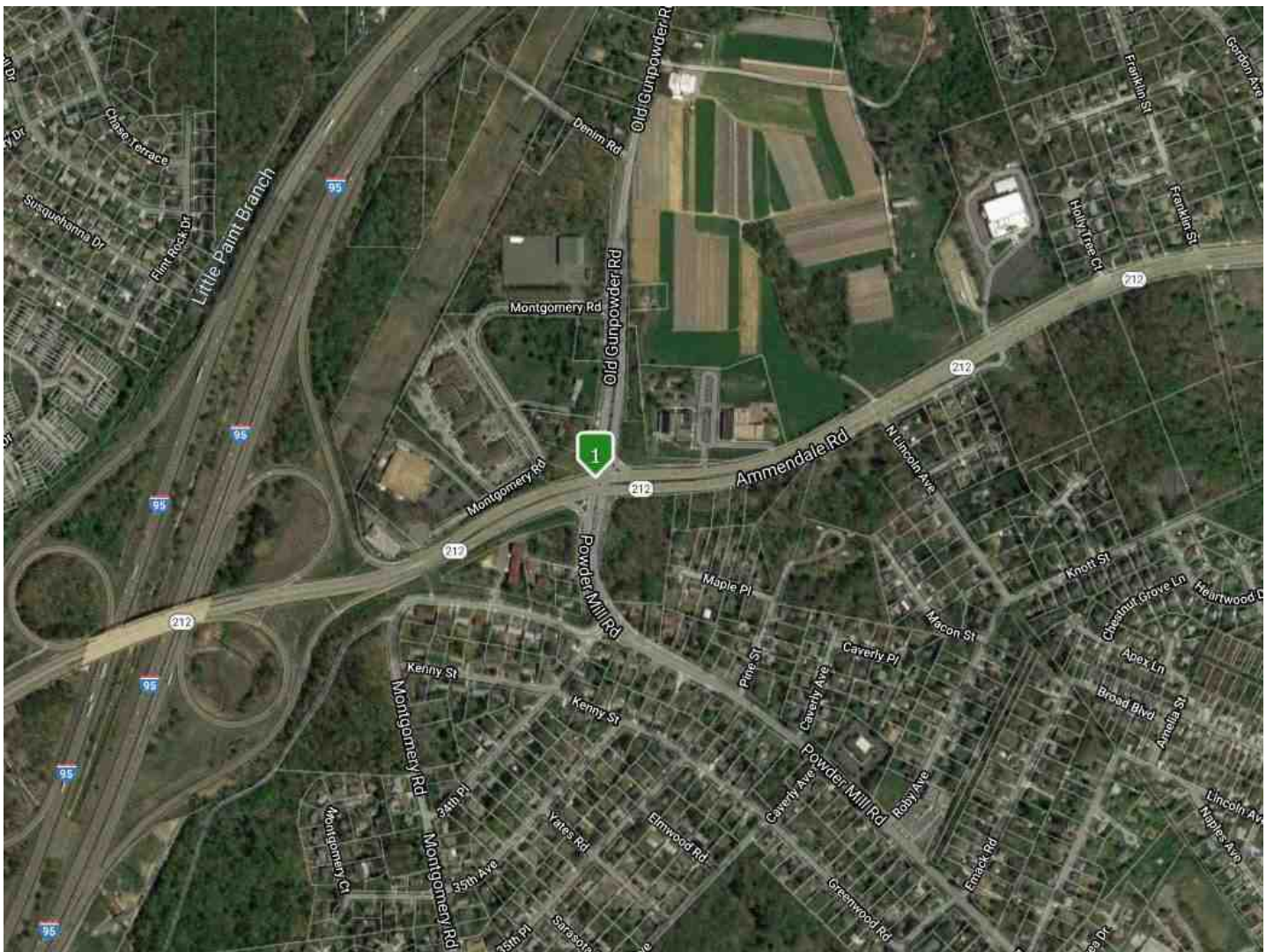
### Flood Map

Borrower	N/A N/A				
Property Address	11731 Old Gunpowder Road				
City	Beltsville	County	Prince George's	State	MD Zip Code 20705
Lender/Client	The Prince George's County Government				



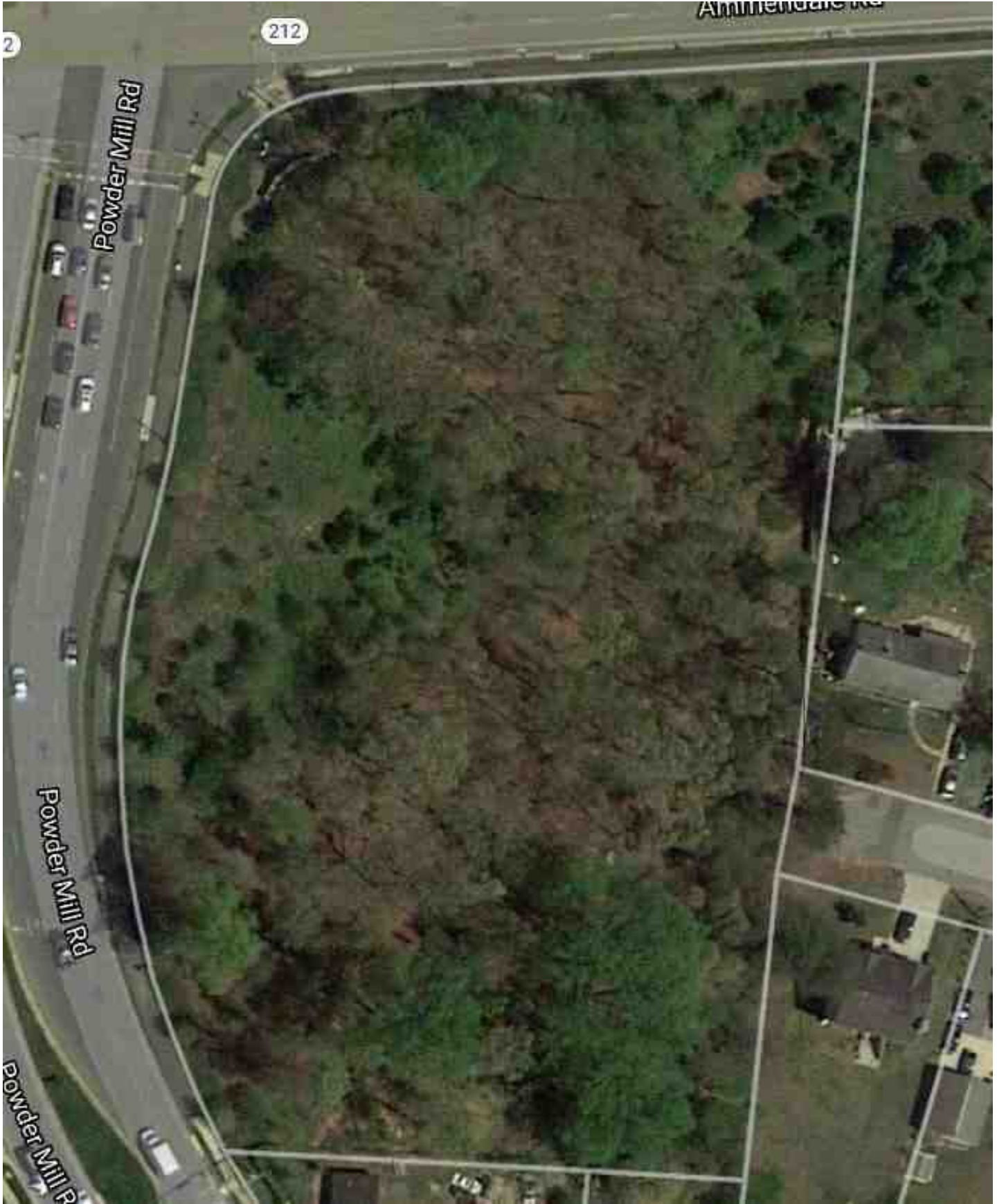
### Aerial Map

Borrower	N/A N/A				
Property Address	11731 Old Gunpowder Road				
City	Beltsville	County	Prince George's	State	MD Zip Code 20705
Lender/Client	The Prince George's County Government				



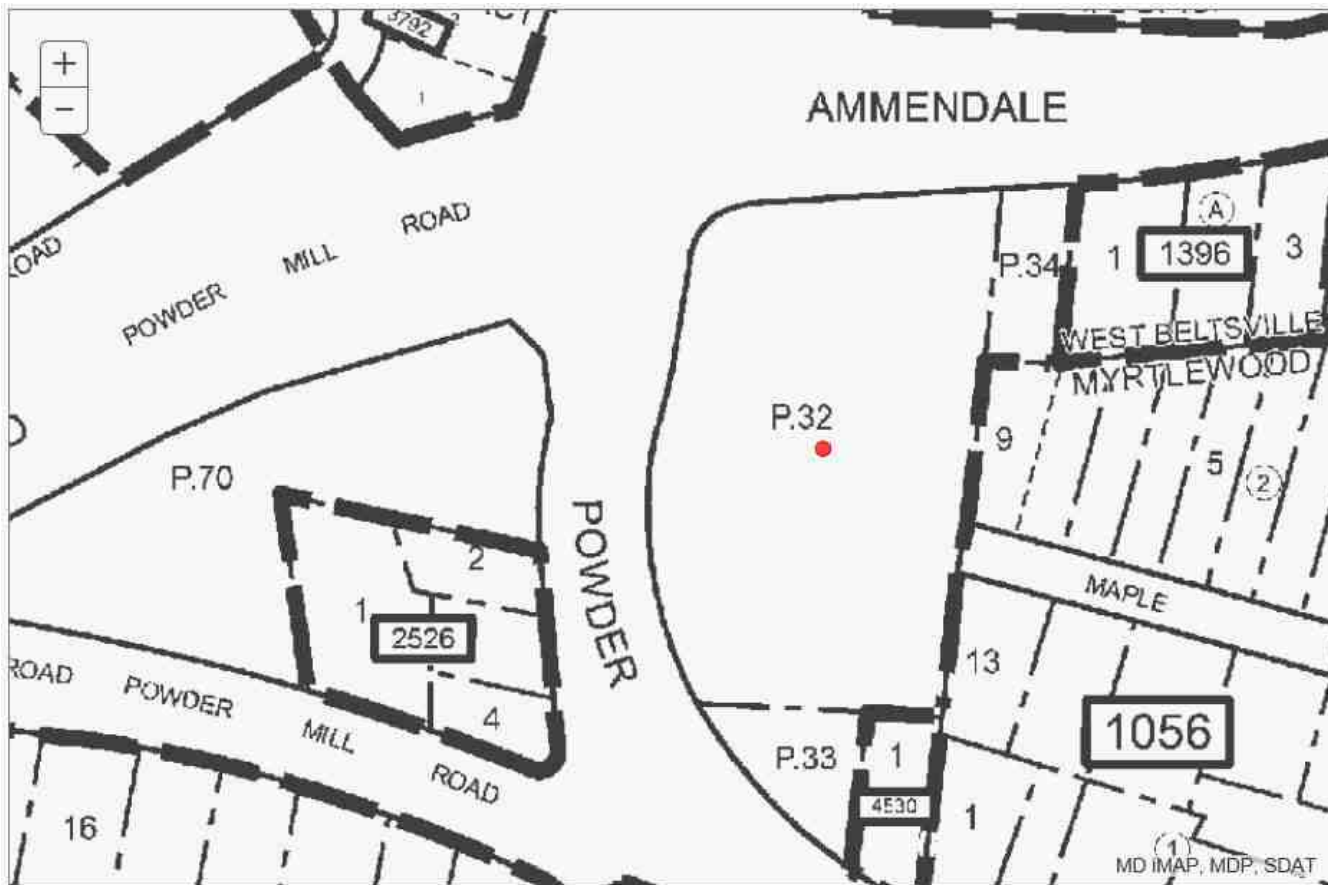
### Close Aerial View

Borrower	N/A N/A				
Property Address	11731 Old Gunpowder Road				
City	Beltsville	County	Prince George's	State	MD Zip Code 20705
Lender/Client	The Prince George's County Government				



### Plat Map

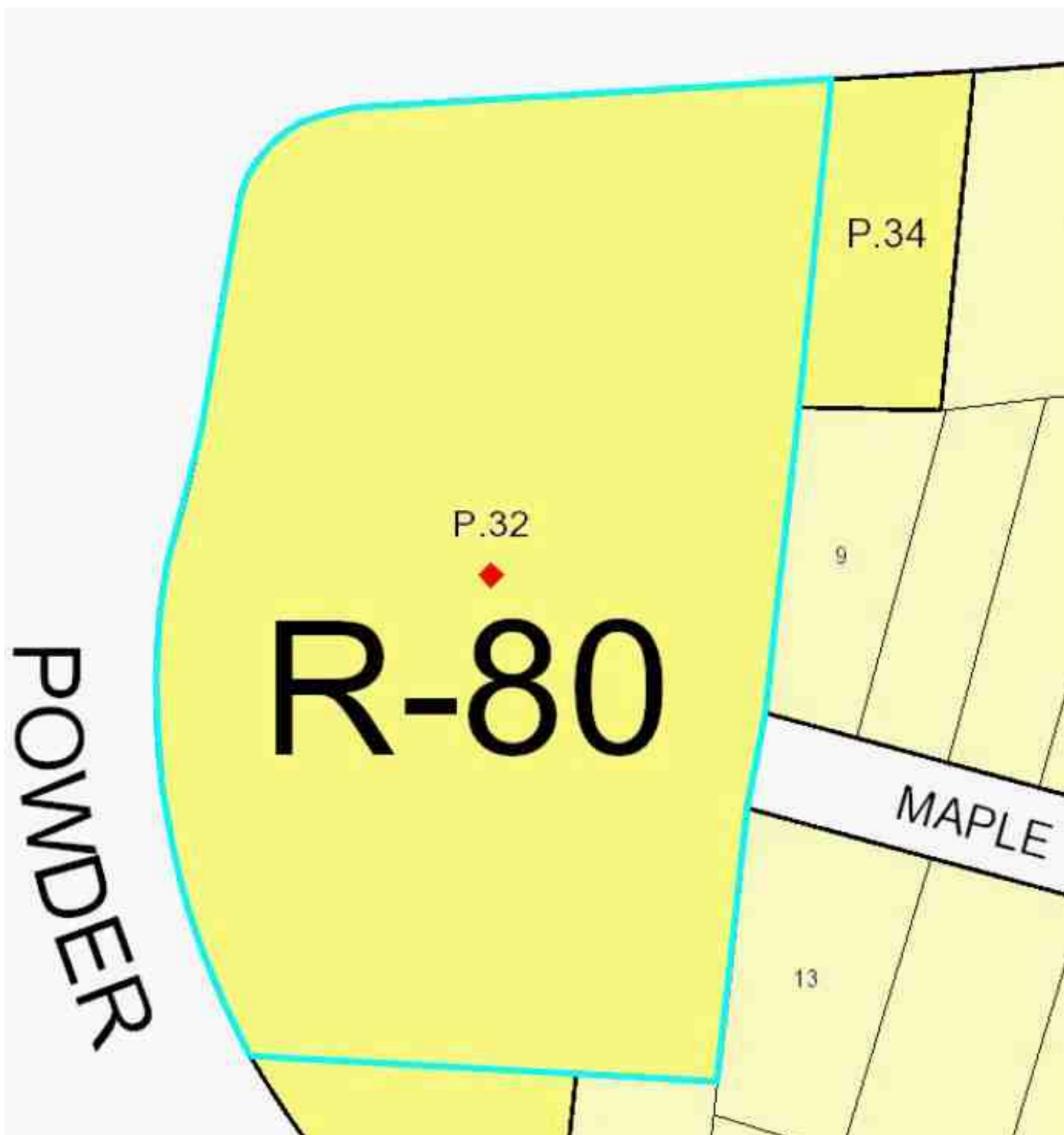
Borrower	N/A N/A				
Property Address	11731 Old Gunpowder Road				
City	Beltsville	County	Prince George's	State	MD Zip Code 20705
Lender/Client	The Prince George's County Government				





### PGAtlas

Borrower	N/A N/A				
Property Address	11731 Old Gunpowder Road				
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	11731 Old Gunpowder Road				
City	Beltsville	County	Prince George's	State	MD Zip Code 20705
Lender/Client	The Prince George's County Government				



### Subject Front

11731 Old Gunpowder Road  
 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	11731 Old Gunpowder Road				
City	Beltsville	County	Prince George's	State	MD Zip Code 20705
Lender/Client	The Prince George's County Government				



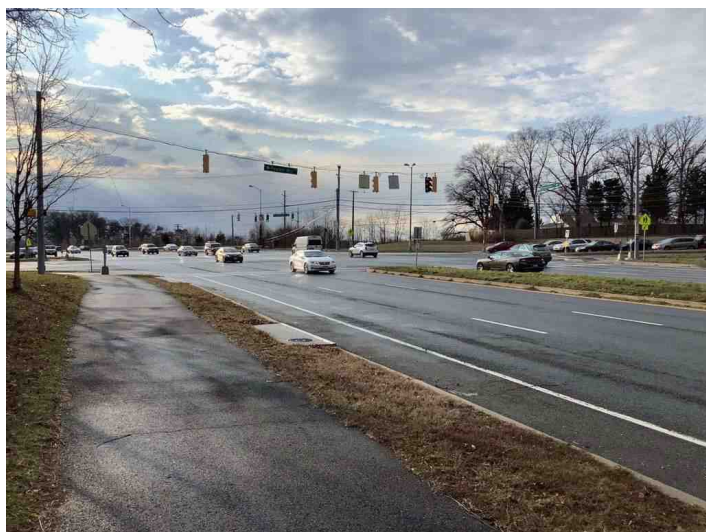
**Photo from the back of the property looking at the scene directly behind the property**



**Alternate site view**



**Alternate site view**



**Side view from Ammendale Road looking west**



**Side view from Ammendale Road looking east**



**County sign at the corner of Ammendale Road and Old Gunpowder Road**

**Photograph Addendum**

Borrower	N/A N/A				
Property Address	11731 Old Gunpowder Road				
City	Beltsville	County	Prince George's	State	MD Zip Code 20705
Lender/Client	The Prince George's County Government				



**Photo from the front of the property looking west across the street at the intersection of Ammendale Road and Old Gunpowder Road**



**Photo from the front of the property looking north across the street west at the intersection of Ammendale Rd and Old Gunpowder Road**



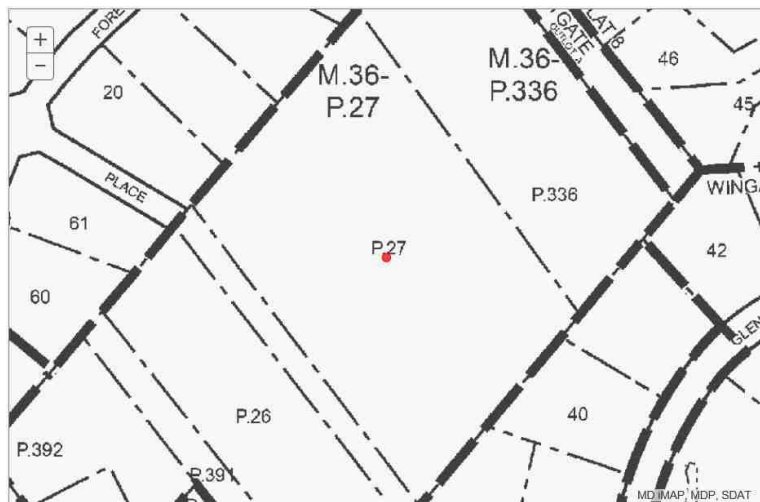
**Photo from the back of the property looking at the scene directly behind the property**



**Photo from the side of the property looking east across the street from Ammendale Road**

**Comparable Photo Page**

Borrower	N/A N/A				
Property Address	11731 Old Gunpowder Road				
City	Beltsville	County	Prince George's	State	MD Zip Code 20705
Lender/Client	The Prince George's County Government				



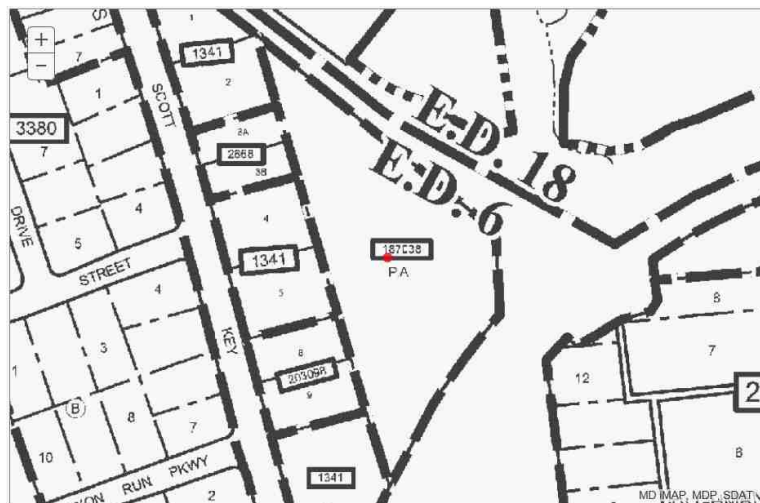
**Comparable 1**

11030 Brookland Rd  
 Prox. to Subject 6.95 MILES SE  
 Sale Price 300,000  
 Gross Living Area  
 Total Rooms  
 Total Bedrooms  
 Total Bathrooms  
 Location Glenn Dale  
 View  
 Site 6.97  
 Quality  
 Age



**Comparable 2**

1800 Enterprise Rd  
 Prox. to Subject 11.47 MILES SE  
 Sale Price 200,000  
 Gross Living Area  
 Total Rooms  
 Total Bedrooms  
 Total Bathrooms  
 Location Bowie  
 View  
 Site 2.26  
 Quality  
 Age

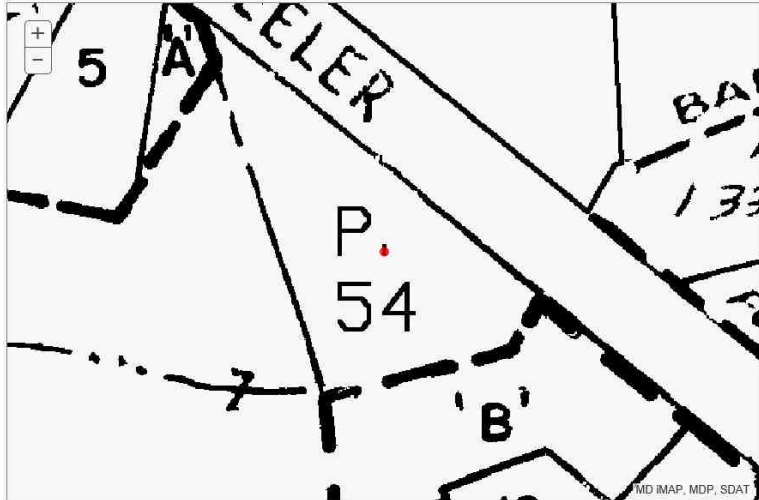


**Comparable 3**

6101 Walker Mill Rd  
 Prox. to Subject 13.17 MILES S  
 Sale Price 252,000  
 Gross Living Area  
 Total Rooms  
 Total Bedrooms  
 Total Bathrooms  
 Location Capitol Heights  
 View  
 Site 3.25  
 Quality  
 Age

### Comparable Photo Page

Borrower	N/A N/A				
Property Address	11731 Old Gunpowder Road				
City	Beltsville	County	Prince George's	State	MD Zip Code 20705
Lender/Client	The Prince George's County Government				



#### Comparable 4

4565 Wheeler Hills Rd  
 Prox. to Subject 15.75 MILES S  
 Sale Price 89,250  
 Gross Living Area  
 Total Rooms  
 Total Bedrooms  
 Total Bathrooms  
 Location Oxon Hill  
 View  
 Site 1.35  
 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 THE BLUE BACKGROUND. CONTAINS COPY VOID FEATURE & ARTIFICIAL WATERMARK ON THE BACK.



LICENSE \* REGISTRATION \* CERTIFICATION \* PERMIT

Lawrence J. Hogan, Jr.  
Governor

Boyd K. Rutherford  
Lt. Governor

Kelly M. Schulz  
Secretary

STATE OF MARYLAND

DEPARTMENT OF LABOR, LICENSING AND REGULATION

COMMISSION OF RE APPRAISERS & HOME INSPECTORS  
CERTIFIES THAT:

JACQUELIN F SONCEAU

IS AN AUTHORIZED: 03 - CERTIFIED RESIDENTIAL

LIC/REG/CERT  
12316

*J. Sonceau*  
Signature of Bearer

EXPIRATION  
07-11-2019

EFFECTIVE  
06-13-2016

CONTROL NO  
4866634

*Kelly M. Schulz*  
Secretary DLLR

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