

APPRAISAL OF REAL PROPERTY



LOCATED AT

1204 Abel Ave
Capitol Heights, MD 20743
Lts 1 & Lts 42 to 46 L 3089 F 106

FOR

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

OPINION OF VALUE

85,000

AS OF

05/21/2021

BY

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

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

(301) 317-8514

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

Re: Property: 1204 Abel Ave
Capitol Heights, MD 20743
Borrower: N/A N/A
File No.: 2105015

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

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

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

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

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

 esign.alamode.com/verify Serial:ED70A06C

Sincerely,



Jacquelin Sonceau, SRA
300012316
7/11/2022



Serial# ED70A06C
esign.alamode.com/verify

USPAP Compliance Addendum

Loan #
File # 2105015

Borrower	N/A N/A		
Property Address	1204 Abel Ave		
City	Capitol Heights	County Prince George's	State MD Zip Code 20743
Lender/Client	The Prince George's County Government		

APPRAISAL AND REPORT IDENTIFICATION

This Appraisal Report is one of the following types:

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

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

ADDITIONAL CERTIFICATIONS

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

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

PRIOR SERVICES

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

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

PROPERTY INSPECTION

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

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

APPRAISAL ASSISTANCE

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

ADDITIONAL COMMENTS

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

MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY

A reasonable marketing time for the subject property is 56 day(s) utilizing market conditions pertinent to the appraisal assignment.

A reasonable exposure time for the subject property is 0-00 day(s).

APPRAISER SUPERVISORY APPRAISER (ONLY IF REQUIRED)

<p>Signature </p> <p>Name <u>Jacquelin Sonceau, SRA</u></p> <p>Date of Signature <u>06/11/2021</u></p> <p>State Certification # <u>30012316</u></p> <p>or State License # _____</p> <p>State <u>MD</u></p> <p>Expiration Date of Certification or License <u>07/11/2022</u></p> <p>Effective Date of Appraisal <u>05/21/2021</u></p>	<p>Signature _____</p> <p>Name _____</p> <p>Date of Signature _____</p> <p>State Certification # _____</p> <p>or State License # _____</p> <p>State _____</p> <p>Expiration Date of Certification or License _____</p> <p>Supervisory Appraiser Inspection of Subject Property</p> <p><input type="checkbox"/> Did Not <input type="checkbox"/> Exterior-only from Street <input type="checkbox"/> Interior and Exterior</p>
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LAND APPRAISAL REPORT

File No.: 2105015

Property Address: 1204 Abel Ave	City: Capitol Heights	State: MD	Zip Code: 20743
County: Prince George's		Legal Description: Lts 1 & Lts 42 to 46 L 3089 F 106	
Assessor's Parcel #: 18-1998707	Tax Year: 2021	R.E. Taxes: \$ 28	Special Assessments: \$ 0
Market Area Name: GR Captiol Heights	Map Reference: 72	Census Tract: 8026.00	
Current Owner of Record: PRINCE GEORGES COUNTY		Borrower (if applicable): N/A N/A	
Project Type (if applicable): <input type="checkbox"/> PUD <input type="checkbox"/> De Minimis PUD <input type="checkbox"/> Other (describe)	HOA: \$	<input type="checkbox"/> per year	<input type="checkbox"/> per month
Are there any existing improvements to the property? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If Yes, indicate current occupancy: <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant <input type="checkbox"/> Not habitable			
If Yes, give a brief description:			

The purpose of this appraisal is to develop an opinion of: <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe)	This report reflects the following value (if not Current, see comments): <input checked="" type="checkbox"/> Current (the Inspection Date is the Effective Date) <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective
Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe)	
Intended Use: The intended use of this appraisal report is to assist the client with internal decision making regarding the subject property.	
The appraiser is not responsible for the unauthorized use of this report.	
Intended User(s) (by name or type): The client, The Prince George's County Government	
Client: The Prince George's County Government	Address: 1400 McCormick Drive, Suite 336, Largo, MD 20774
Appraiser: Jacquelin Sonceau, SRA	Address: 8014 Patuxent Landing Loop, Laurel, MD 20724

Characteristics	Predominant Occupancy	One-Unit Housing	Present Land Use	Change in Land Use
Location: <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	<input checked="" type="checkbox"/> Owner 58 <input checked="" type="checkbox"/> Tenant 33 <input type="checkbox"/> Vacant (0-5%) <input checked="" type="checkbox"/> Vacant (>5%)	PRICE AGE \$(000) (yrs)	One-Unit 70 %	<input checked="" type="checkbox"/> Not Likely
Built up: <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%		29 Low 0	2-4 Unit 0 %	<input type="checkbox"/> Likely * <input type="checkbox"/> In Process *
Growth rate: <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow		4,500 High 211	Multi-Unit 15 %	* To: _____
Property values: <input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining		594 Pred 60	Comm'l 10 %	
Demand/supply: <input checked="" type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input type="checkbox"/> Over Supply		Other 5 %		
Marketing time: <input checked="" type="checkbox"/> Under 3 Mos. <input type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.		%		

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

Market Area Comments: Market conditions are increasing. Currently conventional, VA, and FHA mortgages are available at historically low rates.

Median days on the market for properly priced properties in the overall subject neighborhood is under 3 months. Market trend data supplied above was obtained from the general market for the past twelve months within a 2 mile radius of the subject property.

Dimensions: Irregular lot	Site Area: 12,000 Sq.Ft.
Zoning Classification: R-55	Description: ONE-FAMILY DETACHED RESIDENTIAL
Do present improvements comply with existing zoning requirements? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> No Improvements	
Uses allowed under current zoning: Permits small-lot residential subdivisions; promotes high density, single-family detached dwellings. Standard lot sizes 6,500 sq. ft.; maximum dwelling units per net acre 6.70; estimated average dwelling units per acre 4.2.	
Are CC&Rs applicable? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown	Have the documents been reviewed? <input type="checkbox"/> Yes <input type="checkbox"/> No
Ground Rent (if applicable) \$ _____ /	
Comments:	
Highest & Best Use as improved: <input type="checkbox"/> Present use, or <input checked="" type="checkbox"/> Other use (explain) The Highest and best use of the subject is as improved as a residential dwelling.	
Actual Use as of Effective Date: Vacant Lot	Use as appraised in this report: Vacant Lot
Summary of Highest & Best Use: In order to estimate the highest and best use of the subject property, we have considered those uses that are legally permissible, physically possible, maximally productive and financially feasible. The use that represents the highest and best use of the property is for single-family development.	

Utilities	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private	Frontage	Average
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available	Street	Asphalt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Topography	Back to front
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available	Width	Average for area			Size	12,000 sf +/-
Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available	Surface	Average for area			Shape	Irregular
Sanitary Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available	Curb/Gutter	Concrete/Concrete	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Drainage	Natural
Storm Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available	Sidewalk	Concrete	<input checked="" type="checkbox"/>	<input type="checkbox"/>	View	Average Residential
Telephone	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available	Street Lights	Post	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Multimedia	<input type="checkbox"/>	<input type="checkbox"/>		Alley	None	<input type="checkbox"/>	<input type="checkbox"/>		

Other site elements: <input checked="" type="checkbox"/> Inside Lot <input type="checkbox"/> Corner Lot <input type="checkbox"/> Cul de Sac <input checked="" type="checkbox"/> Underground Utilities <input type="checkbox"/> Other (describe)
FEMA Spec'l Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No FEMA Flood Zone X FEMA Map # 24033C0143E FEMA Map Date 9/16/2016
Site Comments: I saw no adverse environmental conditions on the site or in the immediate vicinity of the subject property. Typical utility easements (telephone, electric) do not affect value. The subject property appears to be located in the FEMA flood zone X. Flood hazard map interpretation is believed accurate, it is not guaranteed.

LAND APPRAISAL REPORT

File No.: 2105015

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): County Tax Record, MRIS

1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing: No evidence from current data sources of any sale or transfer of the comparable sales prior to, or in addition to, those cited above within the past year. No evidence from current data sources of any prior sale or transfer of the subject property within the past three years.
Date: 10/11/1977	
Price: \$0	
Source(s): Tax Record, brightMLS	
2nd Prior Subject Sale/Transfer	
Date:	
Price:	
Source(s): Tax Record, brightMLS	

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	1204 Abel Ave Capitol Heights, MD 20743	900 Cedar Heights Dr Capitol Heights, MD 20743		6111 Jost St Fairmount Heights, MD 20743		62nd Ave Capitol Heights, MD 20743	
Proximity to Subject		2.11 miles NE		1.98 miles NE		1.68 miles NE	
Sale Price	\$	\$	\$ 85,000	\$	\$ 45,000	\$	\$ 37,500
Price/ Sq.Ft.	\$	\$	7.73	\$	6.00	\$	5.00
Data Source(s)	brightMLS	bright MLS#MDPG593902; DOM 240		bright MLS#MDPG550500; DOM 277		bright MLS#MDPG581032; DOM 5	
Verification Source(s)	Observation/Tax Rec	Observation/County Tax Record		Observation/County Tax Record		Observation/County Tax Record	
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+(-) \$ Adjust
Sales or Financing		Cash		Cash		Cash	
Concessions	N/A	Slr pd\$0		Slr pd\$0		Slr pd\$0	
Date of Sale/Time	n/a	02/05/2021		09/11/2020		11/06/2020	
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Location	Capitol Heights	Capitol Heights		Capitol Heights		Capitol Heights	
Site Area (in Sq.Ft.)	12,000	11,000	0	7,500	+40,000	7,500	+40,000
Utility	Average	Average		Average		Average	
Zoning	R-55	R-55		R-55		R-55	
Development Status	Raw	Raw		Raw		Raw	
Net Adjustment (Total, in \$)		<input type="checkbox"/> + <input type="checkbox"/> - \$		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$	40,000	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$	40,000
Adjusted Sale Price (in \$)		\$	85,000	\$	85,000	\$	77,500

Summary of Sales Comparison Approach The sales presented, however are considered the best available featuring design, appeal, condition, utility, and amenities similar to the subject property. Other sales analyzed would require less desirable adjustments and were not utilized for that reason. Sales recited are from subject neighborhood and are in acceptable proximity to the subject. They are the most recent and most comparable found. All value affecting dissimilarities were adjusted according to market reaction. Comparable sale #1 carried the most weight in the reconciliation, because it is the most recent transaction and is closest to the subject in site size.

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

Legal Name of Project: N/A

Describe common elements and recreational facilities: None.

Indicated Value by: Sales Comparison Approach \$ 85,000

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

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


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

Based upon an inspection of the subject property, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 85,000, as of: 05/21/2021, 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 20 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report, which contains the following attached exhibits:

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

Client Contact: Benjamin Hobbs, Sr. [esign.alamode.com/verify](mailto:bhobbs@co.pg.md.us) Serial: ED70A06C Client Name: The Prince George's County Government
 E-Mail: bhobbs@co.pg.md.us Address: 1400 McCormick Drive, Suite 336, Largo, MD 20774

<p>APPRAISER</p>  <p>Appraiser Name: Jacquelin Sonceau, SRA Company: Beltway Appraisals, LLC Phone: (301) 317-8514 Fax: (301) 542-0171 E-Mail: Jack.Sonceau@beltwayappraisals.com Date of Report (Signature): 06/11/2021 License or Certification #: 30012316 State: MD Designation: SRA Expiration Date of License or Certification: 07/11/2022 Inspection of Subject: <input checked="" type="checkbox"/> Did Inspect <input type="checkbox"/> Did Not Inspect (Desktop) Date of Inspection: 05/21/2021</p>	<p>SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)</p> <p>Supervisory or Co-Appraiser Name: _____ Company: _____ Phone: _____ Fax: _____ E-Mail: _____ Date of Report (Signature): _____ License or Certification #: _____ State: _____ Designation: _____ Expiration Date of License or Certification: _____ Inspection of Subject: <input type="checkbox"/> Did Inspect <input checked="" type="checkbox"/> Did Not Inspect Date of Inspection: _____</p>
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Supplemental Addendum

File No. 2105015

Borrower	N/A N/A						
Property Address	1204 Abel Ave						
City	Capitol Heights	County	Prince George's	State	MD	Zip Code	20743
Lender/Client	The Prince George's County Government						

COMMENTS ON SALES COMPARISON

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

COMPARABLE #1: recent sale; in close proximity of subject and located in the same city and county; same zoning as the subject; market reaction does not warrant an adjustment for the difference in lot size; similar condition as the subject;

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

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

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

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

None of the comparable sales are separated from the subject by a significant man-made or geographic boundary.

The comparable sales selection search parameters/criteria included within 12 months of the date of inspection, located in Prince George's County, similar zoning as the subject and vacant land.

The site size adjustment for comparable sale #3 exceeds 10% of the actual sales price. It was necessary to use this comparable sale, because it was a recent sale, is located in the same city and county, and is close to the subject in site size.

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



Certification

File No. 2105015

Borrower	N/A N/A			
Property Address	1204 Abel Ave			
City	Capitol Heights	County	Prince George's	State MD Zip Code 20743
Lender/Client	The Prince George's County Government			

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

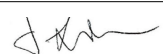
- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present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

esign.alamode.com/verify Serial:ED70A06C



Signature _____
 Name Jacquelin Sonceau, SRA
 Date Signed 06/11/2021
 State Certification # 30012316 State MD
 Or State License # _____ State _____

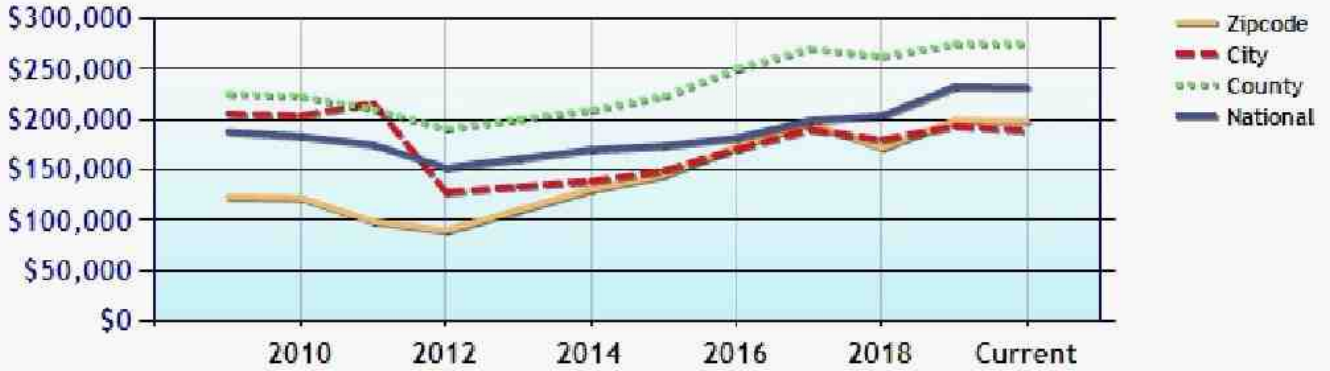
Signature _____
 Name _____
 Date Signed _____
 State Certification # _____ State _____
 Or State License # _____ State _____



Home Values near Zip Code 20743

	Zipcode	City	County	National
Median Sale Price	\$280,000	\$301,000	\$340,000	\$277,796

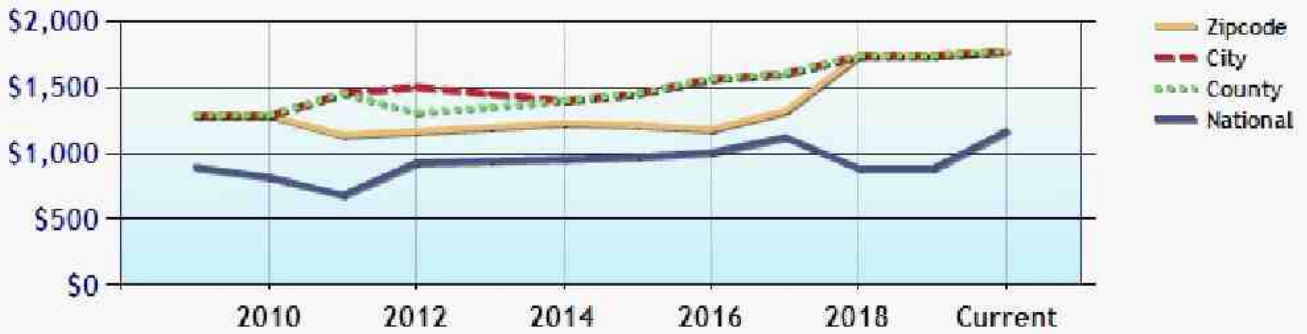
Median Sale Price - Ten Year Chart



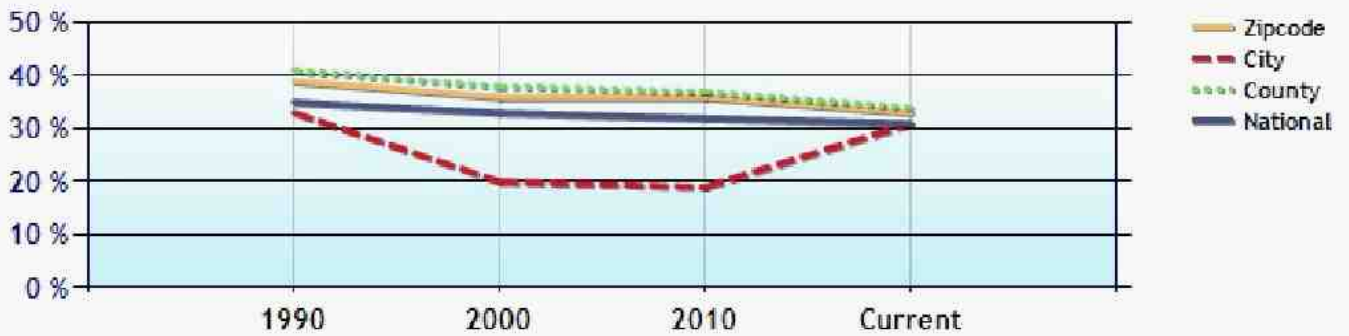
Homes Statistics near Zip Code 20743

	Zipcode	City	County	National
Median Age of Home	62.0	47.0	55.0	49.0
Homes Owned	58.0%	61.0%	59.0%	58.0%
Homes Rented	33.0%	31.0%	35.0%	31.0%
Homes Vacant	9.0%	8.0%	7.0%	11.0%

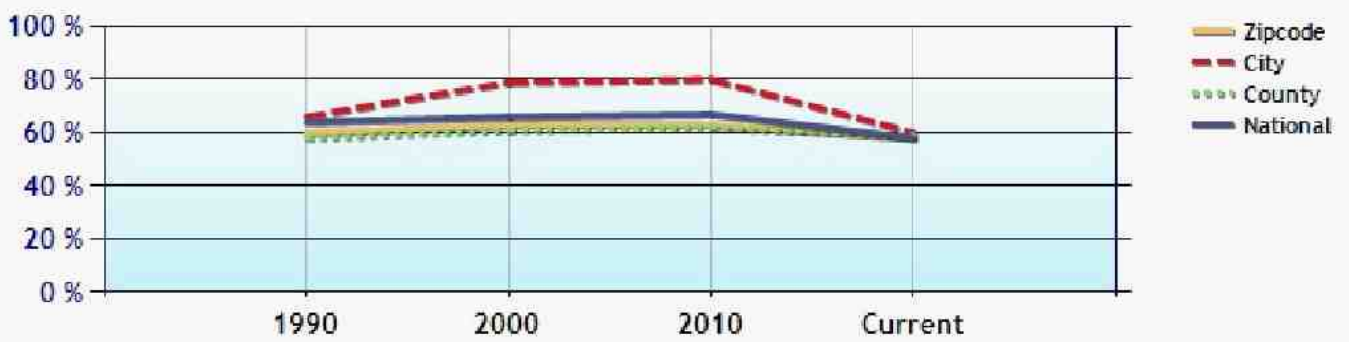
Average Rental Cost - Ten Year Chart



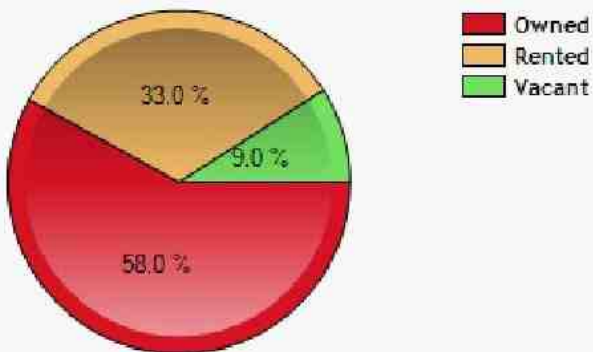
Percentage of Homes Rented - Thirty Year Chart



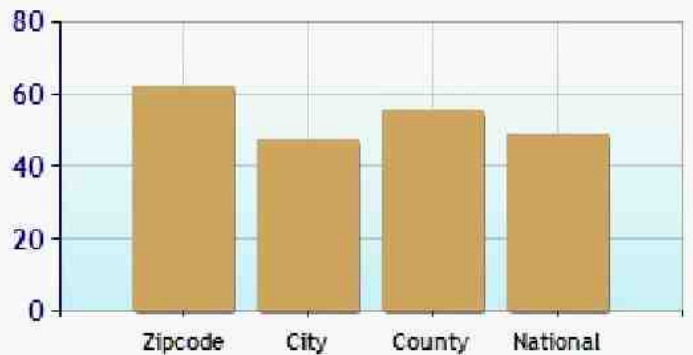
Percentage of Homes Owned - Thirty Year Chart



Home Use



Median Age of Home



Tax Record

Search Result for PRINCE GEORGE'S COUNTY

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

Special Tax Recapture: None

Account Identifier: District - 18 Account Number - 1998707

Owner Information

Owner Name:	PRINCE GEORGES COUNTY	Use:	EXEMPT
		Principal Residence:	NO
Mailing Address:	ROOM 3020 CAB UPPER MARLBORO MD 20772	Deed Reference:	/04831/00848

Location & Structure Information

Premises Address:	1204 ABEL AVE CAPITOL HEIGHTS 20743-0000	Legal Description:	LTS 1 & LTS 42 TO 46 L 3089 F 106
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Map: 0072	Grid: 00D3	Parcel: 0000	Neighborhood: 18061800.17	Subdivision: 1800	Section:	Block: 62	Lot:	Assessment Year: 2021	Plat No: A-0867
									Plat Ref:

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area 12,000 SF	County Use 901
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Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
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Value Information

	Base Value	Value As of 01/01/2021	Phase-in Assessments	
			As of 07/01/2020	As of 07/01/2021
Land:	70,400	80,800		
Improvements	0	0		
Total:	70,400	80,800	70,400	73,867
Preferential Land:	0	0		

Transfer Information

Seller: BRYSON,J ROSS & T	Date: 10/11/1977	Price: \$0
Type:	Deed1: /04831/00848	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments:	Class		07/01/2020	07/01/2021
County:	500		70,400.00	73,867.00
State:	500		70,400.00	73,867.00
Municipal:	500		0.00 0.00	0.00 0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

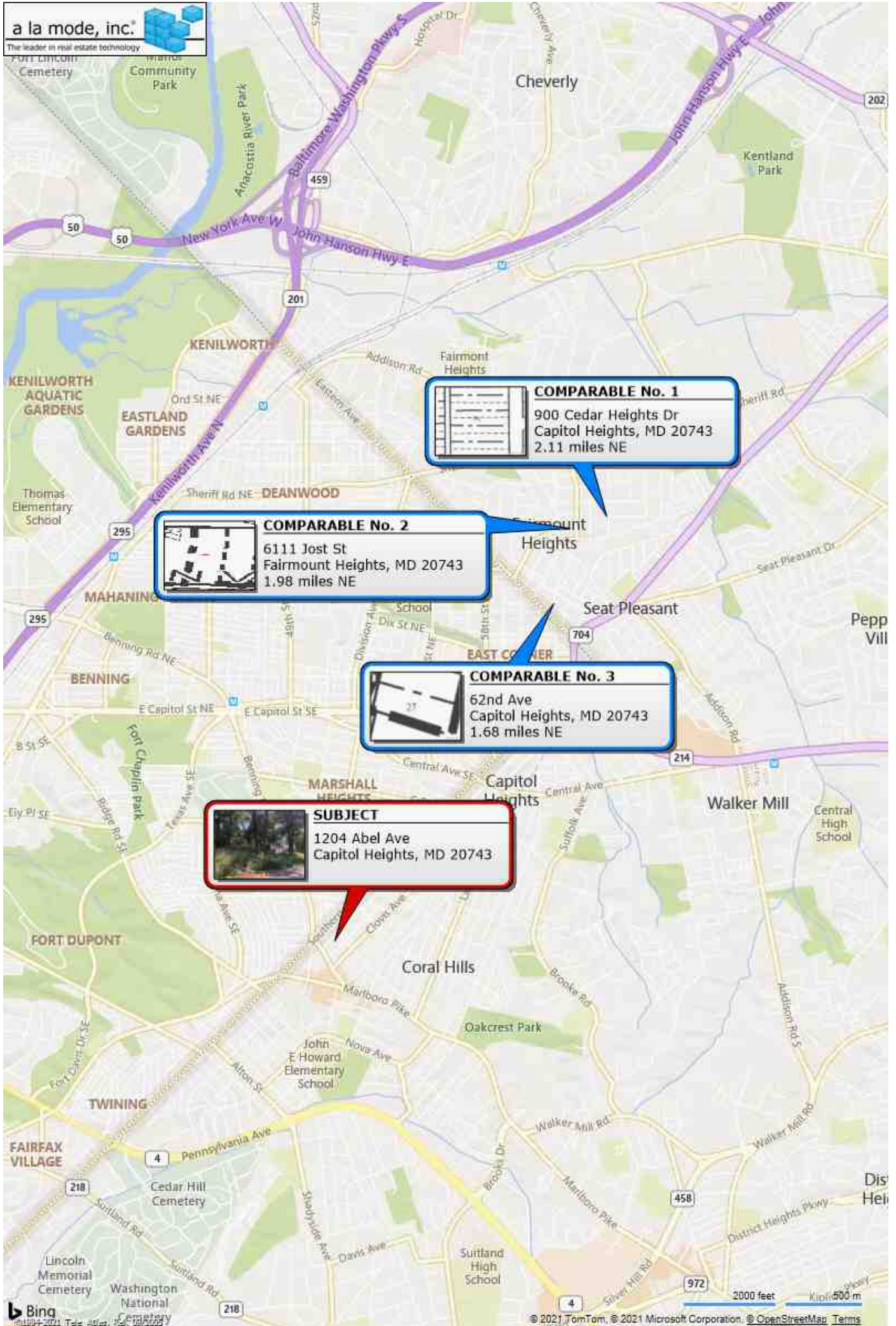
Homeowners' Tax Credit Application Information

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



Location Map

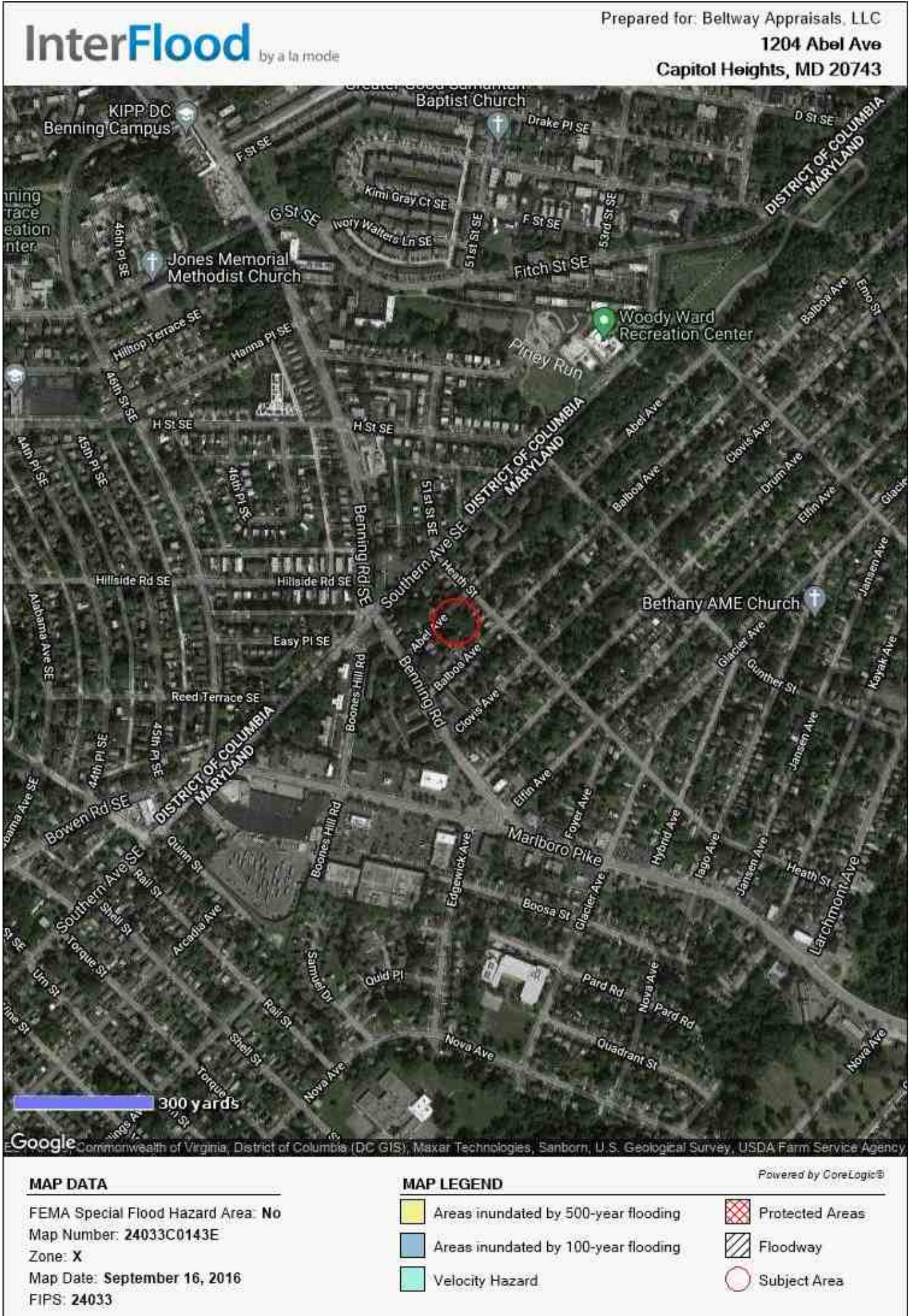
Borrower	N/A N/A			
Property Address	1204 Abel Ave			
City	Capitol Heights	County	Prince George's	State MD Zip Code 20743
Lender/Client	The Prince George's County Government			



JM

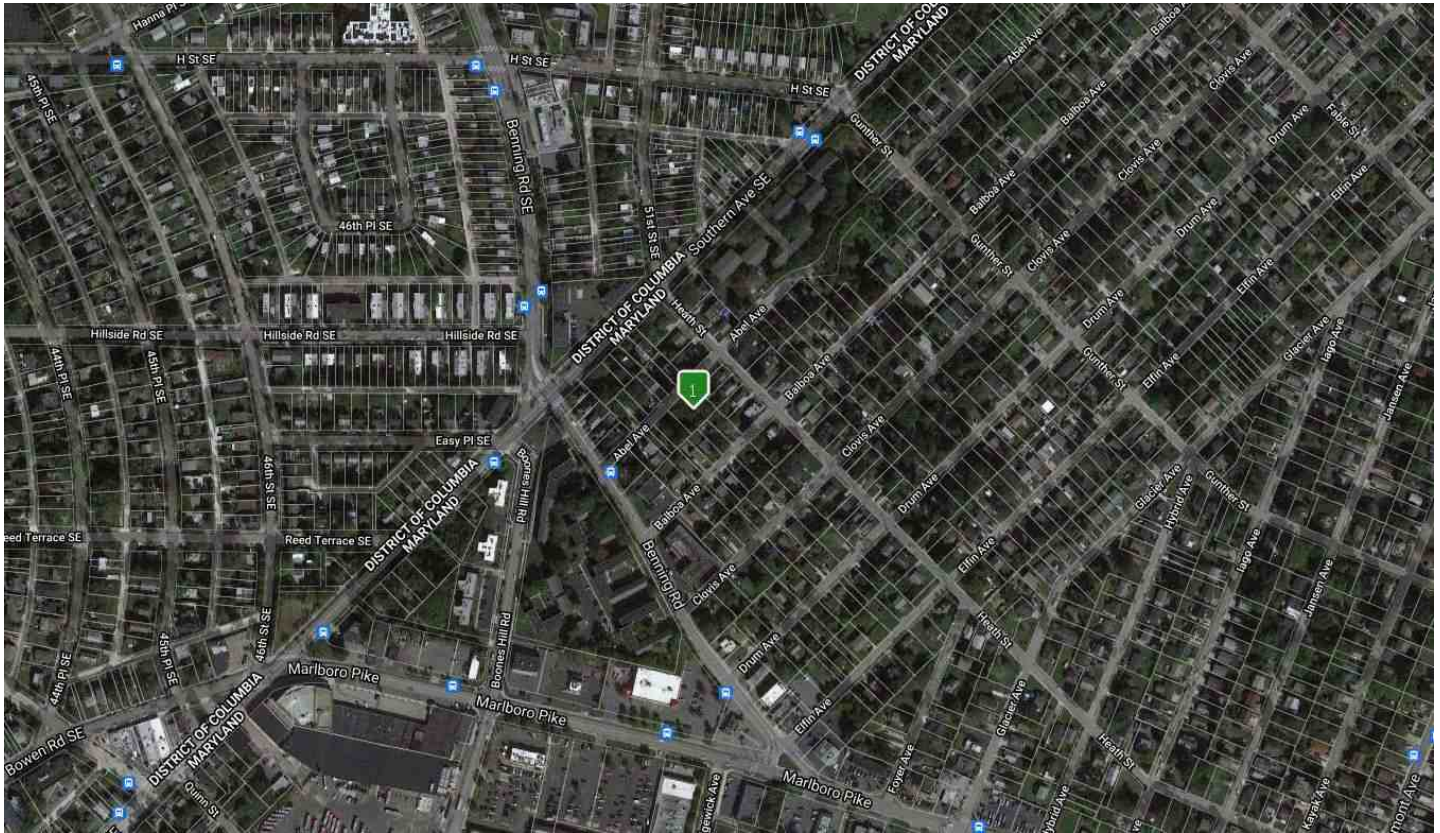
Flood Map

Borrower	N/A N/A			
Property Address	1204 Abel Ave			
City	Capitol Heights	County Prince George's	State MD	Zip Code 20743
Lender/Client	The Prince George's County Government			



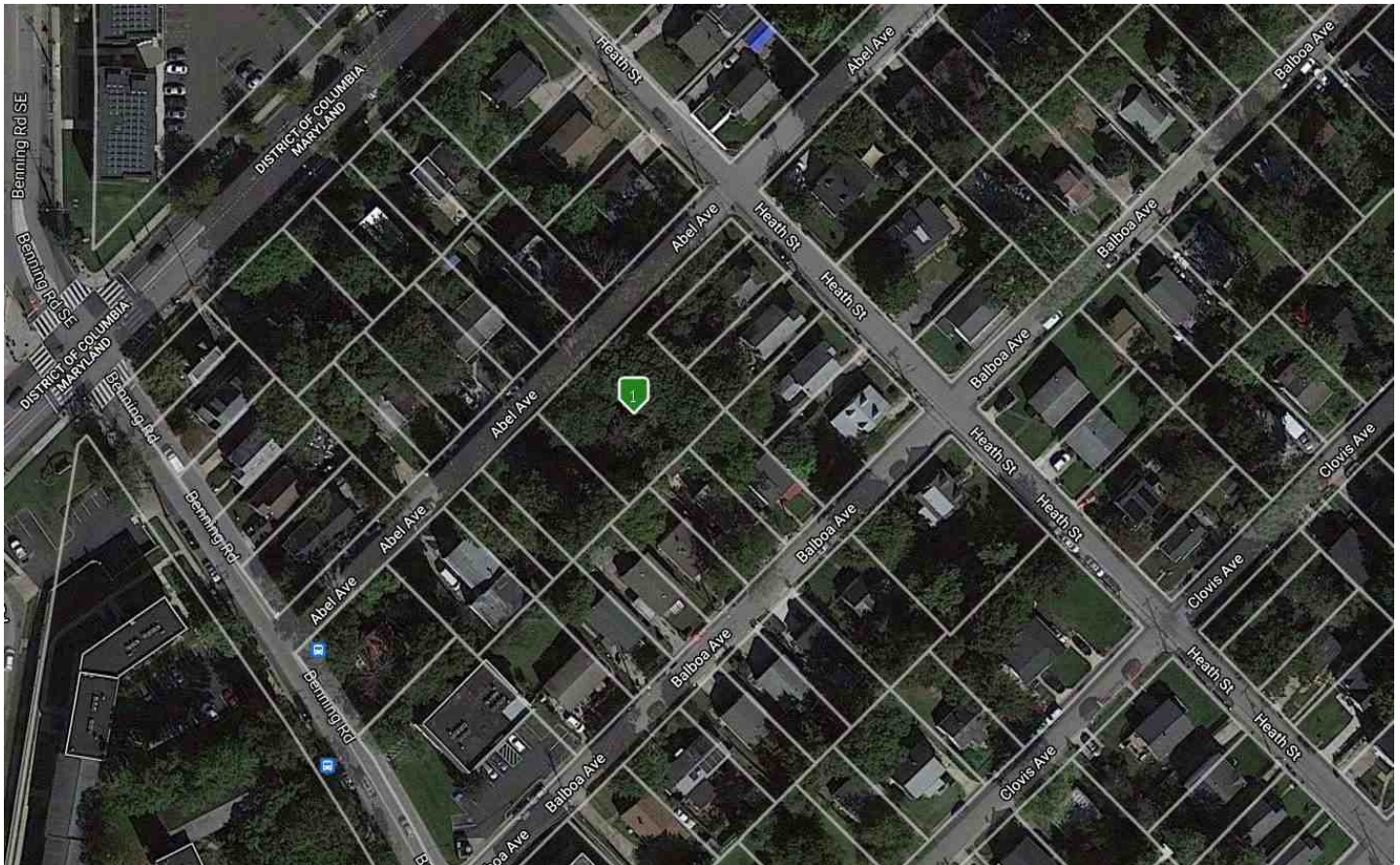

Aerial Map

Borrower	N/A N/A				
Property Address	1204 Abel Ave				
City	Capitol Heights	County	Prince George's	State	MD Zip Code 20743
Lender/Client	The Prince George's County Government				



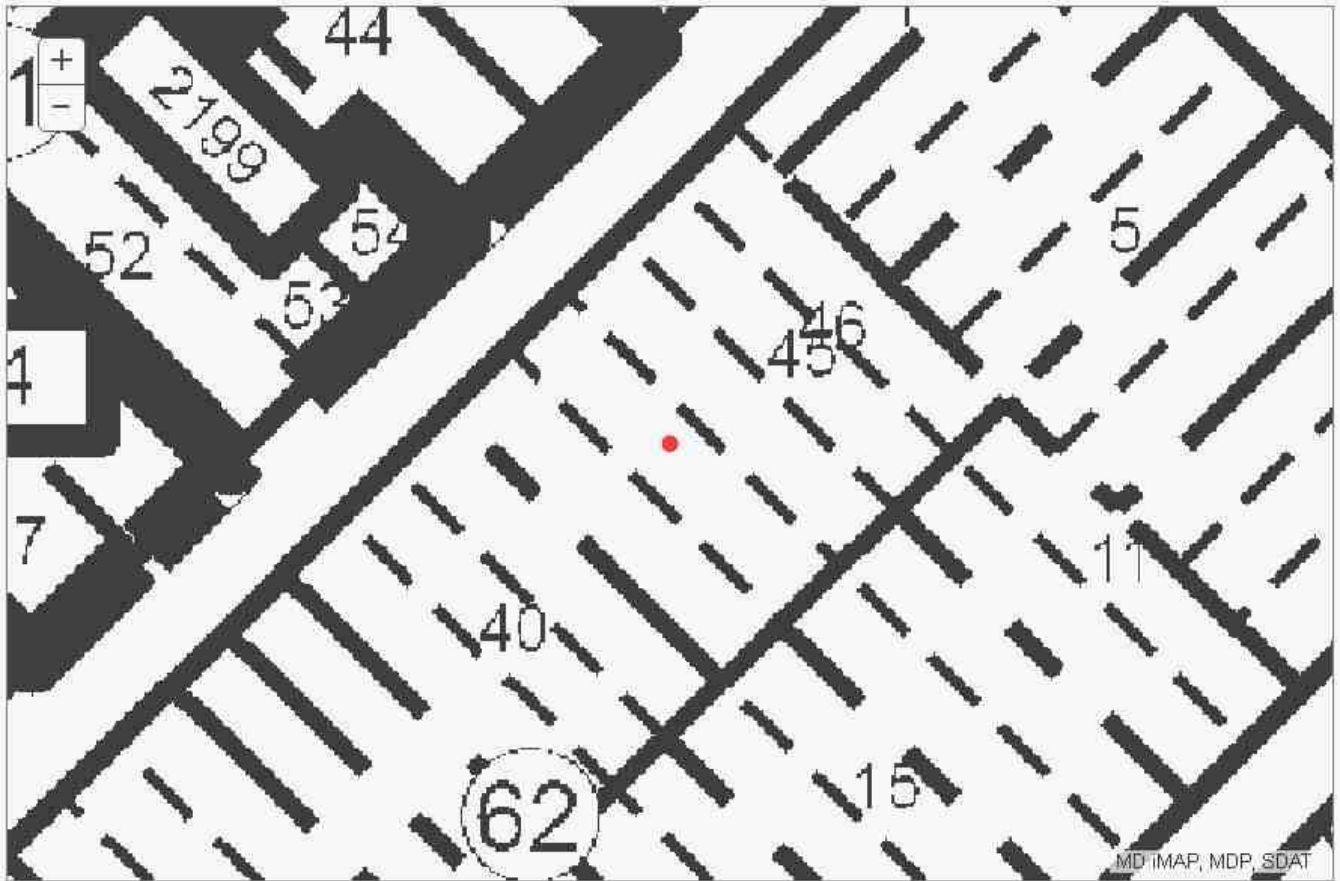
Close Aerial View

Borrower	N/A N/A				
Property Address	1204 Abel Ave				
City	Capitol Heights	County	Prince George's	State	MD Zip Code 20743
Lender/Client	The Prince George's County Government				



Plat Map

Borrower	N/A N/A				
Property Address	1204 Abel Ave				
City	Capitol Heights	County	Prince George's	State	MD Zip Code 20743
Lender/Client	The Prince George's County Government				



Zoning

Borrower	N/A N/A				
Property Address	1204 Abel Ave				
City	Capitol Heights	County	Prince George's	State	MD Zip Code 20743
Lender/Client	The Prince George's County Government				



Subject Photo Page

Borrower	N/A N/A				
Property Address	1204 Abel Ave				
City	Capitol Heights	County	Prince George's	State	MD Zip Code 20743
Lender/Client	The Prince George's County Government				



Subject Front

1204 Abel Ave
Sales Price
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location Capitol Heights
View
Site 12,000
Quality
Age



Alternate Subject Front



Subject Street

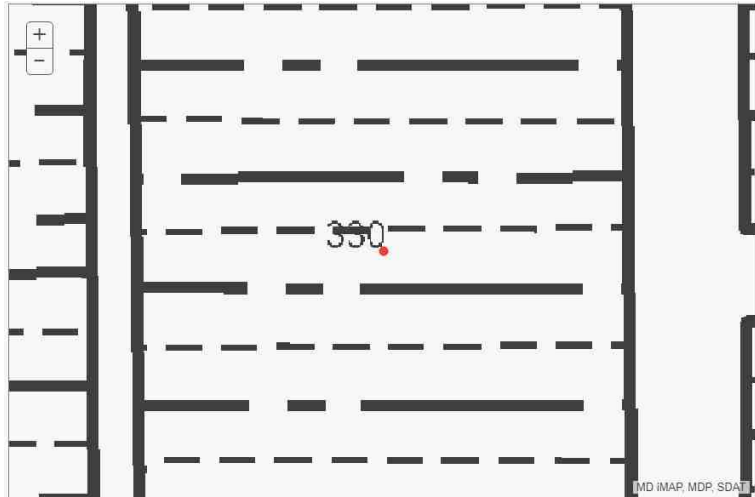
Photograph Addendum

Borrower	N/A N/A						
Property Address	1204 Abel Ave						
City	Capitol Heights	County	Prince George's	State	MD	Zip Code	20743
Lender/Client	The Prince George's County Government						



Comparable Photo Page

Borrower	N/A N/A			
Property Address	1204 Abel Ave			
City	Capitol Heights	County	Prince George's	State MD Zip Code 20743
Lender/Client	The Prince George's County Government			



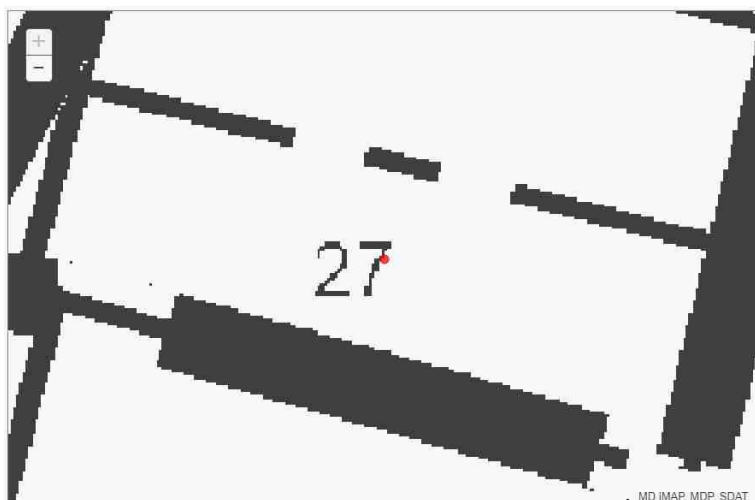
Comparable 1

900 Cedar Heights Dr
 Prox. to Subject 2.11 miles NE
 Sale Price 85,000
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location Capitol Heights
 View
 Site 11,000
 Quality
 Age



Comparable 2

6111 Jost St
 Prox. to Subject 1.98 miles NE
 Sale Price 45,000
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location Capitol Heights
 View
 Site 7,500
 Quality
 Age



Comparable 3

62nd Ave
 Prox. to Subject 1.68 miles NE
 Sale Price 37,500
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location Capitol Heights
 View
 Site 7,500
 Quality
 Age

LICENSE

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

STATE OF MARYLAND

Boyd K. Rutherford
Lt. Governor

DEPARTMENT OF LABOR, LICENSING AND REGULATION

James E. Rzepkowski
Acting Secretary

COMMISSION OF RE APPRAISERS & HOME INSPECTORS

CERTIFIES THAT:

JACQUELIN F SONCEAU



IS AN AUTHORIZED: 03 - CERTIFIED RESIDENTIAL

LIC/REG/CERT
12316

EXPIRATION
07-11-2022

EFFECTIVE
06-16-2019

CONTROL NO
5370741

James E. Rzepkowski
Acting Secretary DLLR

Signature of Bearer

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

JRH