

APPRAISAL OF REAL PROPERTY



LOCATED AT

Rollins Avenue
Capitol Heights, MD 20743
Rollins Ave Map 73; Grid B2; Parcel 146

FOR

Prince George's County
Benjamin Hobbs, Sr. Realty Specialist

OPINION OF VALUE

33,000

AS OF

12/06/2018

BY

Anissa Rae Beatty
Treffer Appraisal Group
1244 Ritchie Hwy - Suite 19
Arnold, MD 21012
(410) 544-7744
appraisals@treffergroup.com

Borrower	N/A	File No. AB181201		
Property Address	Rollins Avenue			
City	Capitol Heights	County	Prince Georges County	State MD Zip Code 20743
Lender/Client	Prince George's County			

APPRAISAL AND REPORT IDENTIFICATION

This Report is one of the following types:

Appraisal Report (A written report prepared under Standards Rule 2-2(a), pursuant to the Scope of Work, as disclosed elsewhere in this report.)

Restricted Appraisal Report (A written report prepared under Standards Rule 2-2(b), pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use by the specified client or intended user.)

Comments on Standards Rule 2-3

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.
- Unless otherwise indicated, 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.
- Unless otherwise indicated, 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 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 that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

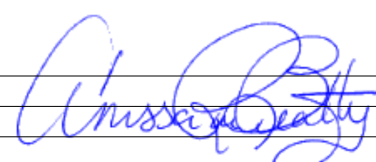
Comments on Appraisal and Report Identification

Note any USPAP related issues requiring disclosure and any State mandated requirements:

The purpose of this assignment is to determine the market value of Parcel 146 Rollins Avenue, Capitol Heights, MD 20743. The zoning for the subject is R-55 which is One-Family detached residential - permits small lot residential subdivisions; promotes high density, single family detached dwellings.

The weaknesses of the subject lot are no direct street front, access to the property and the topography of the lot. The strengths of the subject lot are location, the ability for high density development due to the R-55 zoning.

APPRAISER:

Signature: 
Name: Anissa Rae Beatty
Certified Residential
State Certification #: 03-20531
or State License #: _____
State: MD Expiration Date of Certification or License: 09/07/2020
Date of Signature and Report: 12/20/2018
Effective Date of Appraisal: 12/06/2018
Inspection of Subject: None Interior and Exterior Exterior-Only
Date of Inspection (if applicable): 12/06/2018

SUPERVISORY or CO-APPRAISER (if applicable):

Signature: 
Name: Thomas A Weigand, MAI
Certified General
State Certification #: 04-27637
or State License #: _____
State: MD Expiration Date of Certification or License: 12/27/2019
Date of Signature: 12/20/2018
Inspection of Subject: None Interior and Exterior Exterior-Only
Date of Inspection (if applicable): _____

LAND APPRAISAL REPORT

File No.: AB181201

Property Address: Rollins Avenue	City: Capitol Heights	State: MD	Zip Code: 20743
County: Prince Georges County		Legal Description: Rollins Ave Map 73; Grid B2; Parcel 146	
Assessor's Parcel #: 18-2006294	Tax Year: 2018	R.E. Taxes: \$ 0	Special Assessments: \$ 0
Market Area Name: Prince George's County	Map Reference: 47894	Census Tract: 8028.03	
Current Owner of Record: Prince George's County	Borrower (if applicable): N/A		
Project Type (if applicable): <input type="checkbox"/> PUD <input type="checkbox"/> De Minimis PUD <input checked="" type="checkbox"/> Other (describe) Potential Subdivision	HOA: \$ 0	<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 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: To determine market value for Parcel 146 Rollins Ave, Capitol Heights, Maryland.			
Intended User(s) (by name or type): Prince George's County			
Client: Prince George's County	Address: 1400 McCormick Drive #336 Largo, Maryland 20774		
Appraiser: Anissa Rae Beatty	Address: 1244 Ritchie Hwy - Suite 19, Arnold, MD 21012		

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 80 <input checked="" type="checkbox"/> Tenant 3 <input checked="" type="checkbox"/> Vacant (0-5%) <input type="checkbox"/> Vacant (>5%)	PRICE (\$000)	One-Unit 85 %	<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 (yrs)	2-4 Unit 2 %	<input type="checkbox"/> Likely * <input type="checkbox"/> In Process *
Growth rate: <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow		25 Low 0	Multi-Unit 3 %	* To: _____
Property values: <input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining		829 High 97	Comm'l 10 %	
Demand/supply: <input checked="" type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input type="checkbox"/> Over Supply		385 Pred 66	%	
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: The subject property is located Prince George's County, Maryland which is primarily comprised of single family dwellings along with some multi-family and commercial use properties. Employment centers, schools, hospitals, places of worship, and shopping facilities are within close proximity. The subject property has easy access to Washington, D.C. and Baltimore, Maryland for commuting. The residential real estate market in Prince George's County is in a stable market. The market of Capitol Heights 20743 continues in an increase in median house sales with YTD at a 6.01% increase over this time YTD 2017. The extended expansion has been supported by higher rates which are still at a historical lows providing the affordability for potential buyers and stimulus to the post recession real estate market of 2007-2009. These factors coupled with low levels of houses available continue to create an upward pressure on the market.

Dimensions: No plat available	Site Area: 2.73
Zoning Classification: R-55	Description: One-Family Detached Residential- Permits small-lot residential subdivisions; promotes high density, single-family detached dwellings. Standard lot sizes 6500 sq. ft.; Maximum dwelling units per net acre is 6.7; Estimated average dwelling units per acre 4.2.
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: One-Family Detached Residential- Permits small-lot residential subdivisions; promotes high density, single-family detached dwellings. Standard lot sizes 6500 sq. ft.; Maximum dwelling units per net acre is 6.7; Estimated average dwelling units per acre 4.2.	

Are CC&Rs applicable? Yes No Unknown Have the documents been reviewed? Yes No Ground Rent (if applicable) \$ _____ /

Comments: Not Applicable

Highest & Best Use as improved: Present use, or Other use (explain) The highest and best use is to be developed as single family residential subdivision.

Actual Use as of Effective Date: Vacant lot held for future development. Use as appraised in this report: For development of single family detached subdivision

Summary of Highest & Best Use: The highest and best use is to develop a single family residential subdivision. However, there are physical characteristics that make the development of the parcels more costly. Such as not having direct street frontage and the property topography of the subject lot.

Utilities	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private	Frontage	No Street frontage
Electricity	<input type="checkbox"/>	<input type="checkbox"/>	Hookup Available	Street	None	<input type="checkbox"/>	<input type="checkbox"/>	Topography	Sloping toward the stream that runs to the east of the lot
Gas	<input type="checkbox"/>	<input type="checkbox"/>	Hookup Available	Width	N/A			Size	2.73 acres
Water	<input type="checkbox"/>	<input type="checkbox"/>	Hookup Available	Surface	N/A			Shape	Irregular Non Contiguous
Sanitary Sewer	<input type="checkbox"/>	<input type="checkbox"/>	Hookup Available	Curb/Gutter	None	<input type="checkbox"/>	<input type="checkbox"/>	Drainage	Natural;Appears Adequate
Storm Sewer	<input type="checkbox"/>	<input type="checkbox"/>	Hookup Available	Sidewalk	None	<input type="checkbox"/>	<input type="checkbox"/>	View	Wooded
Telephone	<input type="checkbox"/>	<input type="checkbox"/>	Hookup Available	Street Lights	None	<input type="checkbox"/>	<input type="checkbox"/>		
Multimedia	<input type="checkbox"/>	<input type="checkbox"/>	Hookup Available	Alley	None	<input type="checkbox"/>	<input type="checkbox"/>		

Other site elements: Inside Lot Corner Lot Cul de Sac Underground Utilities Other (describe) Restricted Access

FEMA Spec'l Flood Hazard Area Yes No FEMA Flood Zone X FEMA Map # 24033C0144E FEMA Map Date 9/16/2016

Site Comments: The subject lot is a 2.73 acres vacant lot. The physical characteristics of the subject lot make the development of these parcels more costly. There is no direct street frontage and the topography is sloping toward the stream that runs to the east of the subject lot. The subject's topography map has been attached to this report.



LAND APPRAISAL REPORT

File No.: AB181201

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): brightMLS/SDAT		Analysis of sale/transfer history and/or any current agreement of sale/listing: Per brightMLS/SDAT there have not been any transactions on this property in the last 36 months. To appraisers knowledge there are no current agreements of sale or listing.					
	1st Prior Subject Sale/Transfer							
	Date: 01/14/1986	Price: 0						
Source(s):								
2nd Prior Subject Sale/Transfer								
Date:								
Price:								
Source(s):								
SALES COMPARISON APPROACH	FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
	Address	Rollins Avenue Capitol Heights, MD 20743	4417 Henderson Rd Temple Hills, MD 20748		4910 Collington Rd Bowie, MD 20715		13 Queen Anne Bridge Rd Upper Marlboro, MD 20774	
	Proximity to Subject		5.04 miles S		9.93 miles NE		12.17 miles E	
	Sale Price	\$	\$ 30,000		\$ 49,000		\$ 55,000	
	Price/	\$	\$ 14,634.15		\$ 9,800.00		\$ 26,442.31	
	Data Source(s)		brightMLS#1001064879		brightMLS#1003905334		brightMLS#1000033583	
	Verification Source(s)		brightMLS/SDAT		brightMLS/SDAT		brightMLS/SDAT	
	VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+(-) \$ Adjust
	Sales or Financing		Cash		Cash		Cash	
	Concessions		0		0		0	
	Date of Sale/Time		08/29/17	+2,367	10/17/2014	+4,219	11/01/2018	
	Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
	Location	Capitol Heights	Temple Hills	0	Bowie	-6,982	Upper Marlboro	-5,500
	Site Area	2.73	2.05	+3,400	5	-11,350	2.08	+3,250
	Topography	Sloping to East	Slopes to Sth&Est	0	Mostly Level	-4,900	Mostly Level	-6,500
Street Frontage	None	Yes	-3,000	Yes	-4,900	Yes	-5,500	
Zoning	R-55	RR	0	RR	0	R80	0	
Net Adjustment (Total, in \$)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 2,767	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -23,913	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -14,250	
Adjusted Sale Price (in \$)		Net 9.2 %	\$ 32,767	Net 48.8 %	\$ 25,087	Net 25.9 %	\$ 40,750	
Gross 29.2 %		\$ 32,767	Gross 66.0 %	\$ 25,087	Gross 37.7 %	\$ 40,750		
Summary of Sales Comparison Approach When selecting comparable sales for this assignment emphasis was placed on selecting lots that are most similar in location, size, and use of the subject property.								
Comparable #1, 4417 Henderson Road was selected for analysis because it is similar in lot size and zoning is comparable. This comparable is zoned RR. Per the topography map provided in this report the comparable lot slopes towards the east and southern boundaries towards the water bodies. This lot is zoned RR which permits approximately 1 half-acre residential lots; subdivision lot sizes depend on the date of recordation; allows a number of nonresidential special exemption uses. Standard lot size is 20,000 square feet allowing 10 units on this property. This comparable has street frontage. No previous sales in the last 36 months has been recorded.								
PUD	PROJECT INFORMATION FOR PUDs (if applicable) <input type="checkbox"/> The Subject is part of a Planned Unit Development.							
	Legal Name of Project: Describe common elements and recreational facilities: N/A							
RECONCILIATION	Indicated Value by: Sales Comparison Approach \$ 33,000							
	Final Reconciliation All of the comparable sales were considered in our final reconciliation. Most emphasis was placed upon comparable sales #1 & #3 due to their lot size.							
	This appraisal is made <input checked="" type="checkbox"/> "as is", or <input type="checkbox"/> subject to the following conditions:							
	<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: \$ 33,000, as of: 12/06/2018, 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 24 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"/> Limiting cond./Certifications	<input type="checkbox"/> Narrative Addendum	<input checked="" type="checkbox"/> Location Map(s)	<input type="checkbox"/> Flood Addendum	<input checked="" type="checkbox"/> Additional Sales			
<input checked="" type="checkbox"/> Photo Addenda	<input checked="" type="checkbox"/> Parcel Map	<input checked="" type="checkbox"/> Hypothetical Conditions	<input checked="" type="checkbox"/> Extraordinary Assumptions					
SIGNATURES	Client Contact: Benjamin Hobbs, Sr.				Client Name: Prince George's County			
	E-Mail: bhobbs@co.pg.md.us				Address: 1400 McCormick Drive #336 Largo, Maryland 20774			
	APPRaiser				SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)			
	Appraiser Name: Anissa Rae Beatty				Supervisory or Co-Appraiser Name: Thomas A Weigand, MAI			
	Company: Treffer Appraisal Group				Company: Treffer Appraisal Group			
	Phone: (410) 544-7744 Fax:				Phone: (410) 544-7744 Fax: (410) 544-9005			
	E-Mail: appraisals@treffergroup.com				E-Mail: appraisals@treffergroup.com			
	Date of Report (Signature): 12/20/2018				Date of Report (Signature): 12/20/2018			
	License or Certification #: 03-20531 State: MD				License or Certification #: 04-27637 State: MD			
	Designation: Certified Residential				Designation: Certified General			
Expiration Date of License or Certification: 09/07/2020				Expiration Date of License or Certification: 12/27/2019				
Inspection of Subject: <input 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: 12/06/2018				Date of Inspection:				

ADDITIONAL COMPARABLE SALES

File No.: AB181201

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 4		COMPARABLE NO. 5		COMPARABLE NO. 6	
Address	Rollins Avenue Capitol Heights, MD 20743	Dangerfield Rd Clinton, MD 20735					
Proximity to Subject		9.05 miles S					
Sale Price	\$		\$ 50,000		\$		\$
Price/	\$	\$ 8,333.33		\$		\$	
Data Source(s)		brightMLS#1005815129					
Verification Source(s)		brightMLS/SDAT					
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+(-) \$ Adjust
Sales or Financing Concessions		Cash 0					
Date of Sale/Time		02/05/2018	+3,550				
Rights Appraised	Fee Simple	Fee Simple					
Location	Capitol Heights	Clinton	-4,000				
Site Area	2.73	6	-16,350				
Topography	Slopping to East	Mostly Level	-5,000				
Street Frontage	None	Yes	-5,000				
Zoning	R-55	RE	+5,000				
Net Adjustment (Total, in \$)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -21,800	<input type="checkbox"/> + <input type="checkbox"/> -	\$	<input type="checkbox"/> + <input type="checkbox"/> -	\$
Adjusted Sale Price (in \$)		Net 43.6 % Gross 77.8 %	\$ 28,200	Net % Gross %	\$	Net % Gross %	\$

Summary of Sales Comparison Approach Comparable #2, 4910 Collington Road was selected for analysis due to being a land locked property similar to the subject property. This lot is zoned RR which permits approximately 1 half-acre residential lots; subdivision lot sizes depend on the date of recordation; allows a number of nonresidential special exemption uses. Standard lot size is 20,000 square feet allowing 10 units on this property. It appears to be mostly level with no street frontage. No previous sales in the last 36 months has been recorded.

Comparable #3, 13 Queen Anne Bridge Road was selected for analysis due to being similar in lot size. It appears mostly level with street frontage. This lot is zoned as OS which provided for areas of low-intensity residential (5 acre) development; promotes the economic use and conservation of land for agriculture, natural resource use, large-lot residential estates, non intensive recreational use. No previous sales in the last 36 months has been recorded.

Comparable #4, Dangerfield Road was selected due to being a land locked property similar to the subject property. The zoning code is RE. RE zoning permits large-lot estate subdivisions containing lots approximately one acre or larger. This lot could allow up to 6 units. It appears mostly level with no street frontage. No previous sales in the last 36 months has been recorded.

The location adjustments are based off of the RBI market analysis report for each comparable zip code. This report was adjusted downward at 25% of the difference in median sales price for the comparables to the subject lot. Comparables #2, #3 and #4 were adjusted downward. Comparable #1 was not adjusted due to available data for this region being less reliable than the others. While an adjustment was considered we've decided not to make one.

The topography was adjusted downward 10% of the sales price where the comparables were superior or inferior to the subject lot.

The street frontage was adjusted downward at 10% of the sales price where the comparables were superior to the subject lot.

Multiple market indicators were relied upon to make the date/time adjustment. We consulted differences in the capitalization and discount rates for land supplied by realty rates. We used this data to create a blended rate for each of the comparables. A table for adjustment can be found in the addendum of this report.

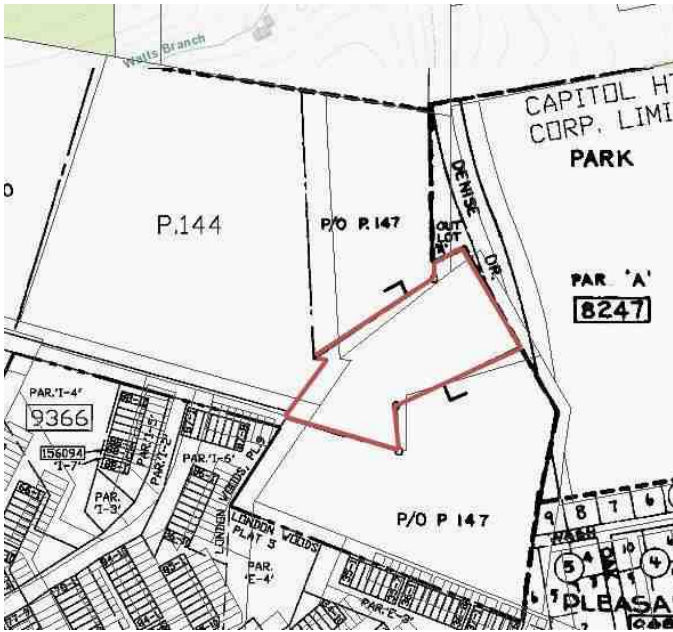
Adjustments were made to zoning at 10% were the comparable lots were inferior or superior to the subject property due to development availability.

SALES COMPARISON APPROACH



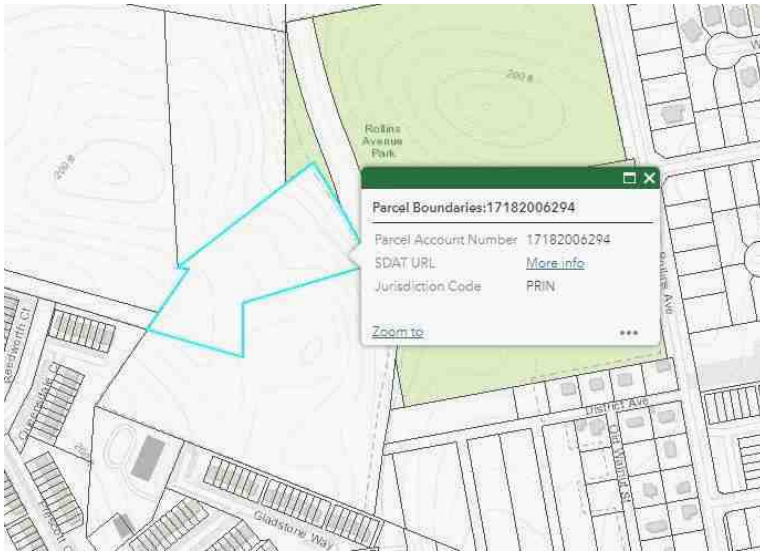
Subject Photo Page

Borrower	N/A				
Property Address	Rollins Avenue				
City	Capitol Heights	County	Prince Georges County	State	MD
Lender/Client	Prince George's County				
				Zip Code	20743



Subject P. 146

Rollins Avenue
 Sales Price
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location Capitol Heights
 View
 Site 2.73
 Quality
 Age



Subject



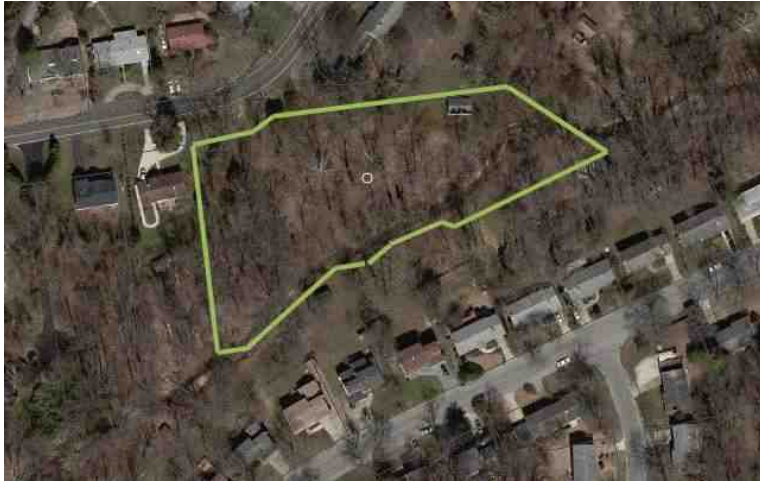
Subject

Topography map of Subject



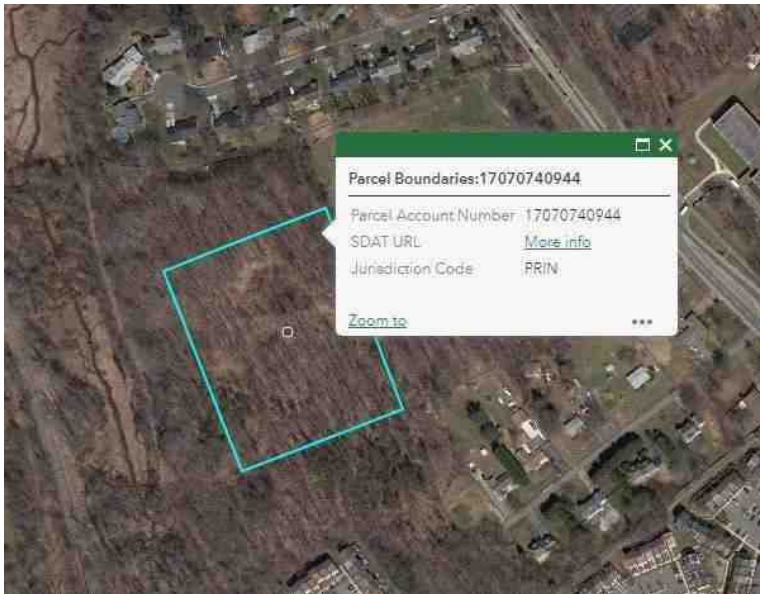
Comparable Photo Page

Borrower	N/A				
Property Address	Rollins Avenue				
City	Capitol Heights	County	Prince Georges County	State	MD Zip Code 20743
Lender/Client	Prince George's County				



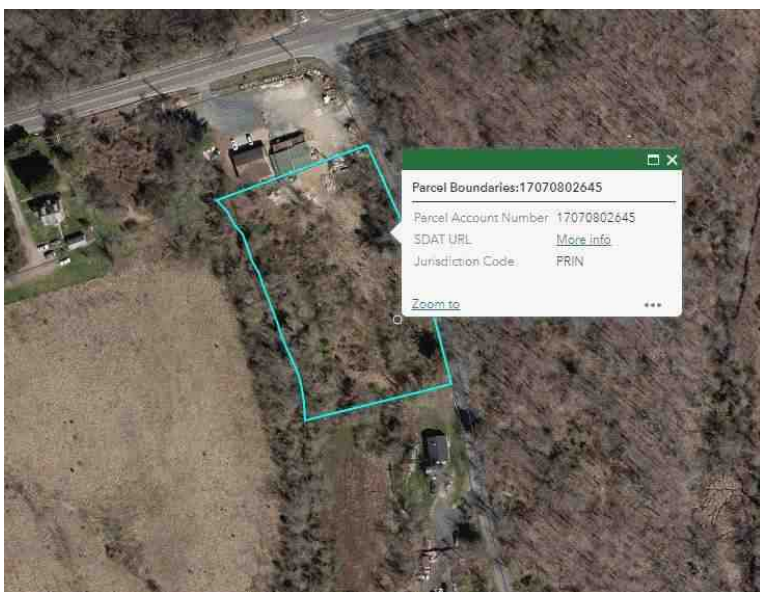
Comparable 1

4417 Henderson Rd
 Prox. to Subject 5.04 miles S
 Sale Price 30,000
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location Temple Hills
 View
 Site 2.05
 Quality
 Age



Comparable 2

4910 Collington Rd
 Prox. to Subject 9.93 miles NE
 Sale Price 49,000
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location Bowie
 View
 Site 5
 Quality
 Age

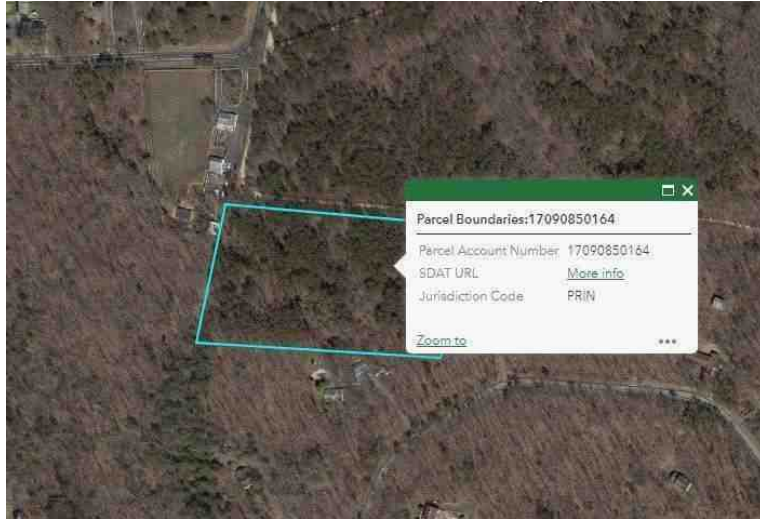


Comparable 3

13 Queen Anne Bridge Rd
 Prox. to Subject 12.17 miles E
 Sale Price 55,000
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location Upper Marlboro
 View
 Site 2.08
 Quality
 Age

Comparable Photo Page

Borrower	N/A				
Property Address	Rollins Avenue				
City	Capitol Heights	County	Prince Georges County	State	MD Zip Code 20743
Lender/Client	Prince George's County				



Comparable 4

Dangerfield Rd
 Prox. to Subject 9.05 miles S
 Sale Price 50,000
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location Clinton
 View
 Site 6
 Quality
 Age

Comparable 5

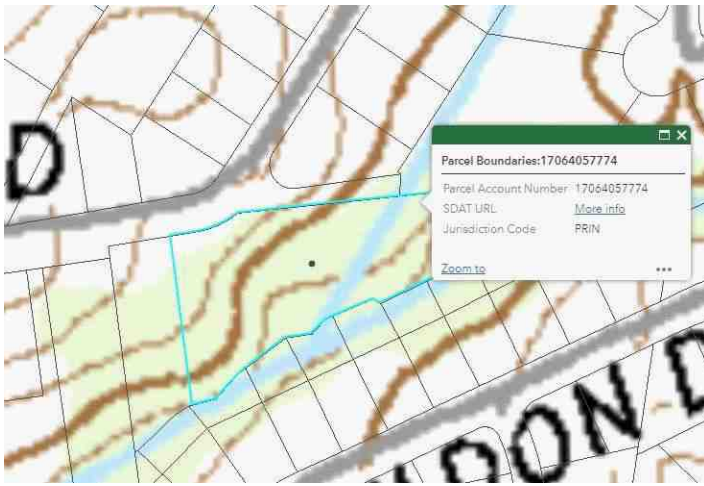
Prox. to Subject
 Sale Price
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location
 View
 Site
 Quality
 Age

Comparable 6

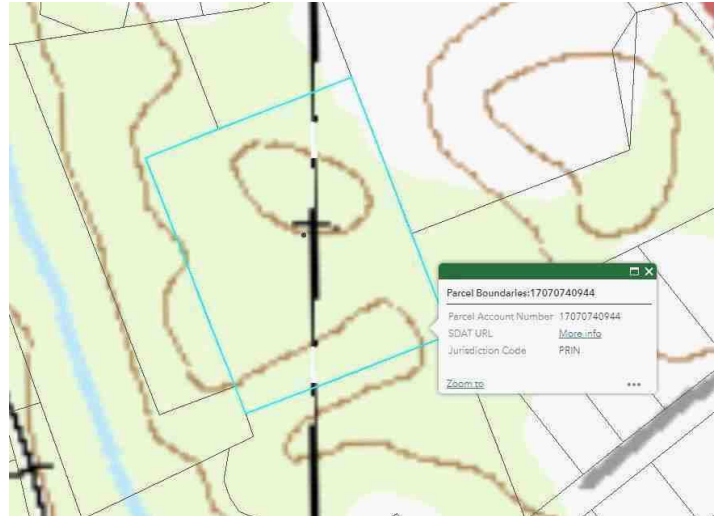
Prox. to Subject
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 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location
 View
 Site
 Quality
 Age

Interior Photos

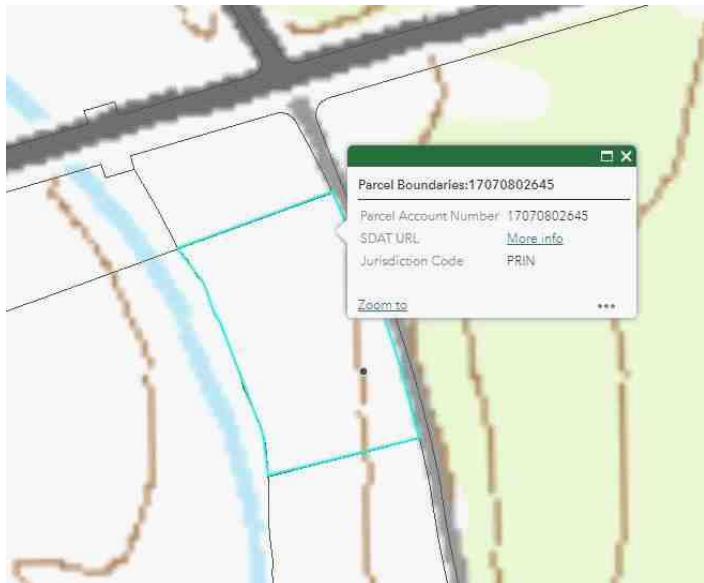
Borrower	N/A				
Property Address	Rollins Avenue				
City	Capitol Heights	County	Prince Georges County	State	MD Zip Code 20743
Lender/Client	Prince George's County				



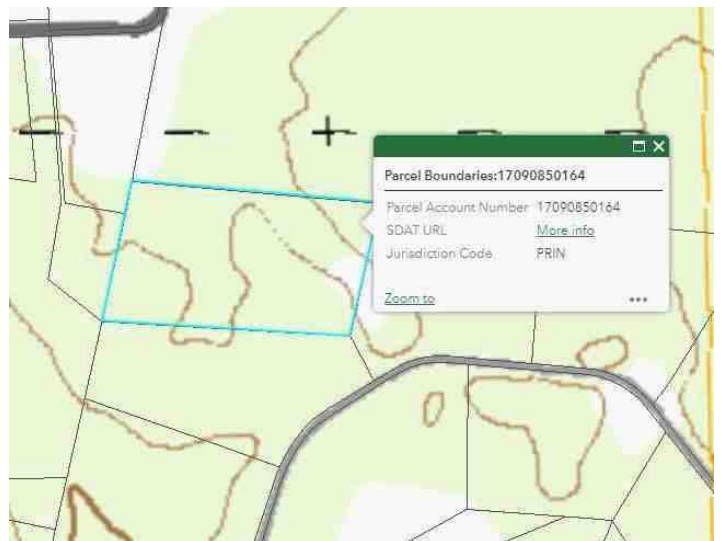
**4417 Henderson Rd
Topography Map**



**4910 Collington Rd
Topography Map**



**13 Queen Anne Bridge Rd
Topography Map**



**Dangerfield Road
Topography Map**



**1820 Palmer Road
Topography Map**

Subject Tax Record - Page 1

12/11/2018

SDAT: Real Property Search

Real Property Data Search

Guide to searching the database

Search Result for PRINCE GEORGE'S COUNTY

New Search

Previous

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Tax Exempt:

Special Tax Recapture:

Exempt Class:

NONE

Account Identifier:

District - 18 Account Number - 2006294

Owner Information

Owner Name:

PRINCE GEORGES COUNTY

Use:

EXEMPT

Principal Residence:

NO

Mailing Address:

RAY AUSTIN
OLD MARLBORO SCH HOUSE
UPPER MARLBORO MD 20772

Deed Reference:

/06254/ 00736

Location & Structure Information

Premises Address:

ROLLINS AVE
CAPITOL HEIGHTS 20743-0000

Legal Description:

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0073	00B2	0146		0000				2018	Plat Ref:

Special Tax Areas:

Town:

NONE

Ad Valorem:

Tax Class:

8

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
			2.7300 AC	902

Stories Basement Type Exterior Full/Half Bath Garage Last Major Renovation

Value Information

Base Value

Value

Phase-in Assessments

As of

As of

As of

01/01/2018

07/01/2018

07/01/2019

Subject Tax Record - Page 2

12/11/2018

SDAT: Real Property Search

Land:	27,300	27,300		
Improvements	0	0		
Total:	27,300	27,300	27,300	27,300
Preferential Land:	0			0

Transfer Information

Seller: COHEN,ISAAC & **Date:** 01/14/1986 **Price:** \$0

Type: **Deed1:** /06254/ 00736 **Deed2:**

Seller: **Date:** **Price:**

Type: **Deed1:** **Deed2:**

Seller: **Date:** **Price:**

Type: **Deed1:** **Deed2:**

Exemption Information

Partial Exempt Assessments:	Class	07/01/2018	07/01/2019
County:	500	27,300.00	27,300.00
State:	500	27,300.00	27,300.00
Municipal:	500	0.00 0.00	0.00 0.00

Tax Exempt: **Special Tax Recapture:**

Exempt Class: NONE

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

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

Market Statistics YTD 2018

January thru October 2018 YTD
20743, Capitol Hgts/Fairmount Hgts, MD

Sold Summary

	2018	2017	% Change
Sold Dollar Volume	\$130,019,223	\$110,745,143	17.40%
Avg Sold Price	\$213,847	\$197,759	8.14%
Median Sold Price	\$219,700	\$207,250	6.01%
Units Sold	608	560	8.57%
Avg Days on Market	0	38	0%
Avg List Price for Solds	\$217,083	\$200,075	8.50%
Avg SP to OLP Ratio	97.5%	98.6%	-1.16%
Ratio of Avg SP to Avg OLP	98.5%	100.0%	-1.40%
Attached Avg Sold Price	\$207,553	\$198,534	4.54%
Detached Avg Sold Price	\$218,464	\$197,518	9.59%
Attached Units Sold	199	134	26.12%
Detached Units Sold	436	426	2.35%

Financing (Sold)

Assumption	0
Cash	0
Conventional	0
FHA	0
Other	0
Owner	0
VA	0

Days on Market (Sold)

0	0
1 to 10	0
11 to 20	0
21 to 30	0
31 to 60	0
61 to 90	0
91 to 120	0
121 to 180	0
181 to 360	0
361 to 720	0
721+	0

Notes:

- SP = Sold Price
- OLP = Original List Price
- LP = List Price (at time of sale)
- Garage/Parking Spaces are not included in Detached/Attached section totals.

Sold Detail

Active Detail

Price Ranges	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR		All	Residential		Condo/Coop
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached	Detached	Attached/TH	Attached
< \$50,000	1	0	1	0	0	0	0	0	0	0
\$50K to \$99,999	4	2	7	1	2	0	2	3	0	0
\$100K to \$149,999	12	4	34	12	20	3	10	5	3	1
\$150K to \$199,999	17	5	35	25	29	4	1	14	5	2
\$200K to \$299,999	3	1	93	70	141	14	0	67	11	1
\$300K to \$399,999	0	0	5	13	28	2	0	16	4	0
\$400K to \$499,999	0	0	0	0	4	0	0	2	0	0
\$500K to \$599,999	0	0	0	0	0	0	0	4	0	0
\$600K to \$799,999	0	0	0	0	0	0	0	0	0	0
\$800K to \$999,999	0	0	0	0	0	0	0	0	0	0
\$1M to \$2,499,999	0	0	0	0	0	0	0	0	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	0	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	37	12	175	121	234	23	13	111	23	4
Avg Sold Price	\$144,012	\$147,427	\$195,851	\$220,251	\$244,535	\$222,778	\$117,002			
Prev Year - Avg Sold Price	\$120,532	\$135,450	\$173,486	\$203,268	\$231,329	\$221,126	\$117,854			
Avg Sold % Change	19.48%	8.84%	12.69%	6.40%	5.71%	-3.61%	-0.55%			
Prev Year - # of Solds	47	7	159	92	220	25	10			

Subject Zoning Map R-55



Waterbodies Map



Date of Sale/Time Adjustment Support

Property	Cap Rate Avg Apt	Discount Rate Apart	Cap Rate Avg All Properties	Discount Rate All Properties	Average Rate	Difference	Percentage Change
Subject & Comp #3	7.09%	8.09%	8.11%	9.00%	8.07%	0.00%	0.00%
Comp #2	6.50%	7.41%	7.50%	8.32%	7.43%	-0.64%	-8.61%
Comp #1	6.46%	7.46%	7.55%	8.46%	7.48%	-0.59%	-7.89%
Comp #4	6.51%	7.62%	7.51%	8.51%	7.54%	-0.53%	-7.10%
Comp #5	6.07%	7.01%	7.07%	7.91%	7.02%	-1.06%	-15.07%

Tax Bill

Property Tax Inquiry

PRINCE GEORGE'S COUNTY
REAL PROPERTY TAX INFORMATION FOR FY 19
TAX PERIOD 07/01/18 - 06/30/19
 MEETS REQUIREMENTS FOR REAL PROPERTY SECTION 14-126

ACCOUNT NUMBER: 2006294 DISTRICT: 18 DATA AS OF: 12/11/18 at 11:43:09 [New Search](#)
 OWNER: PRINCE GEORGES COUNTY CARE OF: RAY AUSTIN [Help](#)
 PROPERTY ADDRESS: 000000 ROLLINS AVE MAILING ADDRESS: OLD MARLBORO SCH HOUSE [Payment History](#)
 CAPITOL HEIGHTS MD 20743-0000 UPPER MARLBORO, MD 20772-0000
 MORTGAGE: UNKNOWN

PROPERTY DESCRIPTION:		PHASE	BLDG	UNIT	
CONDO PLAT					
SUBNAME:				LIBER/FOLIO:	06254/736
SECTION:				LATEST DEED:	01/14/1986
LOT:				LAND:	27,300.00
BLOCK:				IMPS:	0.00
ACREAGE: 2.730 A				ASSESSMENT:	27,300.00
OCCUPANCY: NOT PRINCIPAL RESIDENCE					
TAX DESCRIPTION:					TAX/CHARGE:
COUNTY PROPERTY TAX					0.00
COUNTY PROPERTY TAX - SUPPLEMENTAL EDUCATION					0.00
STATE OF MARYLAND					0.00
PARK & PLANNING					0.00
STORMWATER/CHESAPEAKE BAY WATER QUALITY					0.00
WASHINGTON SUBURBAN TRANSIT COMMISSION					0.00
TOWN LEVY					0.00
OTHER MUNICIPAL CHARGES					0.00
FRONT FOOT					0.00
SOLID WASTE SERVICE CHARGE					0.00
CLEAN WATER ACT FEE					0.00
SPECIAL AREA					0.00
LIENS					0.00
OTHER TAXES/FEES					0.00
LESS HOMEOWNERS TAX CREDIT					0.00
LESS HOMESTEAD TAX CREDIT					0.00
LESS DISCOUNT CREDIT					0.00
TOTAL					0.00
PAYMENT RECEIVED					0.00
REFUND DATE					0.00
					INT/PEN 0.00
					REFUND AMOUNT 0.00

Account No: 2006294 FY19

Supplemental Addendum

File No. AB181201

Borrower	N/A						
Property Address	Rollins Avenue						
City	Capitol Heights	County	Prince Georges County	State	MD	Zip Code	20743
Lender/Client	Prince George's County						

Purpose of the Appraisal

The purpose of the report is to develop and report an opinion of market value for the subject property.

Scope of the Appraisal

The scope of the appraisal provides for a physical inspection of the property and its surroundings sufficient to gather data necessary to form a supportable estimate of market value. Comparable properties are chosen after reviewing recent settled sales, current listings, and properties currently under contract for sale. Specifics regarding physical features of the comparable properties and the terms of sale are obtained from one or more of the following sources: Multiple Listing Services, public records, deeds, and other commercially available subscription services. Comparable sales are then compared to the subject, and necessary adjustments (market abstracted) are applied to arrive at an indicated value by direct sales comparison. A reasoned reconciliation of the approach to value is then made to arrive at an estimate of market value as defined in the appraisal report as of the effective date of the appraisal and subject to the Certification and Limiting Conditions that are attached hereto.

Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property that would make the property more or less valuable and makes no guarantees, or warranties, expressed or implied, regarding the condition of the property. Furthermore, this appraisal report is not a home inspection report. No warranty is expressed or implied.

Standard Comments

- 1) Client: The client is the private party who has engaged this assignment, or other representative/employee that is a party to the ordering of the appraisal.
- 2) Intended Use: The intended use of the appraisal report is to assist the client in evaluating the subject properties market value, as of the effective date of this assignment.
- 3) Intended User: The intended user of the report is the client who has ordered the appraisal report or the employee(s) of the client that may be required to review or comment on the appraisal. The report is intended for use only by the client. Use of the report by others is not intended by the appraiser.
- 4) Exposure Time: The exposure time of the subject is the same as marketing time. Exposure time is defined as: 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.
- 5) I am qualified and competent to perform this appraisal under USPAP guidelines.
- 6) No personal property other than what is typical for the area is included in this report, (i.e. appliances).

Additional Certifications

-My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) and in accordance with the regulations developed by the Lender's Federal Regulatory Agency as required by FIRREA.

The photographs presented in this report were produced using digital photography. None of the photographs have been altered with the possible exception of brightness and or contrast in order to enhance clarity. Photographs are true representation of the subject and or comparable sales as of the inspection date unless otherwise noted in report.

No warranty of the appraised property is given or implied.

This appraisal is not intended to be used by any third party as the third party is not the intended user as defined in this report. This appraisal report has been prepared solely for the benefit of the client identified here within. It is not prepared for the benefit of others.

Neither I, nor anyone associated with this appraisal assignment, has performed valuation services on the subject property within the past three years.

Market Value

The 4th Edition of The Dictionary of Real Estate Appraisal includes several definitions for market value. The following definition from the dictionary is used by the federal agencies that regulate insured financial institutions in the United States.

Market value: the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and acting in what they consider their best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Supplemental Addendum

File No. AB181201

Borrower	N/A						
Property Address	Rollins Avenue						
City	Capitol Heights	County	Prince Georges County	State	MD	Zip Code	20743
Lender/Client	Prince George's County						

Hazmat/Environmental statement unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, radon, urea-formaldehyde foam insulation, lead paint, or other potentially hazardous materials may affect the value of the property. The value is predicated on the assumption that there is no such materials on or in the property that would cause the loss of value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired. The subject property has not sold within the past thirty six months.

Digital Signatures

The digital signatures attached to this report fully comply with minimum USPAP reporting requirements. Security features are utilized to ensure the integrity of the signatures and data. According to USPAP Statement on Appraisal Standards No. 8 dated 9/16/1998, electronically affixing a signature to a report is acceptable, and has the same level of authenticity and responsibility as a hand written ink signature.

Detrimental Conditions Statement

There are a wide variety of detrimental conditions that can impact property values. These include, but are not limited to: non-market motivations, future temporary disruptions, acts of terrorism, stigmas, convicted criminals who reside in the neighborhood, neighborhood nuisances, future unannounced surrounding developments, structural and engineering conditions, construction conditions, soils and geo technical issues, environmental conditions and natural conditions. The appraiser has inspected the subject property on a level that is consistent with the typical responsibilities of the appraisal profession; however the appraiser does not have the expertise of market analysts, soils, structural or engineers, scientists, specialists, urban planners and specialists for the various fields. Unless otherwise stated within the report, we assume no responsibilities for the impact that the variety of detrimental conditions may cause.

Neighborhood Market Conditions

The neighborhood is approximately bound by: The subject lot is north of Walker Mill Rd; east of Suffolk Ave; south of Rte 214; west of Addison Rd.

The subject's area is made up of residential properties with some industrial, institutional and community-serving commercial properties. The "other" category in Present Land Use is for vacant or county owned land. These areas appear to have no adverse impact on residential character of area, but only stimulate the overall growth. Supporting services as well as demographic trends within the neighborhood adequately support the subject property's existing and future potential uses. Overall, the neighborhood is found to be in an economically stable stage of the real estate cycle.

Site Comments

The subject lot is a non contiguous 2.73 acres vacant lot. The physical characteristics of the subject lot make the development of these parcels more costly. There is no direct street frontage, the property is non contiguous, and the topography is slopping toward the stream that runs to the east of the subject lot.

Comments on Sales Comparison

The scope of the assignment is to estimate the fee simple market value of the subject property lot and to consider the three conventional approaches to value. The Sales Comparison Approach is most reliable when appraising vacant land.

All the sales are located within the subject's market area of properties. All the sales were considered to be similar to the subject in appeal and Highest and Best Use.

Comments on Income Approach

The income approach was not developed for this report due to the land being undeveloped at this time and the lack of residential lease data.

Final Reconciliation

The adjusted sale prices via the sales comparison approach fall in close range and support the final estimate of value. The values indicated via the sales comparison analysis are used as the final estimate because of the quality of the data.

Sale Price/Data Source/Verification Source

The sale prices of all comparable sales were verified through public tax records, or through contact with the respective Agent(s).

Highest and Best Use

The highest and best use would be to develop a single family residential neighborhood. However, the weaknesses of the subject lot cause issues with this occurring. There is no direct street frontage, the property is non contiguous, and the topography of the subject lot.

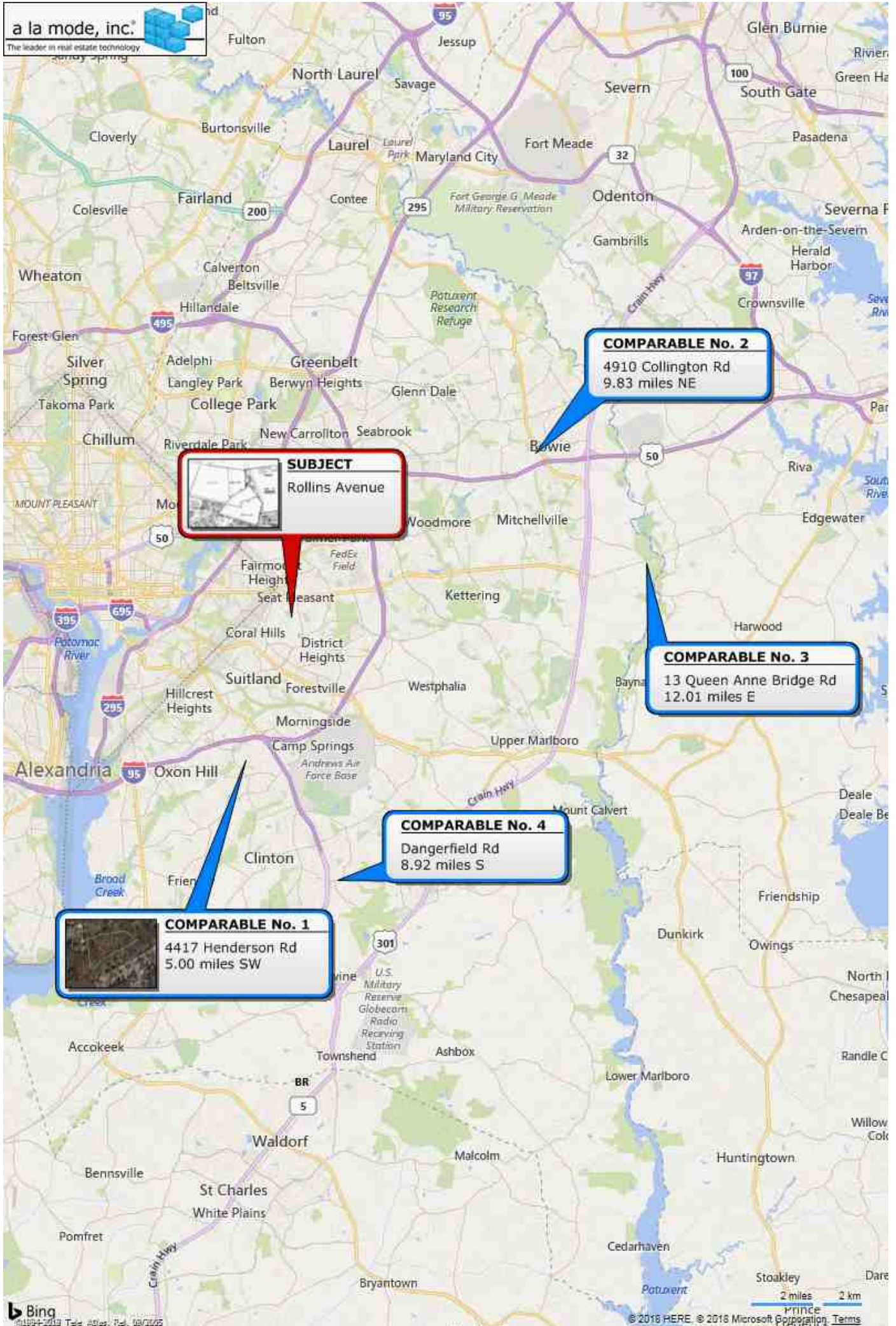
Supplemental Addendum

File No. AB181201

Borrower	N/A					
Property Address	Rollins Avenue					
City	Capitol Heights	County	Prince Georges County	State	MD	Zip Code 20743
Lender/Client	Prince George's County					

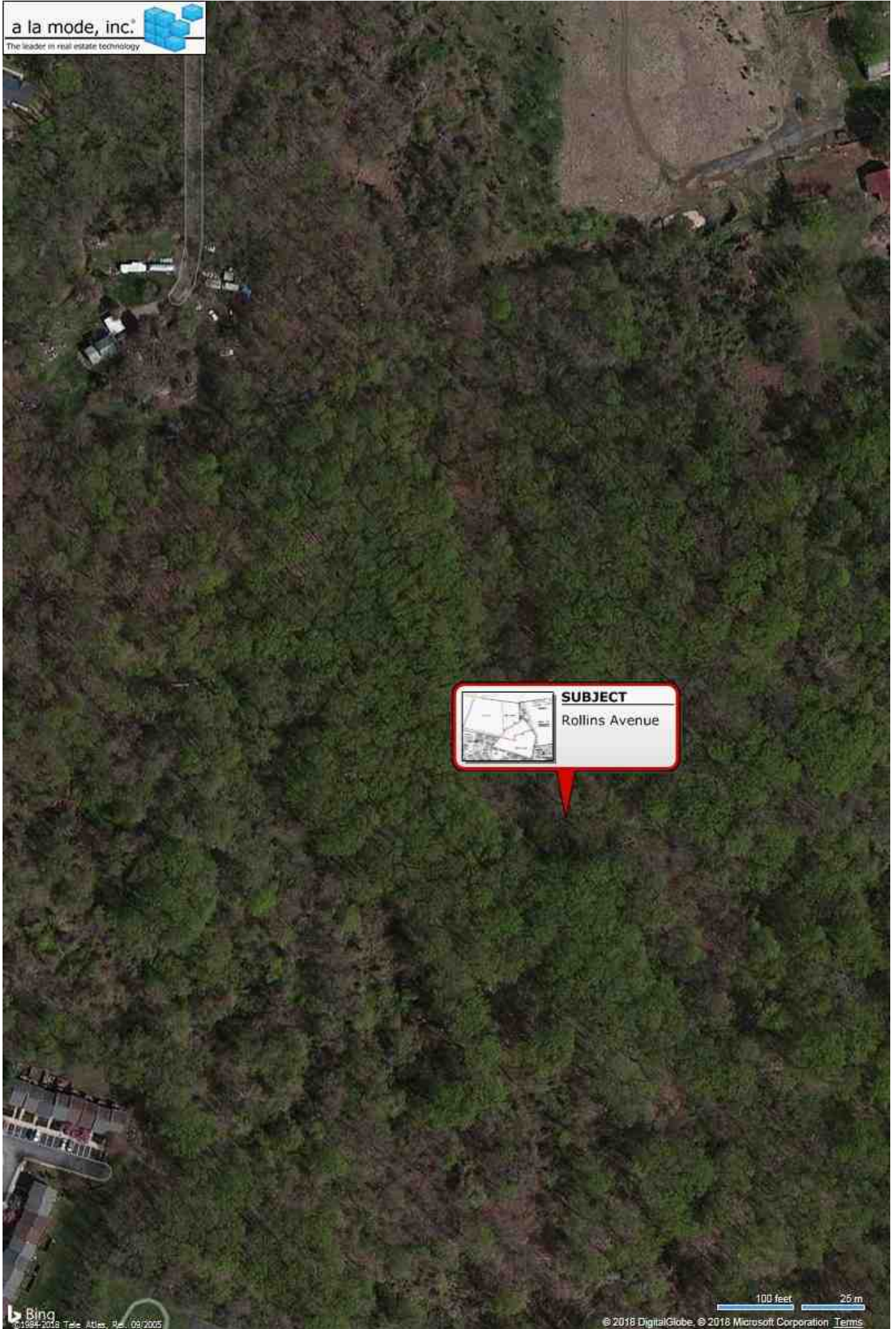
Location Map

Borrower	N/A				
Property Address	Rollins Avenue				
City	Capitol Heights	County	Prince Georges County	State	MD
Lender/Client	Prince George's County				
				Zip Code	20743



Aerial Map

Borrower	N/A				
Property Address	Rollins Avenue				
City	Capitol Heights	County	Prince Georges County	State	MD Zip Code 20743
Lender/Client	Prince George's County				



Appraiser License

FHA/VA Case No. 244-1634502

Certified Residential License

09/05/2017

5,062,406

COMMISSION OF RE APPRAISERS & HOME INSPECTORS

10 03 20531
MESSAGE(S):

ANISSA R BEATTY

6065 09-03-2017

THIS SECURITY FEATURE IS VOID WITHOUT THE UNDERLYING DOCUMENT. VOIDATIONS COPY VOID FEATURE & ARTIFICIAL WATERMARK ON THE BACK.



LICENSE * REGISTRATION * CERTIFICATION * PERMIT
STATE OF MARYLAND

Lawrence J. Hogan, Jr.
GOVERNOR
Boyd K. Rutherford
Lt. GOVERNOR
Kelly M. Schulz
Secretary

DEPARTMENT OF LABOR, LICENSING AND REGULATION

COMMISSION OF RE APPRAISERS & HOME INSPECTORS
CERTIFIES THAT:

ANISSA R BEATTY

IS AN AUTHORIZED: 03 - CERTIFIED RESIDENTIAL

LIC/REG/CERT	EXPIRATION	EFFECTIVE	CONTROL NO
20531	09-07-2020	09-03-2017	5062406

Anissa R Beatty
Signature of Bearer

Kelly M. Schulz
Secretary DLLR

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

10 03 20531

5,062,406

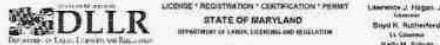
10 03 20531

COMMISSION OF RE APPRAISERS & HOME INSPECTORS
500 N. CALVERT STREET
BALTIMORE, MD 21202-3651

ANISSA R BEATTY
604 BELLE DORA CT.

ARNOLD

MD 21012



LICENSE * REGISTRATION * CERTIFICATION * PERMIT
STATE OF MARYLAND

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Boyd K. Rutherford
Lt. GOVERNOR
Kelly M. Schulz
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LIC/REG/CERT	EXPIRATION	EFFECTIVE	CONTROL NO
20531	09-07-2020	09-03-2017	5062406

Anissa R Beatty *Kelly M. Schulz*
Signature of Bearer Secretary DLLR

Appraiser License

11/15/2016

4,926,429

COMMISSION OF RE APPRAISERS & HOME INSPECTORS

10 04 27637
MESSAGE(S) :

THOMAS WEIGAND

6137 11-14-2016



LICENSE * REGISTRATION * CERTIFICATION * PERMIT

STATE OF MARYLAND

DEPARTMENT OF LABOR, LICENSING AND REGULATION

COMMISSION OF RE APPRAISERS & HOME INSPECTORS

CERTIFIES THAT:

THOMAS WEIGAND

Lawrence J. Hogan, Jr.
Governor

Boyd K. Rutherford
Lt. Governor

Kelly M. Schulz
Secretary

IS AN AUTHORIZED: **04 - CERTIFIED GENERAL**

LIC/REG/CERT
27637

EXPIRATION
12-27-2019

EFFECTIVE
11-14-2016

CONTROL NO
4926429

Thomas Weigand
Signature of Bearer

Kelly M. Schulz
Secretary DLLR

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