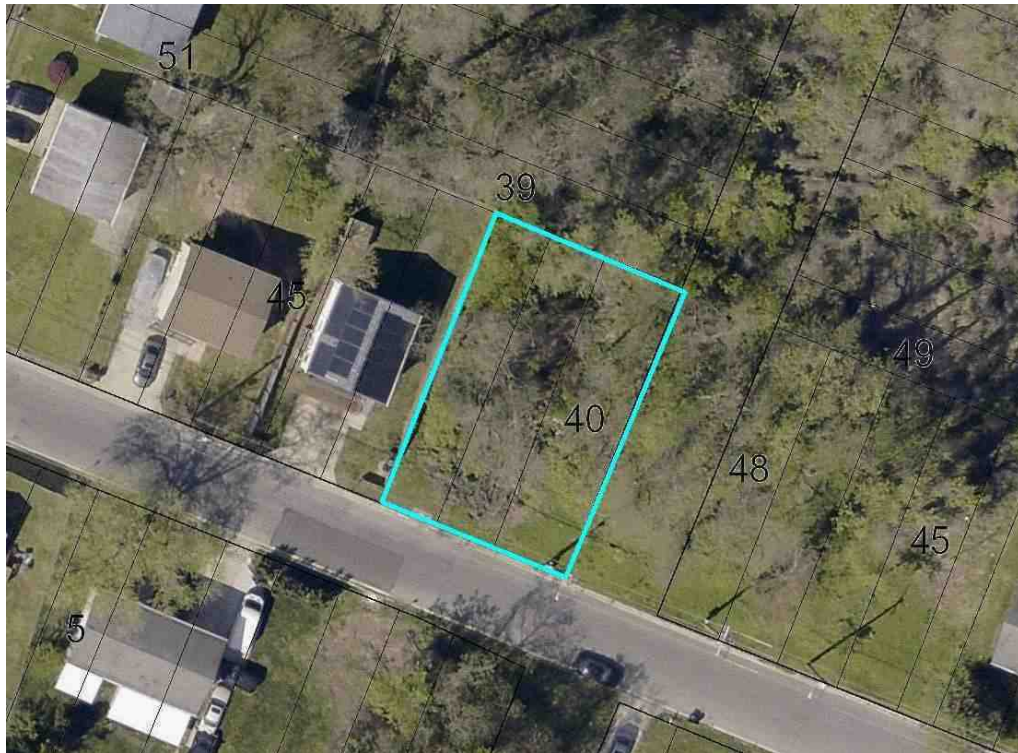


# APPRAISAL OF REAL PROPERTY



## LOCATED AT

Lots 40-42, Block 35 Gunther Street  
Capitol Heights, MD 20743  
Map 72, Grid F3, Subdiv 1800, Block 35, Lots 40 Thru 42; Plat A-0867

## FOR

Prince Georges County  
1400 McCormick Drive, #336  
Largo, MD 20774

## OPINION OF VALUE

11,000

## AS OF

05/26/2021

## BY

Jason D Lewis  
Treffer Appraisal Group  
One Annapolis Street, Suite 202  
Annapolis, MD 21403  
(410) 544-7744  
appraisals@treffergroup.com

Borrower	N/A		File No.	JL210521-D	
Property Address	Lots 40-42, Block 35 Gunther Street				
City	Capitol Heights	County	Prince George's	State	MD Zip Code 20743
Lender/Client	Prince Georges 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).

### Reasonable Exposure Time

(USPAP defines Exposure Time as the estimated length of time that 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.)

My Opinion of Reasonable Exposure Time for the subject property at the market value stated in this report is: 3-6 months

The neighborhood analysis, the exposure time to be the same as those reported as marketing time in the neighborhood section. The estimated length of time that the property's interest being appraised would have been offered on the market prior to the hypothetical consummation or a sale at market value on the effective date of the appraisal. Exposure time is a retrospective opinion based on an analysis of past events assuming a competitive and open market. Exposure time is based on the average days on market of the selected comparables.

### Comments on Appraisal and Report Identification

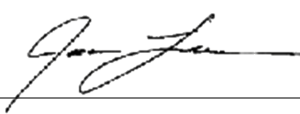
Note any USPAP-related issues requiring disclosure and any state mandated requirements:

The purpose of this appraisal assignment is to provide an opinion of the market value for the real estate being appraised (Subject property) Lot 40 Thru 42 Block 35 Gunther Street, Capitol Heights, MD 20743.

The subject property is an ±6,500 square foot interior lot adjacent to an undeveloped paper road. The subject property measures approximately 65' x 100'. The property is located entirely within the R-55 zoning district. The site consists of lots 40 thru 42 Block 35 as shown on a Plat of Capitol Heights recorded in the Plat records of Prince George's County Maryland at A-0867. The site is heavily wooded, features steep topography, and a stream is observed crossing the property; For these reasons the subject property is not considered suitable for independant development.

A proposed zoning change to RSF-65 is observed, which is not anticipated to impact the highest and best use of the subject property. See the attached current and proposed zoning classification scanned addenda pages.

#### APPRAISER:

Signature: 

Name: Jason D Lewis

State Certification #: \_\_\_\_\_

or State License #: 11559

State: MD Expiration Date of Certification or License: 09/12/2021

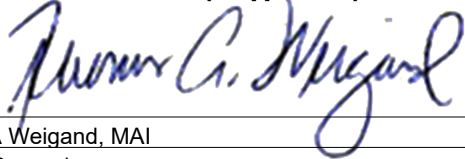
Date of Signature and Report: 06/02/2021

Effective Date of Appraisal: 05/26/2021

Inspection of Subject:  None  Interior and Exterior  Exterior-Only

Date of Inspection (if applicable): 05/26/2021

#### 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: 12/27/2022

Date of Signature: 06/02/2021

Inspection of Subject:  None  Interior and Exterior  Exterior-Only

Date of Inspection (if applicable): \_\_\_\_\_

Borrower	N/A					
Property Address	Lots 40-42, Block 35 Gunther Street					
City	Capitol Heights	County	Prince George's	State	MD	Zip Code 20743
Lender/Client	Prince Georges County					

**Tax Account Data**

Real property assessment account data associated with the property valued in this appraisal report.

1. ID # 18-1993500; Map 72, Grid F3, Subdiv 1800, Block 35, Lots 40 Thru 42; Plat A-0867

**General market conditions**

General Residential Sales, One Mile, 24 Months

In the 24 month period preceding the effective date of this assignment I observed 503 settled sales of improved single family residential dwellings within a one mile radius of the subject property. These sales ranged in close price from \$76,000 to \$512,000; with an average price of \$258,828; a median price of \$260,000; and an average of 38 days of market exposure on the local MLS system.

Detached Residential Sales, One Half Mile, 24 Months

In the 24 month period preceding the effective date of this assignment I observed 192 settled sales of improved detached single family residential dwellings within a one half mile radius of the subject property. These sales ranged in close price from \$89,000 to \$420,000; with an average price of \$254,935; a median price of \$265,000; and an average of 38 days of market exposure on the local MLS system.

**COVID-19**

Current market conditions have been influenced by the COVID - 19 pandemic and related stay at home orders. For example, in person showings for listed properties were initially down by more than 50% and a large number of properties had been placed on temporary hold. However, in the second half of 2020 the market recovered and the number of residential closings increased. However, current inventories of properties offered for sale are at historical lows and low interest rates are stimulating demand. As a result there is upward pressure on residential property values and the days on market reported by the regional multiple list service continue to drop to historical lows. Underwriting may become more difficult if the pandemic persists, but current market conditions have not caused a reduction in median sales prices. The moratorium on evictions and foreclosures has delayed the timing of distressed sales being offered on the market. Therefore, the low number of properties being offered for sale is anticipated to continue through much of 2021.

# LAND APPRAISAL REPORT

File No.: JL210521-D

Property Address: Lots 40-42, Block 35 Gunther Street	City: Capitol Heights	State: MD	Zip Code: 20743
County: Prince George's		Legal Description: Map 72, Grid F3, Subdiv 1800, Block 35, Lots 40 Thru 42; Plat A-0867	
Assessor's Parcel #: 18-1993500	Tax Year: 2021	R.E. Taxes: \$ EXEMPT	Special Assessments: \$ 0
Market Area Name: Captiol Heights	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 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 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 purpose of this appraisal assignment is to provide an opinion of the market value for Lots 40 Thru 42 Block 35 Gunther Street, Capitol Heights, MD 20743.			
Intended User(s) (by name or type): Prince George's County			
Client: Prince Georges County	Address: 1400 McCormick Drive, #336, Largo, MD 20774		
Appraiser: Jason D Lewis	Address: One Annapolis Street, Suite 202, Annapolis, MD 21403		

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 70 <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant (0-5%) <input checked="" type="checkbox"/> Vacant (>5%)	PRICE (\$000)	One-Unit 70 %	<input checked="" type="checkbox"/> Not Likely
Built up: <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%		AGE (yrs)	2-4 Unit 10 %	<input type="checkbox"/> Likely * <input type="checkbox"/> In Process *
Growth rate: <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow		76 Low 1	Multi-Unit 10 %	* To: _____
Property values: <input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining		512 High 131	Comm'l 10 %	
Demand/supply: <input checked="" type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input type="checkbox"/> Over Supply		259 Pred 50	%	
Marketing time: <input type="checkbox"/> Under 3 Mos. <input checked="" 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 is located in central Prince George's Maryland, within the Captiol Heights market area inside of the Capital Beltway. The market area is approximately bound by Central Ave. to the north, Ritchie Rd. to the east, Suitland Pkwy. to the south, and Southern Ave. SE to the west. The neighborhood is comprised primarily of detached single family residences of varying ages and styles, multi-family is observed, with portions of commercial development along the major thoroughfares. The subject's location provides convenient access to employment centers through-out the Metro area; and major travel routes including I-95, 4, 214, 337, 458, and 543. There is adequate access to amenities including schools, shopping, religious facilities, etc. Single family data provided above is sourced from an MLS search of a one mile radius surrounding the subject property, over the twenty four month period prior to the effective date. (503 total sales ranging from \$76,000 to \$512,000; average close price: \$258,828; average days on market: 38)

Dimensions: 65 x 100	Site Area: 6,500 Sq.Ft.
Zoning Classification: R-55	Description: R-55; 1 Family Detached Residential Permits Small-Lot
Residential Subdivisions; Promotes High Density, Single-Family Detached Dwellings. Standard Lot Sizes 6,500 Square Feet Maximum Dwelling Units Per Net Acre 6.70 Estimated Average Dwelling Units Per Acre	
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: Generally intended for high density detached single-family detached residential development.	

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 property would be for asseblage, as it is not believed to be individually buildable.

Actual Use as of Effective Date: Vacant Lot Use as appraised in this report: Assemblage Parcel

Summary of Highest & Best Use: After considering the physical constraints of the subject property's parcel, the subject property location, the use of the surrounding parcels, and the existing zoning regulations, it is our opinion that the maximally productive and highest and best use for this property is assemblage.

Utilities	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private	Frontage	65 feet, per Plat
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available Hookup	Street	Residential 2 way	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Topography	See Topo Map Addendum
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available Hookup	Width	20 Feet			Size	Average
Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available Hookup	Surface	Macadam			Shape	Rectangular
Sanitary Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available Hookup	Curb/Gutter	Concrete/Concrete	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Drainage	Natural
Storm Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available Hookup	Sidewalk	None	<input type="checkbox"/>	<input type="checkbox"/>	View	Residential
Telephone	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available Hookup	Street Lights	Electric	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Multimedia	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available Hookup	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 # 24033C0144E FEMA Map Date 09/16/2016

Site Comments: The subject property is an ±6,500 square foot interior lot adjacent to an undeveloped paper road. The subject property measures approximately 65' x 100'. The property is located entirely within the R-55 zoning district. The site consists of lots 40 thru 42 Block 35 as shown on a Plat of Capitol Heights recorded in the Plat records of Prince George's County Maryland at A-0867. The site is heavily wooded, features steep topography, and a stream is observed crossing the center of the property; For these reasons the subject property is not considered suitable for independant development (See environmental concerns map addenda).





# LAND APPRAISAL REPORT

File No.: JL210521-D

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): **Assessment Records**

1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing: <u>The subject property has not transferred</u>
Date: 11/25/1980	within three years of the effective date of this appraisal.
Price: \$10	
Source(s): MLS/Sdat; 5342/618	
2nd Prior Subject Sale/Transfer	
Date:	
Price:	
Source(s):	

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	Lots 40-42, Bk 35 Gunther Street Capitol Heights, MD 20743	930 Abel Ave Capitol Heights, MD 20743		Ute Way Lts 97-104 Capitol Heights, MD 20743		4833 Gunther St Capitol Heights, MD 20743	
Proximity to Subject		0.49 miles NW		0.26 miles E		0.24 miles W	
Sale Price	\$		\$ 16,000		\$ 20,000		\$ 10,500
Price/ Sq.Ft.	\$	1.60		1.58		2.63	
Data Source(s)		BrightMLS#MDPG535146; 76		BrightMLS#MDPG541350; 434		TID#18-2080778	
Verification Source(s)		Assessment Records, Deed		Assessment Records, Deed		Assessment Records, Deed	
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+(-) \$ Adjust
Sales or Financing		ALT; Cash		ALT; Cash		Unknown	
Concessions		None Noted		None Noted		None Known	
Date of Sale/Time		11/20/2019		11/23/2020		07/29/2020	0
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Location	Capitol Heights	Capitol Heights		Capitol Heights		Capitol Heights	
Site Area (in Sq.Ft.)	6,500	10,000	-1,750	12,640	-3,070	4,000	+1,250
Zoning	R-55	R-55		RT	-2,000	R-55	
Site Coverage	Wooded	Cleared	-1,600	Wooded		Cleared	-1,050
Improvements	None	None		None		None	
External Factors	None	None		None		None	
Dev Factors	Non buildable	Topo/Drainage		No Access		Topo	
Net Adjustment (Total, in \$)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$	-3,350	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$	-5,070	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$	200
Adjusted Sale Price (in \$)		Net 20.9 %		Net 25.4 %		Net 1.9 %	
		Gross 20.9 %	\$ 12,650	Gross 25.4 %	\$ 14,930	Gross 21.9 %	\$ 10,700

Summary of Sales Comparison Approach In completing the sales comparison analysis, I have attempted to use comparable sales which fully compete with the subject property. (e.g., settled dates within certain time frames, reasonable proximity to subject, similar size, use and utility, etc.). In order to achieve this goal, a comprehensive search of the subject market is conducted. The best sales available have been utilized in this analysis; the adjusted prices of the comparable sales form a value range considered inclusive of the subject property. When possible, I applied quantifiable market extracted adjustments to account for the contributory value of different property attributes. When adjustments cannot be directly quantified I used my best judgment to make a reasonable and appropriate adjustment based upon anticipated market reaction to a particular property amenity. A market conditions adjustment was considered, and is not believed to be warranted among properties similar to the subject. A strong correlation is observed among the adjusted values of all comparable sales. After adjustments a value range from \$10,700 to \$14,930 has been identified. I have opted to weight towards the lower end of the adjusted range in consideration of the subject property site size. Comparable sale #3 has received increased weight as it requires the lowest net/gross adjustment

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

Legal Name of Project: \_\_\_\_\_

Describe common elements and recreational facilities: \_\_\_\_\_

**Indicated Value by: Sales Comparison Approach \$** 11,000

Final Reconciliation The comparable sales range in adjusted sale price from \$10,700 to \$14,930. The reconciled opinion of market value for the subject property is \$11,000.

This appraisal is made  "as is", or  subject to the following conditions: \_\_\_\_\_

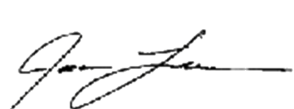
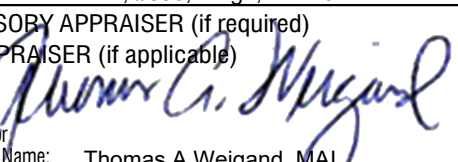
This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.

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: \$ 11,000, as of: 05/26/2021, 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 32 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:

Limiting cond./Certifications  Narrative Addendum  Location Map(s)  Flood Addendum  Additional Sales

Photo Addenda  Parcel Map  Hypothetical Conditions  Extraordinary Assumptions

Client Contact: Benjamin Hobbs	Client Name: Prince Georges County
E-Mail: bhobbs@co.pg.md.us	Address: 1400 McCormick Drive, #336, Largo, MD 20774
<b>APPRAISER</b>	<b>SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)</b>
	
Appraiser Name: Jason D Lewis	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): 06/02/2021	Date of Report (Signature): 06/02/2021
License or Certification #: 11559 State: MD	License or Certification #: 04-27637 State: MD
Designation: _____	Designation: Certified General
Expiration Date of License or Certification: 09/12/2021	Expiration Date of License or Certification: 12/27/2022
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 checked="" type="checkbox"/> Did Not Inspect
Date of Inspection: 05/26/2021	Date of Inspection: _____

### Subject Photo Page

Borrower	N/A						
Property Address	Lots 40-42, Block 35 Gunther Street						
City	Capitol Heights	County	Prince George's	State	MD	Zip Code	20743
Lender/Client	Prince Georges County						



#### Subject Front

Lots 40-42, Bk 35 Gunther Street  
 Sales Price  
 Gross Living Area  
 Total Rooms  
 Total Bedrooms  
 Total Bathrooms  
 Location            Capitol Heights  
 View  
 Site                    6,500  
 Quality  
 Age



#### Subject Street

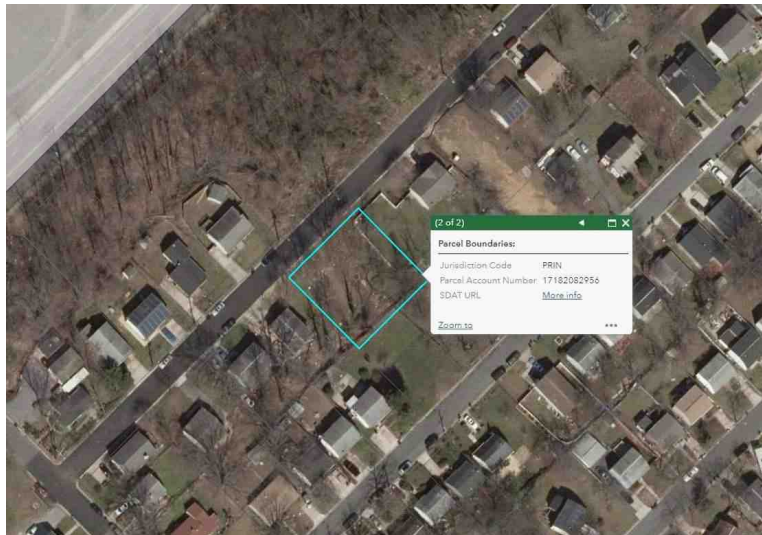


#### Subject Street



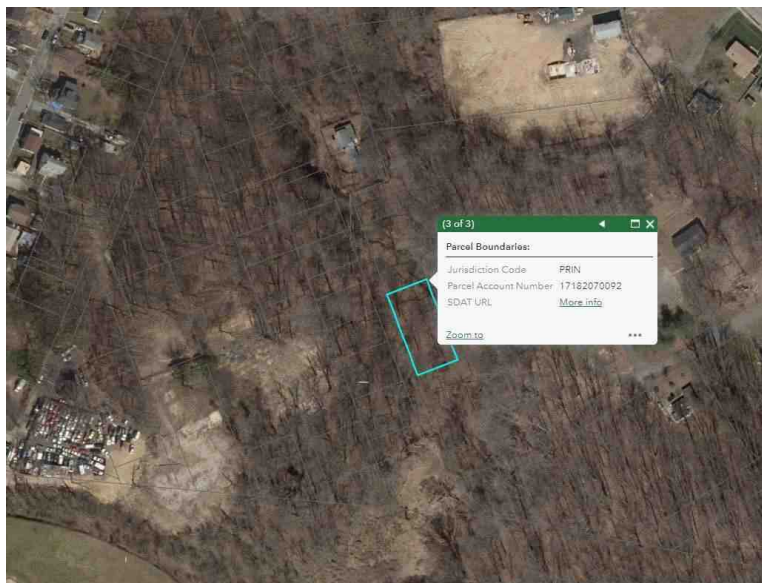
## Comparable Land Photo Page

Borrower	N/A				
Property Address	Lots 40-42, Block 35 Gunther Street				
City	Capitol Heights	County	Prince George's	State	MD Zip Code 20743
Lender/Client	Prince Georges County				



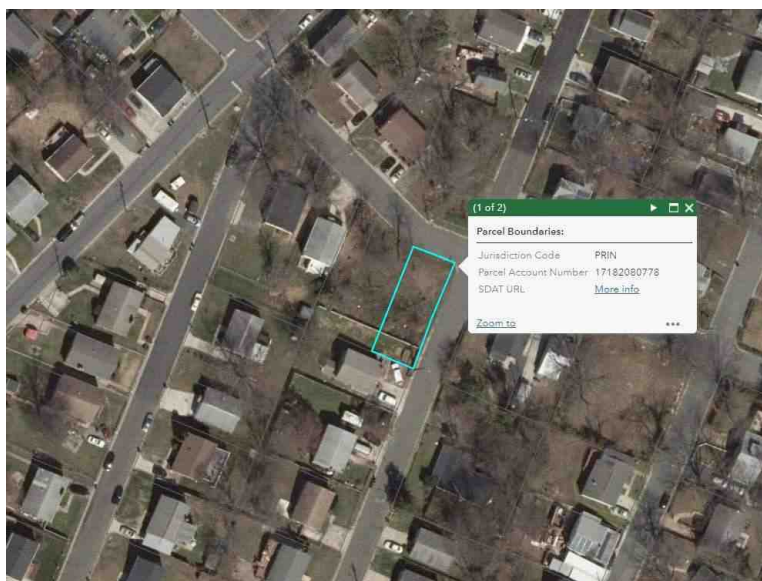
### Comparable 1

930 Abel Ave  
 Prox. to Subj. 0.49 miles NW  
 Sales Price 16,000  
 Date of Sale 11/20/2019  
 Location Capitol Heights  
 Site/View  
 Zoning R-55  
 Site Coverage Cleared  
 Improvements None  
 External Factors None



### Comparable 2

Ute Way Lts 97-104  
 Prox. to Subj. 0.26 miles E  
 Sales Price 20,000  
 Date of Sale 11/23/2020  
 Location Capitol Heights  
 Site/View  
 Zoning RT  
 Site Coverage Wooded  
 Improvements None  
 External Factors None



### Comparable 3

4833 Gunther St  
 Prox. to Subj. 0.24 miles W  
 Sales Price 10,500  
 Date of Sale 07/29/2020  
 Location Capitol Heights  
 Site/View  
 Zoning R-55  
 Site Coverage Cleared  
 Improvements None  
 External Factors None

# Sales Comparison Commentary

File No. JL210521-D

Page # 9

Borrower	N/A						
Property Address	Lots 40-42, Block 35 Gunther Street						
City	Capitol Heights	County	Prince George's	State	MD	Zip Code	20743
Lender/Client	Prince Georges County						

Comparable Sales Selection: The best available comparable sales have been utilized in my analysis, other considered comparable properties would have required excessive adjustment. There is a paucity of market advertised sales of similar lots in the immediate submarket.

A market conditions adjustment was considered, and is not believed to be warranted among properties similar to the subject.

Comparable #1 was selected for it's relatively recent transfer date, reasonable proximity, and it's similar utility. This was an arms length transaction which consisted of a 10,000 sq.ft. (Per SDAT) residential lot. A negative size adjustment is applied at a rate of \$0.50, per square foot. A negative 10% adjustment is applied in relation to site coverage. It is observed that this is a low lying lot with moderate topography and a stream. Given the noted impediments to development this property is condiered to provided similar utility as compared with the non buildable subject property.

Comparable #2 was selected for it's recent transfer date, reasonable proximity, and it's similar utility. This was an arms length transaction which consisted of a 12,640 sq.ft. (Per SDAT) residential lot. A negative size adjustment is applied at a rate of \$0.50, per square foot. A negative 10% adjustment is applied in relation to zoning district differences. It is observed that this is a land locked lot with moderate topography onsite. Given the noted impediments to development this property is condiered to provided similar utility as compared with the non buildable subject property.

Comparable #3 was selected for it's recent transfer date, reasonable proximity, and it's similar utility. This was an arms length transaction which consisted of a 4,000 sq.ft. (Per SDAT) residential lot. Moderate topograph is noted onsite. It is observed that this property is below site size requirements of 5,000 sq.ft. for indepenant development. Given the noted impediments to development this property is condiered to provided similar utility as compared with the non buildable subject property.



## Supplemental Addendum

File No. JL210521-D

Borrower	N/A						
Property Address	Lots 40-42, Block 35 Gunther Street						
City	Capitol Heights	County	Prince George's	State	MD	Zip Code	20743
Lender/Client	Prince Georges 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.

Condition line adjustments have been made where warranted based on an observed level of individual update, upkeep and deferred maintenance seen in each comparable sale when compared to the subject. Condition has been determined using a combination of MLS listing information, agent's comments and exterior inspection of these properties. Condition is a consideration of both effective and actual age differences.

### Standard Comments

- 1) Client: The client is the private party who has engaged Treffer Appraisal for 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 6th 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.

### 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

### Supplemental Addendum

File No. JL210521-D

Borrower	N/A					
Property Address	Lots 40-42, Block 35 Gunther Street					
City	Capitol Heights	County	Prince George's	State	MD	Zip Code 20743
Lender/Client	Prince Georges County					

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.

#### 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 geotechnical 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.

#### Comments on Sales Comparison

The scope of the assignment is to estimate the fee simple market value of the subject property. The Cost and Income Approaches have not been developed as the subject is vacant land. The Sales Comparison Approach is most reliable when appraising land in this neighborhood due to sufficient number of comparable sales.

The Sales Comparison Approach compares the subject with other properties considered similar, competing properties which have transferred title within the recent market period. Adjustments are made for items of dissimilarity. This approach assumes that buyers in the market are similarly motivated and will pay a relatively similar price per unit (per square foot) based on property's merits: location, site size, etc. When possible, we apply quantifiable market extracted adjustments to account for the contributory value of different property attributes. When adjustments cannot be directly quantified we use our best judgment to make a reasonable and appropriate adjustment based upon anticipated market reaction to a particular property amenity.

#### Comments on Income Approach

The subject is vacant land, not under lease; therefore, the Income Approach is not a reliable indicator of value and has not been used in this report.

#### Final Reconciliation

The Sales Comparison Approach is the preferred method for determining the market value of the subject property. The Cost and income approaches have not been developed in this report as the subject is vacant land.

#### Sale Price/Data Source/Verification Source

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

#### Highest and Best Use

The highest and best use of the subject property is for assemblage. Proposed zoning change is not anticipated to impact highest and best use.

#### Zoning

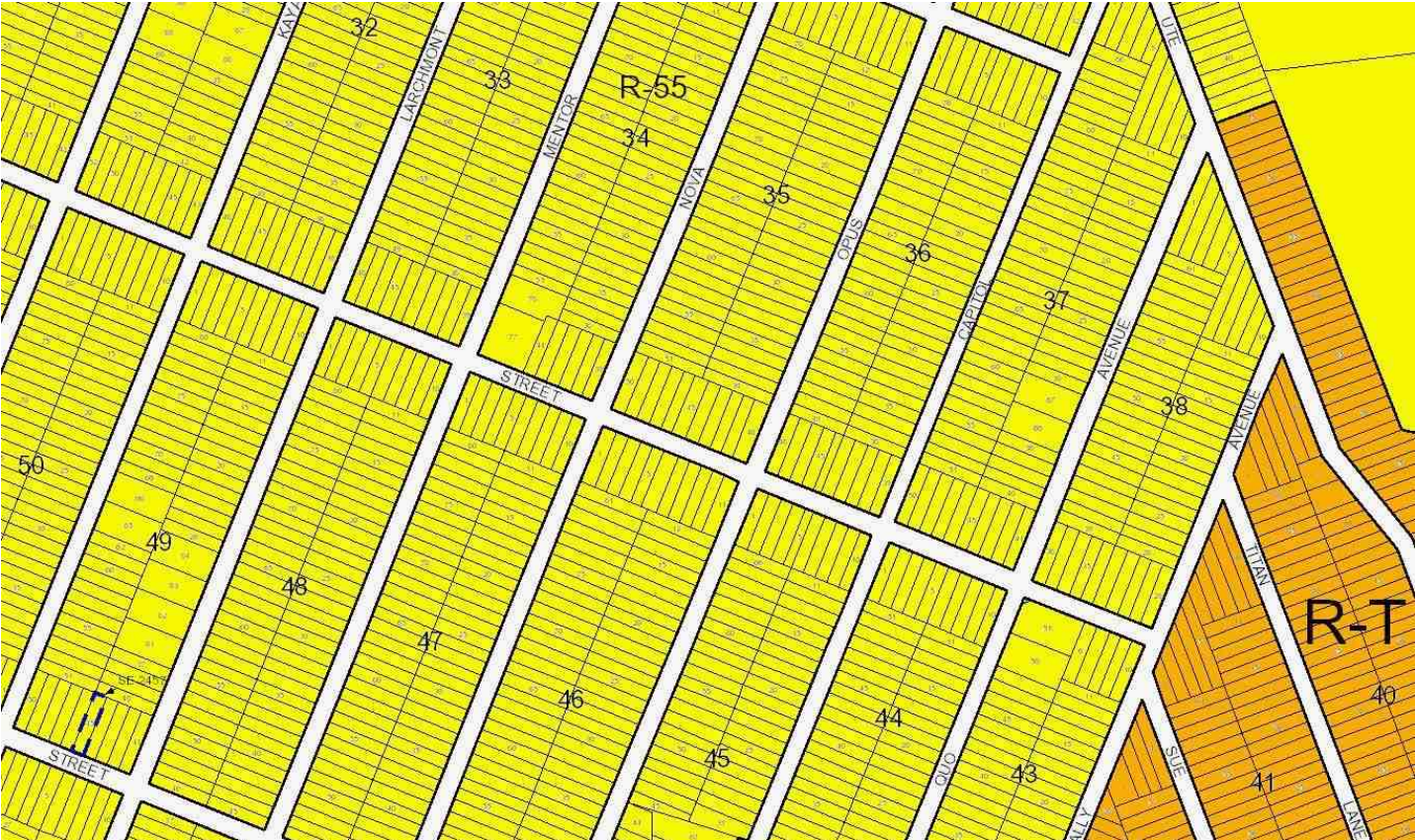
##### R-55 1 Family Detached Residential

Permits small-lot residential subdivisions; promotes high density, single-family detached dwellings.

- Standard lot sizes - 6,500 square feet
- Maximum dwelling units per net acre - 6.70
- Estimated average dwelling units per acre - 4.2

### Zoning Map

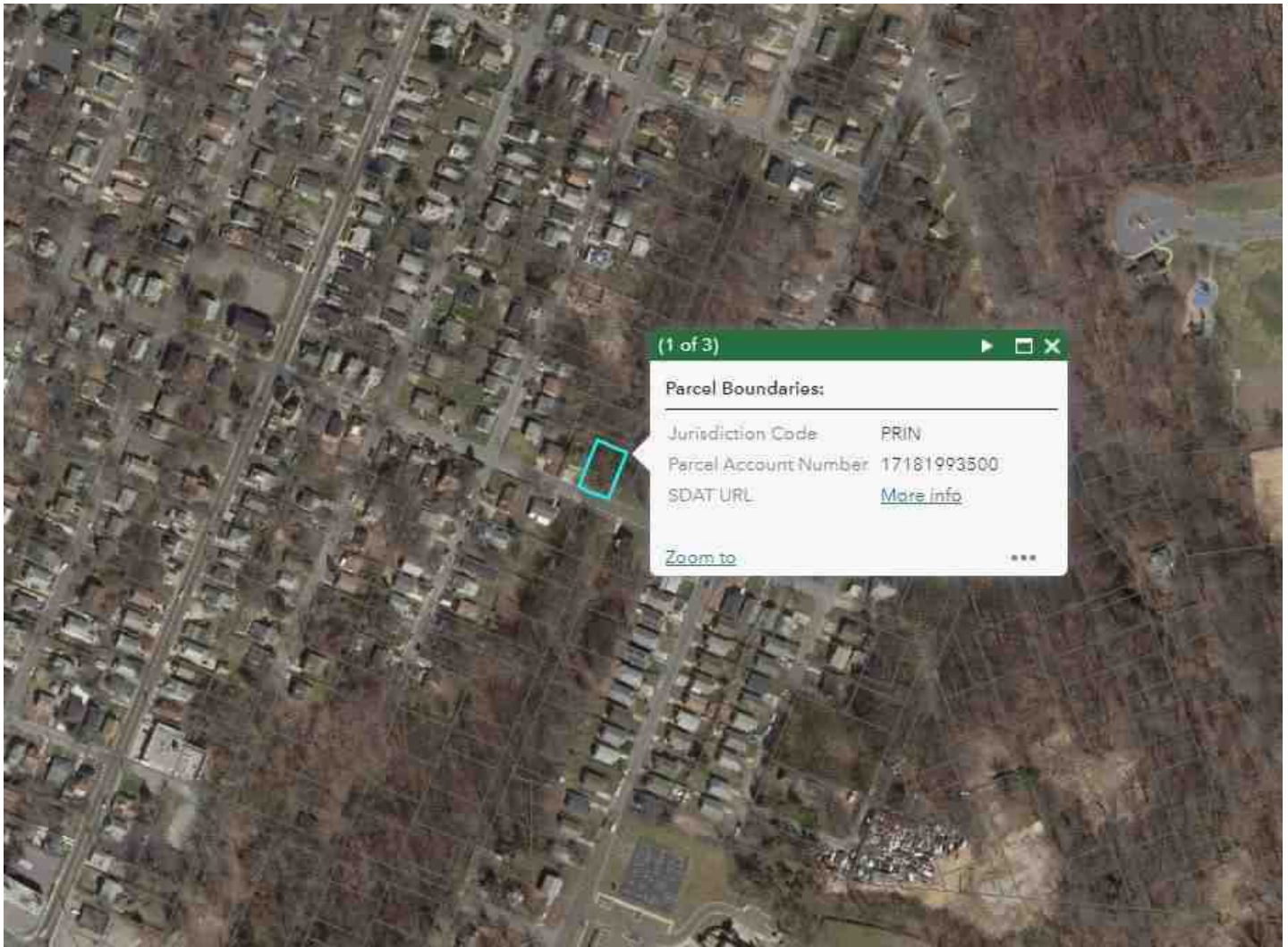
Borrower	N/A				
Property Address	Lots 40-42, Block 35 Gunther Street				
City	Capitol Heights	County	Prince George's	State	MD Zip Code 20743
Lender/Client	Prince Georges County				





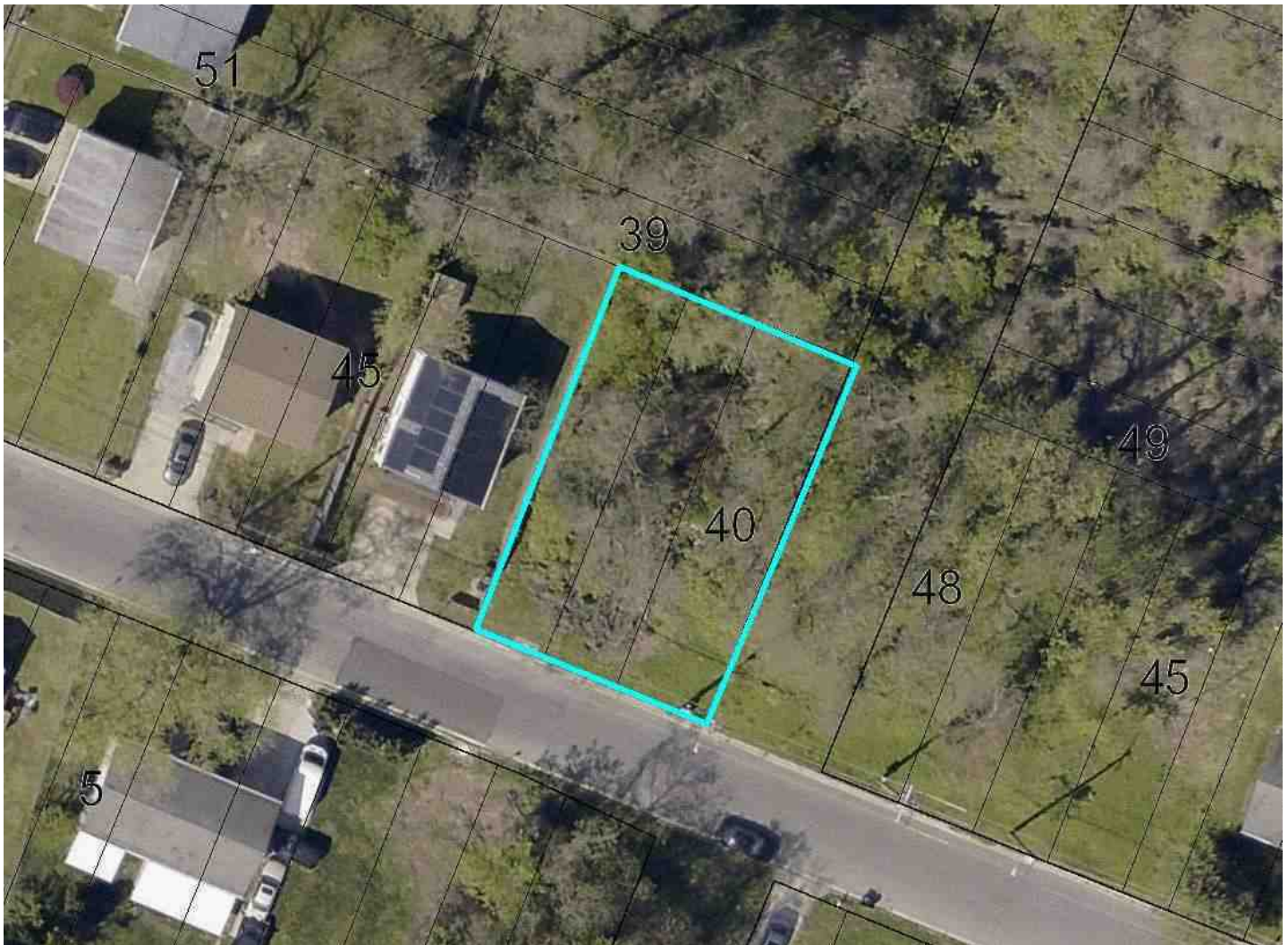
### Aerial Map

Borrower	N/A				
Property Address	Lots 40-42, Block 35 Gunther Street				
City	Capitol Heights	County	Prince George's	State	MD Zip Code 20743
Lender/Client	Prince Georges County				



### Aerial Map

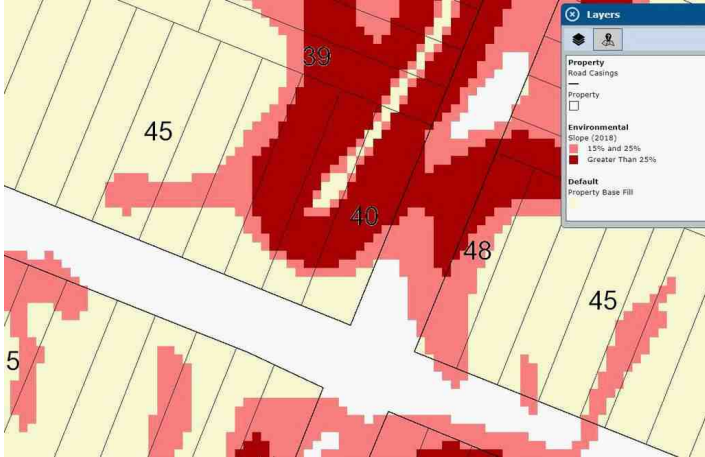
Borrower	N/A				
Property Address	Lots 40-42, Block 35 Gunther Street				
City	Capitol Heights	County	Prince George's	State	MD Zip Code 20743
Lender/Client	Prince Georges County				





### Photograph Addendum

Borrower	N/A				
Property Address	Lots 40-42, Block 35 Gunther Street				
City	Capitol Heights	County	Prince George's	State	MD Zip Code 20743
Lender/Client	Prince Georges County				



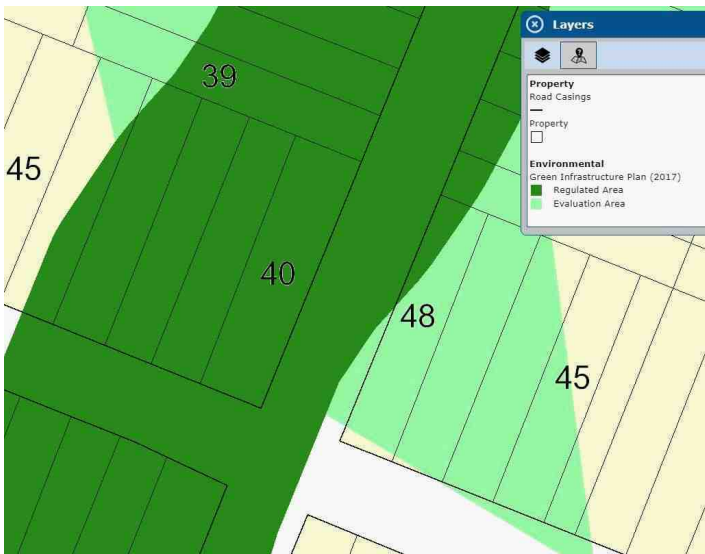
**Slope**

Comments:  
PGATLAS.ORG



**Stream Center**

Comments:  
PGATLAS.ORG



**Green Infrastructure Plan Boundaries**

Comments:  
PGATLAS.ORG



**Tree Canopy**

Comments:  
PGATLAS.ORG



# SDAT Tax Assessment Record

Real Property Data Search ( w1)

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> District - 18 Account Number - 1993500		
<i>Owner Information</i>		
<b>Owner Name:</b>	PRINCE GEORGES COUNTY	<b>Use:</b> EXEMPT <b>Principal Residence:</b> NO
<b>Mailing Address:</b>	LL ROOM 108 C A B UPPER MARLBORO MD 20772	<b>Deed Reference:</b> /05342/ 00618
<i>Location &amp; Structure Information</i>		
<b>Premises Address:</b>	GUNTHER AVE CAPITOL HEIGHTS 20743-0000	<b>Legal Description:</b> LOTS 40 THRU 42
<b>Map:</b> 0072	<b>Grid:</b> 00F3	<b>Parcel:</b> 0000
<b>Neighborhood:</b> 18061800.17	<b>Subdivision:</b> 1800	<b>Block:</b> 35
<b>Assessment Year:</b> 2021	<b>Plat No:</b> A-0867	<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> 6,500 SF
		<b>County Use</b> 901
<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>
<i>Value Information</i>		
	<b>Base Value</b>	<b>Value</b>
		As of 01/01/2021
		<b>Phase-in Assessments</b>
		As of 07/01/2020
		As of 07/01/2021
<b>Land:</b>	600	1,300
<b>Improvements</b>	0	0
<b>Total:</b>	600	1,300
<b>Preferential Land:</b>	0	0
		600
		833
<i>Transfer Information</i>		
<b>Seller:</b>	<b>Date:</b> 11/19/1980	<b>Price:</b> \$0
<b>Type:</b>	<b>Deed1:</b> /05342/ 00618	<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>
<i>Exemption Information</i>		
<b>Partial Exempt Assessments:</b>	<b>Class</b>	07/01/2020
<b>County:</b>	500	600.00
<b>State:</b>	500	600.00
<b>Municipal:</b>	500	0.00 0.00
		07/01/2021
		833.00
		833.00
		0.00 0.00
<b>Special Tax Recapture: None</b>		
<i>Homestead Application Information</i>		
<b>Homestead Application Status:</b> No Application		
<i>Homeowners' Tax Credit Application Information</i>		
<b>Homeowners' Tax Credit Application Status:</b> No Application		
	<b>Date:</b>	

1. This screen allows you to search the Real Property database and display property records.
2. Click **here** for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.

## Zoning Ordinance

Sec. 27-430. - R-55 Zone (One-Family Detached Residential).

**(a) Purposes.**

(1) The purposes of the R-55 Zone are:

- (A) To provide for and encourage variation in the size, shape, and width of one-family detached residential subdivision lots, in order to better utilize the natural terrain;
- (B) To facilitate the planning of higher density one-family residential developments with small lots and dwellings of various sizes and styles;
- (C) To encourage the preservation of trees and open spaces; and
- (D) To prevent soil erosion and stream valley flooding.

**(b) Uses.**

(1) The uses allowed in the R-55 Zone are as provided for in the Table of Uses (Division 3 of this Part).

**(c) Regulations.**

(1) Additional regulations concerning the location, size, and other provisions for all buildings and structures in the R-55 Zone are as provided for in Divisions 1 and 5 of this Part, the Regulations Tables (Division 4 of this Part), General (Part 2), Off-Street Parking and Loading (Part 11), Signs (Part 12), and the Landscape Manual.

(CB-1-1989; CB-84-1990; CB-47-1996)

# Proposed Zoning District - Page 1

Part 27-4 Zones and Zone Regulations  
Sec. 27-4200 Base Zones  
27-4202 Residential Base Zones  
27-4202(d) Residential, Single-Family-65 (RSF-65) Zone

## 1 (d) Residential, Single-Family-65 (RSF-65) Zone

### (1) Purposes

The purposes of the Residential, Single-Family-65 (RSF-65) Zone are :

- (A) To provide for and encourage variation in the size, shape, and width of one-family detached residential subdivision lots, in order to better utilize the natural terrain;
- (B) To facilitate the planning of higher density one-family residential developments with small lots and dwellings of various sizes and styles;
- (C) To encourage the preservation of trees and open spaces; and
- (D) To prevent soil erosion and stream valley flooding.



Zoning Ordinance  
27-4—30

Prince George's County, Maryland

CB-013-2019 (DR-2) has not yet taken effect and is subject to revisions via further legislative action of the Council.



# Proposed Zoning District - Page 2

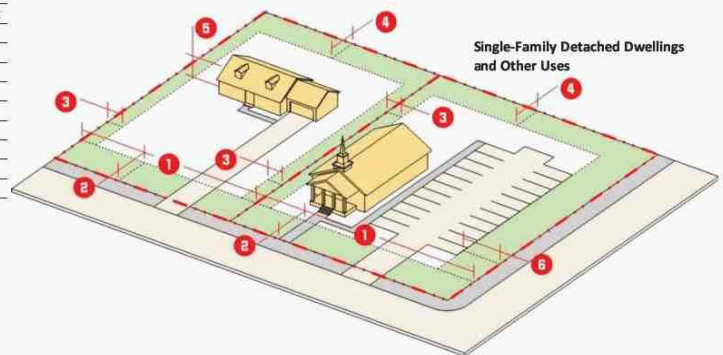
Part 27-4 Zones and Zone Regulations  
 Sec. 27-4200 Base Zones  
 27-4202 Residential Base Zones  
 27-4202(d) Residential, Single-Family-65 (RSF-65) Zone



## (2) Intensity and Dimensional Standards

Standard[1]	Single-Family Detached Dwelling	Other Uses
Density, max. (du/ac of net lot area)	6.7	No requirement
Net lot area, min. (sf)	6,500	6,500
1 Lot width, min. (ft)	65	45
Lot frontage (width) at front street line, min. (ft)	52	36
Lot coverage, max. (% of net lot area)	35	60
2 Front yard depth, min. (ft)	25	25
3 Side yard depth, min. (ft) [2]	8	8
4 Rear yard depth, min. (ft)	20	20
5 Principal structure height, max. (ft)	40	40
Accessory structure height, max. (ft) [3]	15	15

NOTES: du/ac = dwelling units per acre; sf = square feet; ft = feet  
 [1] See measurement rules and allowed exceptions in Section Sec. 27-2200, Measurement and Exceptions of Intensity and Dimensional Standards.  
 [2] On corner lot, min. side yard depth alongside street = 25 ft. 6  
 [3] May be increased for certain purposes by approval of a special exception pursuant to Section 27-3604, Special Exception.



## Proposed Zoning District - Page 3

Part 27-4 Zones and Zone Regulations  
 Sec. 27-4200 Base Zones  
 27-4202 Residential Base Zones  
 27-4202(d) Residential, Single-Family-65 (RSF-65) Zone

### (3) References to Other Standards

Sec. 27-3400	Standard Review Procedures	Sec. 27-6400	Open Space Set-Asides	Sec. 27-61200	Neighborhood Compatibility Standards
Sec. 27-3600	Application-Specific Review Procedures and Decision Standards	Sec. 27-6500	Landscaping	Sec. 27-61300	Agricultural Compatibility Standards
Sec. 27-4400	Overlay Zones	Sec. 27-6600	Fences and Walls	Sec. 27-61400	Urban Agriculture Compatibility Standards
Sec. 27-5101	Principal Use Tables	Sec. 27-6700	Exterior Lighting	Sec. 27-61500	Signage
Sec. 27-5200	Accessory Uses and Structures	Sec. 27-6800	Environmental Protection and Noise Controls	Sec. 27-61600	Green Building Standards
Sec. 27-5300	Temporary Uses and Structures	Sec. 27-6900	Multifamily, Townhouse, and Three-Family Form and Design Standards		
Sec. 27-6200	Roadway Access, Mobility, and Circulation	Sec. 27-61000	Nonresidential and Mixed-Use Form and Design Standards	Part 27-2	Interpretation and Definitions
Sec. 27-6300	Off-Street Parking and Loading	Sec. 27-61100	Industrial Form and Design Standards	Part 27-7	Nonconforming Buildings, Structures, Uses, Lots, and Signs

1

**Zoning Ordinance**  
 27-4—32

**Prince George's County, Maryland**

CB-013-2019 (DR-2) has not yet taken effect and is subject to revisions via further legislative action of the Council.



Plat - Page 1

GREATER CAPITOL HEIGHTS.

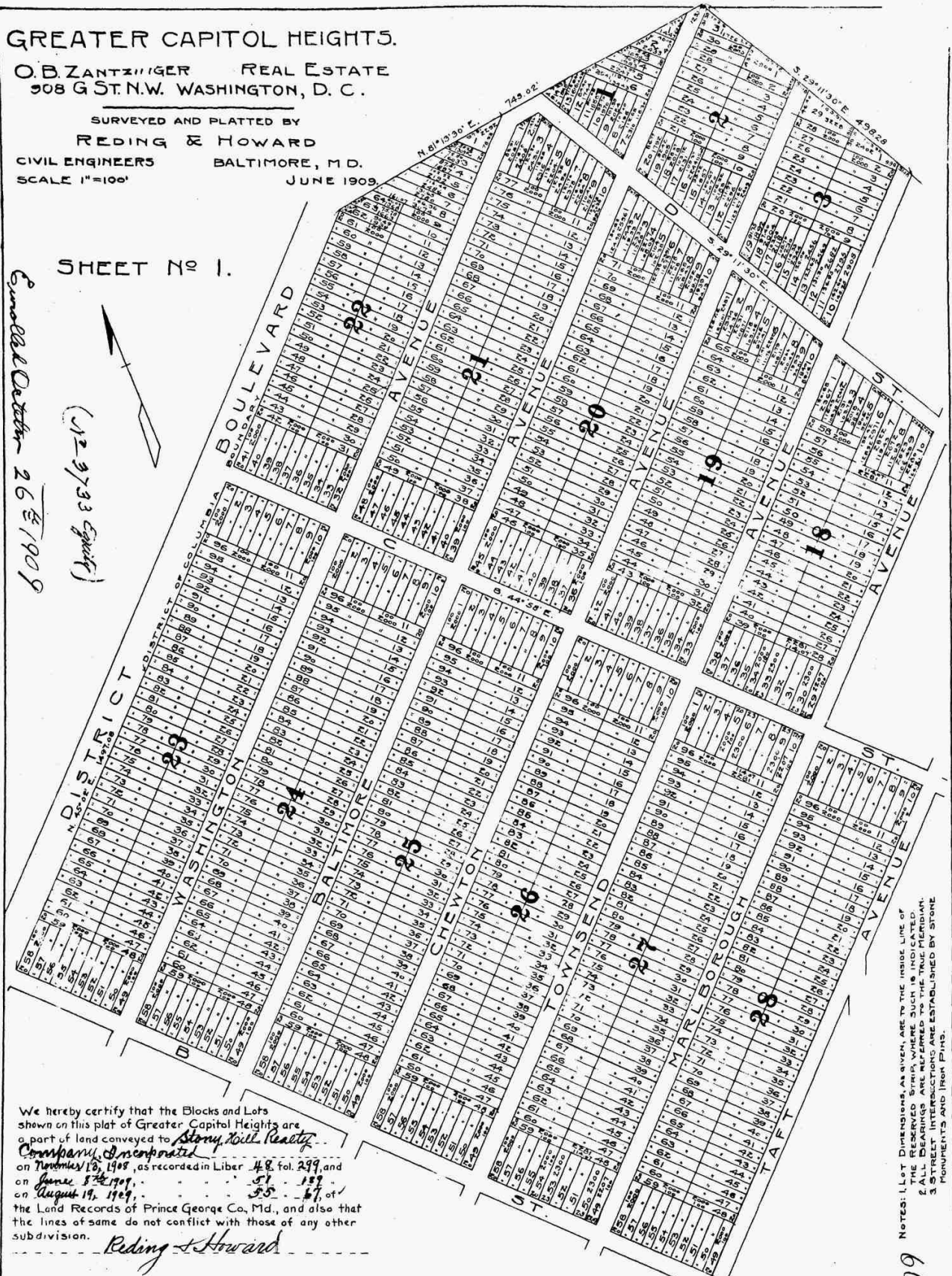
O. B. ZANTZINGER REAL ESTATE  
908 G ST. N.W. WASHINGTON, D. C.

SURVEYED AND PLATTED BY  
REDING & HOWARD  
CIVIL ENGINEERS BALTIMORE, M.D.  
SCALE 1"=100' JUNE 1909

SHEET No 1.

Emailed October 26<sup>th</sup> 1909

(12 9733 Sqft)



We hereby certify that the Blocks and Lots shown on this plat of Greater Capitol Heights are a part of land conveyed to Story Hill Realty Company, Incorporated on November 18, 1908, as recorded in Liber 48 fol. 299, and on June 5<sup>th</sup> 1909, as recorded in Liber 51 fol. 189, and on August 19, 1909, as recorded in Liber 55 fol. 67 of the Land Records of Prince George Co., Md., and also that the lines of same do not conflict with those of any other subdivision.  
Reding & Howard

NOTES: 1. LOT DIMENSIONS, AS GIVEN, ARE TO THE INSIDE LINE OF THE CURB OR SIDEWALK.  
2. ALL DIMENSIONS ARE REFERRED TO THE TRUE MERIDIAN.  
3. STREET INTERSECTIONS ARE ESTABLISHED BY STONE MONUMENTS AND IRON PINS.

MSA C50 2381-979-1



# Plat - Page 2

## SHEET NO. 2. - GREATER CAPITOL HEIGHTS -

19-1



Surveyed October 26<sup>th</sup> 1909.

PRINCE GEORGE'S COUNTY CIRCUIT COURT (Plat Book) Plat Book BDS 1, pp. 60-65, MSA\_C2381\_979. Date available: Printed 05/21/2021.

MSA CSN 2381-979-2

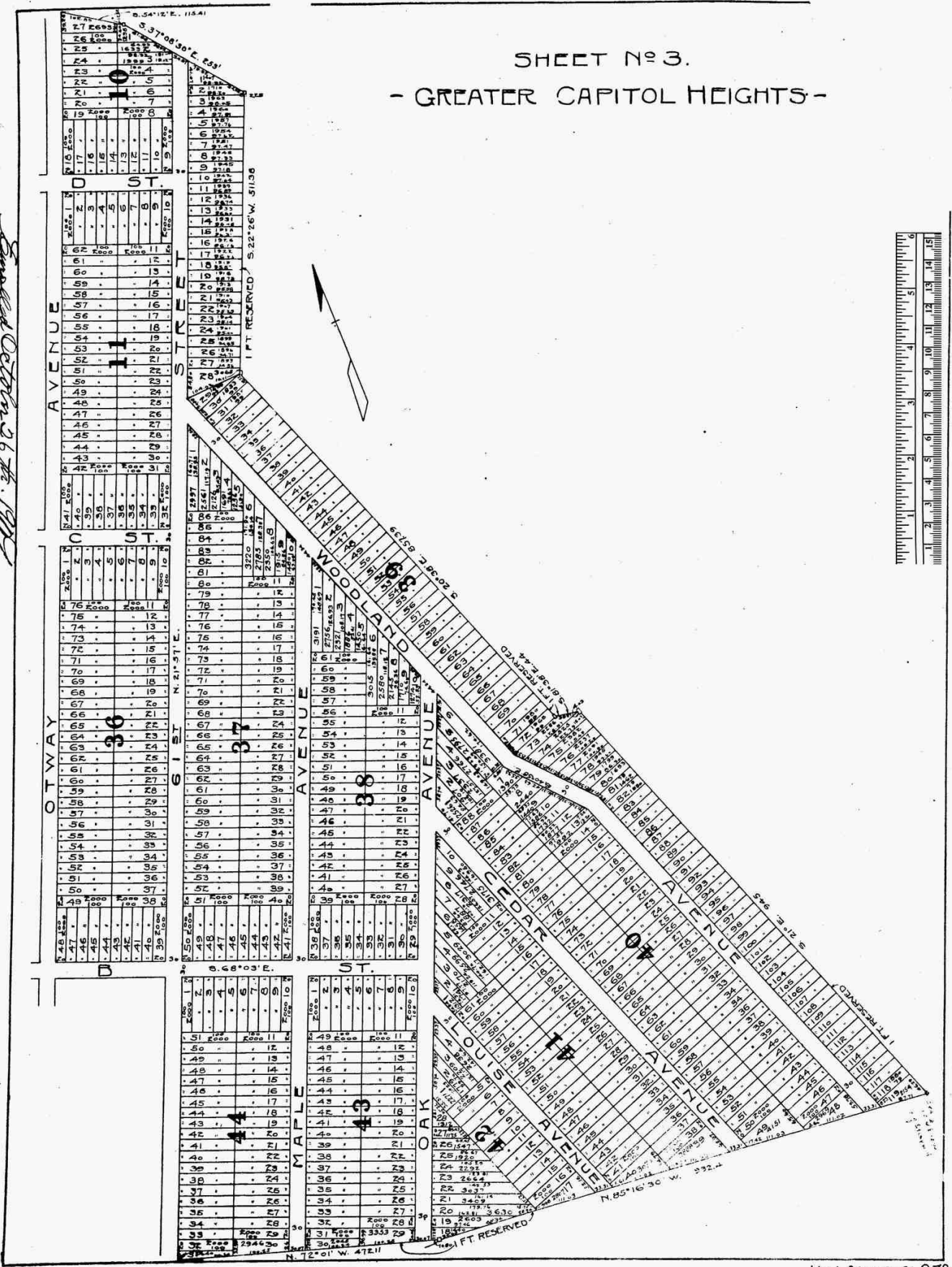
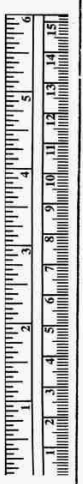


Plat - Page 3

SHEET N<sup>o</sup> 3.  
- GREATER CAPITOL HEIGHTS -

1-62

Surveyed October 26<sup>th</sup> 1932



GEORGE'S COUNTY, CIRCUIT COURT (Plat Book) Plat Book 805-1, pp. 60-65, MSA C2381-979, Date available: Printed 05/21/2021.

MSA CSU 2381-979-32

Plat - Page 4

1-63

SHEET No 4.

- GREATER CAPITOL HEIGHTS -



Small Plat 29th 1929



100.00  
60.72  
150.97  
30.07  
45.07  
191.04  
100.97  
30.07  
191.04

MSA CSU 2381-979-4



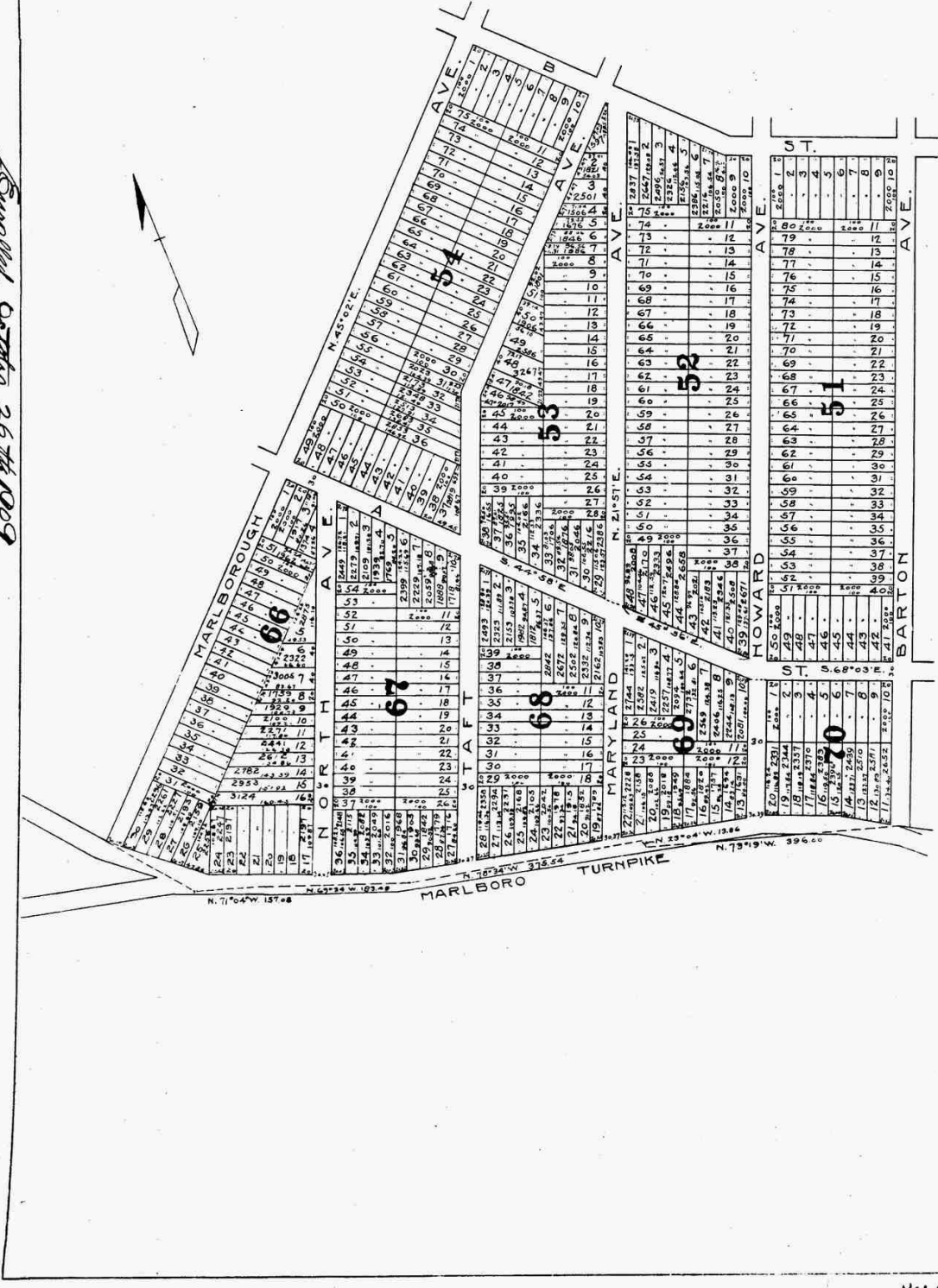
Plat - Page 5

SHEET No 5.  
- GREATER CAPITOL HEIGHTS -

1  
49-1



Small section 26th 1909

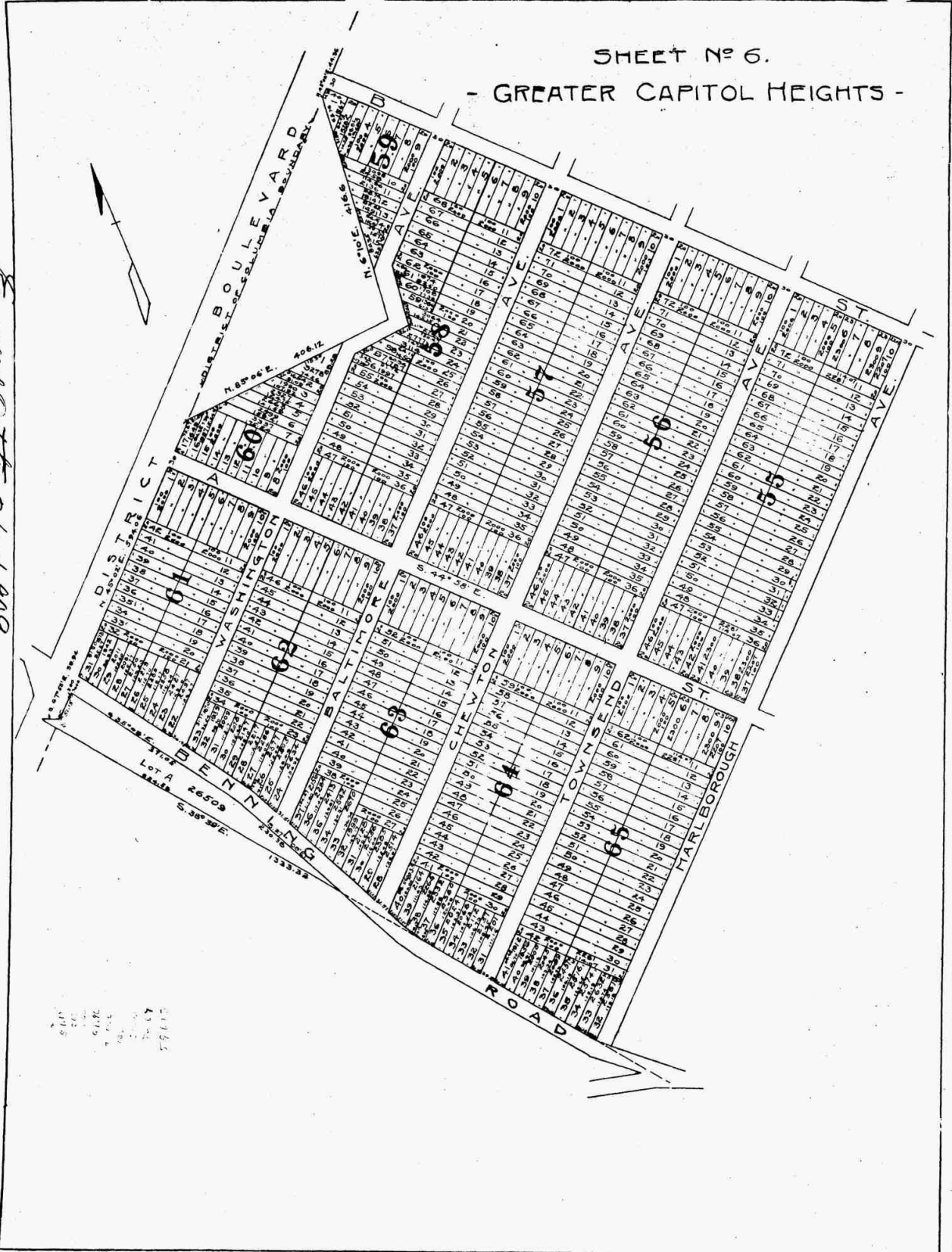


MSA 050 2381-979-5

APPLICANT: GEORGE'S COUNTY CIRCUIT COURT (Plat Book) Plat Book BDS 1, pp. 60-65, MSA\_C2381\_979. Date available: Printed 05/21/2021.

Plat - Page 6

SHEET N° 6.  
- GREATER CAPITOL HEIGHTS -



*Emerald Capital 26-1909.*

PRINCE GEORGES COUNTY CIRCUIT COURT (Plat Book) Plat Book BDS-1, pp. 60-65, MSA\_C2381-979. Date available. Printed 05/21/2021.

165  
5-4

MSA CSJ 2381-979-60



Deed - Page 1

5342 618

DEC 2 9 20 AM '80

APPROVED BY COURT ORDER

THE COURT  
FRITCHETT

DIRECTOR OF FINANCE  
Prince George's County, Md.

*Handwritten initials*

No Consideration

D E E D

THIS DEED made this 25th day of November,  
in the year one thousand nine hundred and eighty,  
by WILLIAM R. BROWN, JR., Director of Finance for Prince George's  
County as Treasurer for Prince George's County and Collector of  
Taxes for the State of Maryland and the County of Prince George's  
within Prince George's County, Maryland, Grantor, and PRINCE  
GEORGE'S COUNTY, MARYLAND, a body corporate and politic, Grantee,

WITNESSETH, that

WHEREAS, certain real property located in the  
THIRTEENTH, EIGHTEENTH, and TWENTIETH

Election District(s) of Prince George's County, Maryland, pursuant  
to the provisions of Article 81 of the Maryland Annotated Code,  
1957 Edition, as amended, was the subject of a tax sale and was  
purchased by Prince George's County, a body corporate and politic;  
and

WHEREAS, Prince George's County foreclosed all rights of  
redemption to this property in accordance with law as set forth  
in the Final Decree in Equity Case No. E-8582, issued  
by the Circuit Court of Maryland for Prince George's County,  
sitting in equity on November 19, 1980; and

WHEREAS, the above-mentioned decree directs the said  
William R. Brown, Jr., Director of Finance of Prince George's  
County as Treasurer of Prince George's County, Maryland, and  
Collector of Taxes for said State and County, to execute a deed  
to Prince George's County as successor in interest to the County  
Commissioners in fee simple.

REC-2-80 A 519121 \*\*\*\*\*00

PRINCE GEORGE'S COUNTY CIRCUIT COURT (Land Records) NLP 5342, p. 0618, MSA\_CE64\_5423. Date available 06/12/2006. Printed 05/25/2021.



Deed - Page 2

5342 619

-2-

NOW, THEREFORE, in consideration of these premises, and for the sum of \$10.00, receipt of which is hereby acknowledged, I, the said William R. Brown, Jr., Director of Finance, as Treasurer and Collector of Taxes for Prince George's County, do hereby quitclaim unto Prince George's County, Maryland, a body corporate and politic, all right, title, and interest in the land in Prince George's County, Maryland, described on the tax rolls as follows:

Kent, Buena Vista, 7,500.00 sq. ft., Lot 5, Blk. D, Thirteenth Election District, assessed to Henry F. King

Seat Pleasant, Capitol Heights, 2,000.00 sq. ft., Lot F, Blk. 54, Eighteenth Election District, assessed to Helen M. and Carroll A. Beard, Sr.

Seat Pleasant, Gr. Capitol Heights, Lots 40 and 41, 0.45 sq. ft., Blk. 35, Eighteenth Election District, assessed to Alexander L. and Vera A. Boulavsky

Seat Pleasant, Gr. Capitol Heights, 2,000.00 sq. ft., Lot 42, Blk. 35, Eighteenth Election District, assessed to Alexander L. and Vera A. Boulavsky

Seat Pleasant, Gr. Capitol Heights, Lots 10 and 11, 4,500.00 sq. ft., Blk. 46, Eighteenth Election District, assessed to Alexander L. and Vera A. Boulavsky

Seat Pleasant, Englewood, Lots 19 and 20, 5,750.00 sq. ft. and imps. Blk. 2, Eighteenth Election District, assessed to J. Victor Dickey

Lanham, Halliewood, Tri. at S. Pt Lot 13, eq. 3112 sq. ft., Blk. L, Twentieth Election District, assessed to Joseph E. and Beatrice Z. King

together with whatever buildings and improvements thereupon erected, made or being; and all rights, alleys, ways, waters, privileges, appurtenances and advantages to the same being in anywise appertaining.

WITNESS my hand and seal.

*William R. Brown, Jr.*  
\_\_\_\_\_  
William R. Brown, Jr.  
Director of Finance for Prince George's County, Maryland, as Treasurer of Prince George's County and Collector of Taxes for the State of Maryland and the County of Prince George's

ATTEST:

*Olivia L. Kowall*  
\_\_\_\_\_

PRINCE GEORGES COUNTY CIRCUIT COURT (Land Records) NLP 5342, p. 0619, MSA\_CE64\_5423. Date available 06/12/2006. Printed 05/25/2021.

Deed - Page 3

5342 620

-3-

STATE OF MARYLAND )  
 ) ss  
COUNTY OF PRINCE GEORGE'S)

On this, the 25th day of November, 1980, before me appeared WILLIAM R. BROWN, JR., who is known by me to be the Director of Finance for Prince George's County, Maryland, and as such, the Treasurer of Prince George's County and the State of Maryland and for the County of Prince George's in Prince George's County, and acknowledged that he executed the foregoing deed in accordance with the Order of the Court and the duties of his office.

GIVEN under my hand and seal this 25th day of November, 1980.

*Alma J. Vewell*  
Notary Public

My Commission expires: 7/1/82

THIS IS TO CERTIFY that this quitclaim deed has been prepared under my supervision, as an attorney duly authorized to practice before the Court of Appeals of Maryland.

*Carl A. Harris*  
Carl A. Harris  
Attorney for William R. Brown, Jr.  
Room 5104  
County Administration Building  
Upper Marlboro, Maryland 20870  
952-4190

PRINCE GEORGE'S COUNTY CIRCUIT COURT (Land Records) NLP 5342, p. 0620, MSA\_CE64\_5423. Date available 06/12/2006. Printed 05/25/2021.



### Location Map

Borrower	N/A				
Property Address	Lots 40-42, Block 35 Gunther Street				
City	Capitol Heights	County	Prince George's	State	MD Zip Code 20743
Lender/Client	Prince Georges County				





### Appraiser License

Borrower	N/A				
Property Address	Lots 40-42, Block 35 Gunther Street				
City	Capitol Heights	County	Prince George's	State	MD Zip Code 20743
Lender/Client	Prince Georges County				

09/04/2018

5,234,168

COMMISSION OF RE APPRAISERS & HOME INSPECTORS

10 02 11559  
MESSAGE(S) :

JASON D LEWIS

6065 09-03-2018

THIS DOCUMENT IS VOID WITHOUT 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:

JASON D LEWIS

IS AN AUTHORIZED: **02 - LICENSED APPRAISER**

LIC/REG/CERT  
11559

EXPIRATION  
09-12-2021

EFFECTIVE  
09-03-2018

CONTROL NO  
5234168

Secretary DLLR

Signature of Bearer

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

10 02 11559

5,234,168

### Appraiser License/Certification

Borrower	N/A			
Property Address	Lots 40-42, Block 35 Gunther Street			
City	Capitol Heights	County	Prince George's	State MD Zip Code 20743
Lender/Client	Prince Georges County			



**DLLR**  
DEPARTMENT OF LABOR, LICENSING AND REGULATION

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

James E. Rzepkowski  
Acting Secretary

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

<u>LIC/REG/CERT</u>	<u>EXPIRATION</u>	<u>EFFECTIVE</u>	<u>CONTROL NO</u>	
27637	12-27-2022	11-05-2019	5431876	



Signature of Bearer



Acting Secretary DLLR

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