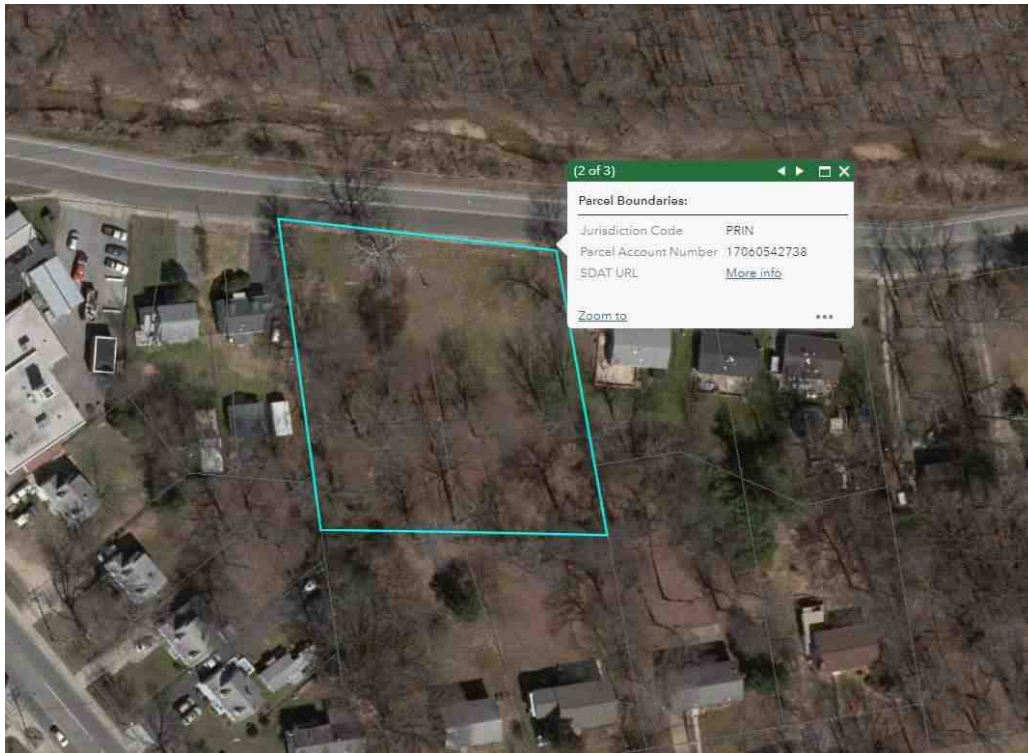


APPRAISAL OF REAL PROPERTY



LOCATED AT

Woodland Road Assemblage Parcel
Suitland, Md 20746
Map 89, Grid C2, Subdiv 5990, *LTS 20-21; Plat A-0089

FOR

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

OPINION OF VALUE

40,000

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-F
Property Address	Woodland Road Assemblage Parcel	
City	Suitland	County Prince George's State Md Zip Code 20746
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: Over 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. As per the current market data, and the market trend in the subject's general market area, the exposure time is based on the average of the days on market of the selected comparables as reference.

Comments on Appraisal and Report Identification

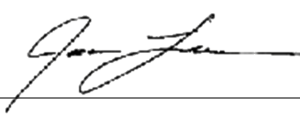
Note any USPAP-related issues requiring disclosure and any state mandated requirements:

The purpose of this appraisal assignment is to provide an opinion of the market value for the real estate being appraised (Subject property);
The subject of this assignment is an assemblage of 3 adjoining tax accounts containing a total of ±45,900 square feet of site area.

Per assignment conditions the subject property is being appraised as assembled. Therefore, the subject property represents a ±45,900 square foot mostly rectangular interior lot. The property is located entirely within the R-80 residential zoning district. The site is low lying land which was previously developed, the improvements having been demolished at a prior unknown date. A majority of the subject site is located within a flood zone, see map addendum. For this reason the subject tract is not believed suitable for residential development.

A proposed zoning change to RSF-95 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
Licensed

State Certification #: _____
or State License #: 11559

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

Date of Signature and Report: 05/28/2021

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: 05/28/2021

Inspection of Subject: None Interior and Exterior Exterior-Only

Date of Inspection (if applicable): _____

Borrower	N/A					
Property Address	Woodland Road Assemblage Parcel					
City	Suitland	County	Prince George's	State	Md	Zip Code 20746
Lender/Client	Prince Georges County					

Tax Account Data

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

1. ID # 06-0542738; Map 89, Grid C2, Subdiv 5990, Blk B, PT LT 20,21 EQ .436 AC Fronting 63 Ft on Woodland Rd; Plat A-0089 (6307 Woodland Rd.)
2. ID # 06-0451716; Map 89, Grid C2, Subdiv 5990, Part of Lots 20 & 21 EQ 12385 sf; Plat A-0089 (6305 Woodland Rd.)
3. ID # 06-0577676; Map 89, Grid C2, Subdiv 5990, PT Lot 21 EQ 12385 sf; Plat A-0089

General market conditions

General Residential Sales, One Mile, 24 Months

In the 24 month period preceding the effective date of this assignment I observed 418 settled sales of improved single family residential dwellings within a one mile radius of the subject property. These sales ranged in close price from \$40,000 to \$512,000; with an average price of \$273,031; a median price of \$277,575; and an average of 26 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 65 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 \$180,000 to \$441,000; with an average price of \$300,429; a median price of \$305,000; and an average of 31 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 past two quarters the market has recovered and more residential properties have been offered for sale. Current inventories of properties offered for sale are at historical lows and the days on market reported by the regional multiple list service continue to drop to historical lows.

On the demand side, a corresponding number of buyers have not left the market. Potential home buyers are motivated by historically low interest rates and a spring 2020 buying season which had been initially delayed. 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 the remainder of the first two quarters of 2021.

Sales data for the past few months indicate a decrease in exposure and marketing times. The subject property is centrally located within the State of Maryland. If offered for sale the property would have average appeal in the market even under the uncertainty of the COVID-19 pandemic.

LAND APPRAISAL REPORT

File No.: JL210521-F

Property Address: Woodland Road Assemblage Parcel	City: Suitland	State: Md	Zip Code: 20746
County: Prince George's		Legal Description: Map 89, Grid C2, Subdiv 5990, *LTS 20-21; Plat A-0089	
Assessor's Parcel #: See Addendum	Tax Year: 2021	R.E. Taxes: \$ EXEMPT	Special Assessments: \$ 0
Market Area Name: Suitland	Map Reference: 47894	Census Tract: 8020.01	
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 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 purpose of this appraisal assignment is to provide an opinion of the market value for the subject of this assignment.		
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 AGE	One-Unit 60 %	<input checked="" type="checkbox"/> Not Likely
Built up: <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%		\$ (000) (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		40 Low 0	Multi-Unit 10 %	* To: _____
Property values: <input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining		512 High 92	Comm'l 20 %	
Demand/supply: <input checked="" type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input type="checkbox"/> Over Supply		273 Pred 57	%	
Marketing time: <input type="checkbox"/> Under 3 Mos. <input type="checkbox"/> 3-6 Mos. <input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Market Area Comments: **The subject is located in central Prince George's Maryland, within the District Heights market area inside of the Capital Beltway. The market area is approximately bound by Walker Mill Rd. to the north and west, the Capital Beltway to the east, and Pennsylvania Ave. to the south. 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. (418 total sales ranging from 40,000 to \$512,000; with an average price of \$273,031; average days on market: 26)**

Dimensions: See Deed Addendum for Meets and Bounds	Site Area: 45,900 Sq.Ft.
Zoning Classification: R-80	Description: _____
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: _____	

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 checked="" 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) _____		
Actual Use as of Effective Date: Vacant Tract	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			Off-site Improvements		Type		Public		Private		Frontage	
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/> Available Hookup	Street	Residential 2 way	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Topography	Mostly Level		Size		Average
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/> Available Hookup	Width	20 Feet	<input type="checkbox"/>	<input type="checkbox"/>	Shape	Irregular/Tapering width		Drainage		Natural;Appears Adequate
Water	<input checked="" type="checkbox"/>	<input type="checkbox"/> Available Hookup	Surface	Macadam	<input type="checkbox"/>	<input type="checkbox"/>	View	Residential, Commercial				
Sanitary Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/> Available Hookup	Curb/Gutter	Concrete/Concrete	<input checked="" type="checkbox"/>	<input type="checkbox"/>						
Storm Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/> Available Hookup	Sidewalk	None	<input type="checkbox"/>	<input type="checkbox"/>						
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: <input checked="" type="checkbox"/> Inside Lot <input type="checkbox"/> Corner Lot <input type="checkbox"/> Cul de Sac <input type="checkbox"/> Underground Utilities <input type="checkbox"/> Other (describe)
FEMA Spec'l Flood Hazard Area <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No FEMA Flood Zone AE FEMA Map # 24033C0235E FEMA Map Date 09/16/2016
Site Comments: The subject property is an 45,900 square foot tract, consisting of three abutting tax accounts located within the R-80 residential zoning district. Typical utility easements (telephone, electric) do not detract from the market value of the property. This area is serviced by public utilities available. The subject tract is low lying land which had been previously developed, the improvements having been demolished at a prior unknown date. A majority of the subject site is located within a flood zone, see map addendum.



LAND APPRAISAL REPORT

File No.: JL210521-F

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: <u>See Deed Addendum.</u>	within three years of the effective date of this appraisal.
Price:	
Source(s):	
2nd Prior Subject Sale/Transfer	
Date:	
Price:	
Source(s):	

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3	
Address	Woodland Road Assemblage Parc Suitland, MD 20746	Ute Way Lts 97-104 Capitol Heights, MD 20743	6106 Wesson Dr Suitland, MD 20746	Springwood Dr Temple Hills, MD 20748	
Proximity to Subject		2.79 miles NW	0.73 miles S	1.70 miles SW	
Sale Price	\$	\$ 20,000	\$ 40,000	\$ 49,500	
Price/ Sq.Ft.	\$	\$ 1.58	\$ 1.43	\$ 0.81	
Data Source(s)		BrightMLS#MDPG541350; 434	BrightMLS#1005041715; 372	BrightMLS#1004751103; 282	
Verification Source(s)		Assessment Records, Deed	Assessment Records, Deed	Assessment Records, Deed	
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+(-) \$ Adjust
Sales or Financing		ALT; Cash		Standard; Cash	
Concessions		None Noted		None Noted	
Date of Sale/Time		11/23/2020		03/26/2019	
Rights Appraised	Fee Simple	Fee Simple		Fee Simple	
Location	Suitland	Capitol Heights	+2,400	Suitland	Temple Hills
Site Area (in Sq.Ft.)	45,900	12,640	+16,630	27,960	+8,970
Zoning	R-80	RT		R-80	RR
Site Coverage	Partly Cleared	Wooded		Wooded	Wooded
Improvements	None	None		None	None
Dev Factors	Flood	Access		Part. Strm,Fld,Topo	-8,000
Access, Strm, Topo					
Net Adjustment (Total, in \$)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 19,030	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 970	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -11,412	
Adjusted Sale Price (in \$)		Net 95.2 % Gross 95.2 % \$ 39,030	Net 2.4 % Gross 42.4 % \$ 40,970	Net 23.1 % Gross 23.1 % \$ 38,088	

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 \$38,030 to \$42,970 has been identified. Comparable sales #1 and 3 have received increased weight as they are considered most similar to the subject property.

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 \$ 40,000

Final Reconciliation The comparable sales range in adjusted sale price from \$38,030 to \$42,970. Comparable sales #1 and 3 have received increased weight the are considered most similar.

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

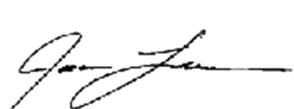
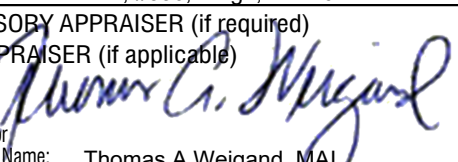
This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.

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: \$ 40,000, 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 34 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 Additional Sales

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

Photo Addenda Parcel Map Hypothetical Conditions Extraordinary Assumptions

Client Contact: <u>Benjamin Hobbs</u>	Client Name: <u>Prince Georges County</u>
E-Mail: <u>bhobbs@co.pg.md.us</u>	Address: <u>1400 McCormick Drive, #336, Largo, MD 20774</u>
APPRAISER	SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)
	
Appraiser Name: <u>Jason D Lewis</u>	Supervisory or Co-Appraiser Name: <u>Thomas A Weigand, MAI</u>
Company: <u>Treffer Appraisal Group</u>	Company: <u>Treffer Appraisal Group</u>
Phone: <u>(410) 544-7744</u> Fax: _____	Phone: <u>(410) 544-7744</u> Fax: <u>(410) 544-9005</u>
E-Mail: <u>appraisals@treffergroup.com</u>	E-Mail: <u>appraisals@treffergroup.com</u>
Date of Report (Signature): <u>05/28/2021</u>	Date of Report (Signature): <u>05/28/2021</u>
License or Certification #: <u>11559</u> State: <u>MD</u>	License or Certification #: <u>04-27637</u> State: <u>MD</u>
Designation: <u>Licensed</u>	Designation: <u>Certified General</u>
Expiration Date of License or Certification: <u>09/12/2021</u>	Expiration Date of License or Certification: <u>12/27/2022</u>
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: <u>05/26/2021</u>	Date of Inspection: _____

Subject Photo Page

Borrower	N/A					
Property Address	Woodland Road Assemblage Parcel					
City	Suitland	County	Prince George's	State	Md	Zip Code 20746
Lender/Client	Prince Georges County					



Subject Front

Woodland Road Assemblage Parcel
 Sales Price
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location Suitland
 View
 Site 45,900
 Quality
 Age



Subject Rear



Subject Rear

Subject Photo Page

Borrower	N/A					
Property Address	Woodland Road Assemblage Parcel					
City	Suitland	County	Prince George's	State	Md	Zip Code 20746
Lender/Client	Prince Georges County					



Subject Front

Woodland Road Assemblage Parcel
 Sales Price
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location Suitland
 View
 Site 45,900
 Quality
 Age



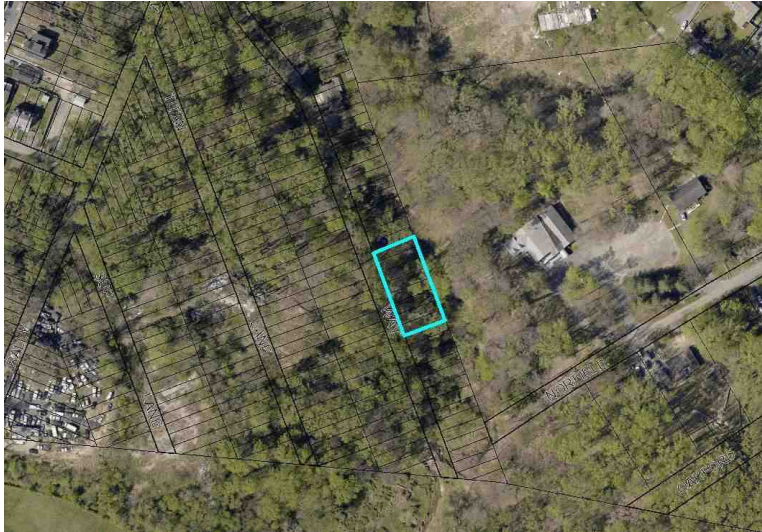
Subject Street



Subject Street

Comparable Land Photo Page

Borrower	N/A					
Property Address	Woodland Road Assemblage Parcel					
City	Suitland	County	Prince George's	State	Md	Zip Code 20746
Lender/Client	Prince Georges County					



Comparable 1

Ute Way Lts 97-104
 Prox. to Subj. 2.79 miles NW
 Sales Price 20,000
 Date of Sale 11/23/2020
 Location Capitol Heights
 Site/View
 Zoning RT
 Site Coverage Wooded
 Improvements None
 Dev Factors Access



Comparable 2

6106 Wesson Dr
 Prox. to Subj. 0.73 miles S
 Sales Price 40,000
 Date of Sale 03/26/2019
 Location Suitland
 Site/View
 Zoning R-80
 Site Coverage Wooded
 Improvements None
 Dev Factors Part. Strm,Fld,Topo



Comparable 3

Springwood Dr
 Prox. to Subj. 1.70 miles SW
 Sales Price 49,500
 Date of Sale 11/14/2018
 Location Temple Hills
 Site/View
 Zoning RR
 Site Coverage Wooded
 Improvements None
 Dev Factors Access, Strm, Topo

Borrower	N/A					
Property Address	Woodland Road Assemblage Parcel					
City	Suitland	County	Prince George's	State	Md	Zip Code 20746
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. Location adjustments are based on detached average residential sales prices in each respective zip code. Zoning district adjustments are not believed warranted.

Comparable #1 was selected for it's recent transfer date, reasonable proximity, and it's similar utility. This property is not accessible, located off an undeveloped portion of Ute Way. This was an arms length transaction which consisted of a 12,640 sq.ft. (Per SDAT) residential tract of 8 platted lots on one tax account, located within the RT zoning district. Significant differences in site size have been adjusted at a rate of \$0.50, per square foot. Given the noted impediments to development this property is considered to provided similar utility as compared with the non buildable subject property.

Comparable #2 was selected for it's relatively recent transfer date, close proximity, and it's similar utility. This property is a platted and recorded lot in the immediate market area which suffers from environmental concerns including topography, and the presence of portions of floodplain onsite. This was an arms length transaction which consisted of a 27,960 sq.ft. (Per SDAT) residential lot. Significant differences in site size have been adjusted at a rate of \$0.50, per square foot. A negative 20% adjustment is applied in recognition of the superior utility of this comparable.

Comparable #3 was selected for it's relatively recent transfer date, reasonable proximity, and it's similar utility. This property is not accessible, located off an undeveloped portion of Springwood Drive, and is impacted by moderate topography and the presence of a stream onsite. This was an arms length transaction which consisted of a 60,804 sq.ft. (Per SDAT) residential tract of 5 platted lots on two tax accounts. Significant differences in site size have been adjusted at a rate of \$0.50, per square foot. Given the noted impediments to development this property is considered to provided similar utility as compared with the non buildable subject property.

Supplemental Addendum

File No. JL210521-F

Borrower	N/A					
Property Address	Woodland Road Assemblage Parcel					
City	Suitland	County	Prince George's	State	Md	Zip Code 20746
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-F

Borrower	N/A				
Property Address	Woodland Road Assemblage Parcel				
City	Suitland	County	Prince George's	State	Md Zip Code 20746
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 Approach has been developed as secondary support for the sales comparison conclusion. The Income Approach is not considered valid in this assignment. The Sales Comparison Approach is most reliable when appraising a single family home in this neighborhood due to sufficient number of comparable sales. Single family homes in this neighborhood are typically purchased for owner occupancy.

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, gross living area, 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; 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 a vacant lot.

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 to be developed under the terms of the existing zoning district. Proposed zoning change is not anticipated to impact highest and best use.

Zoning

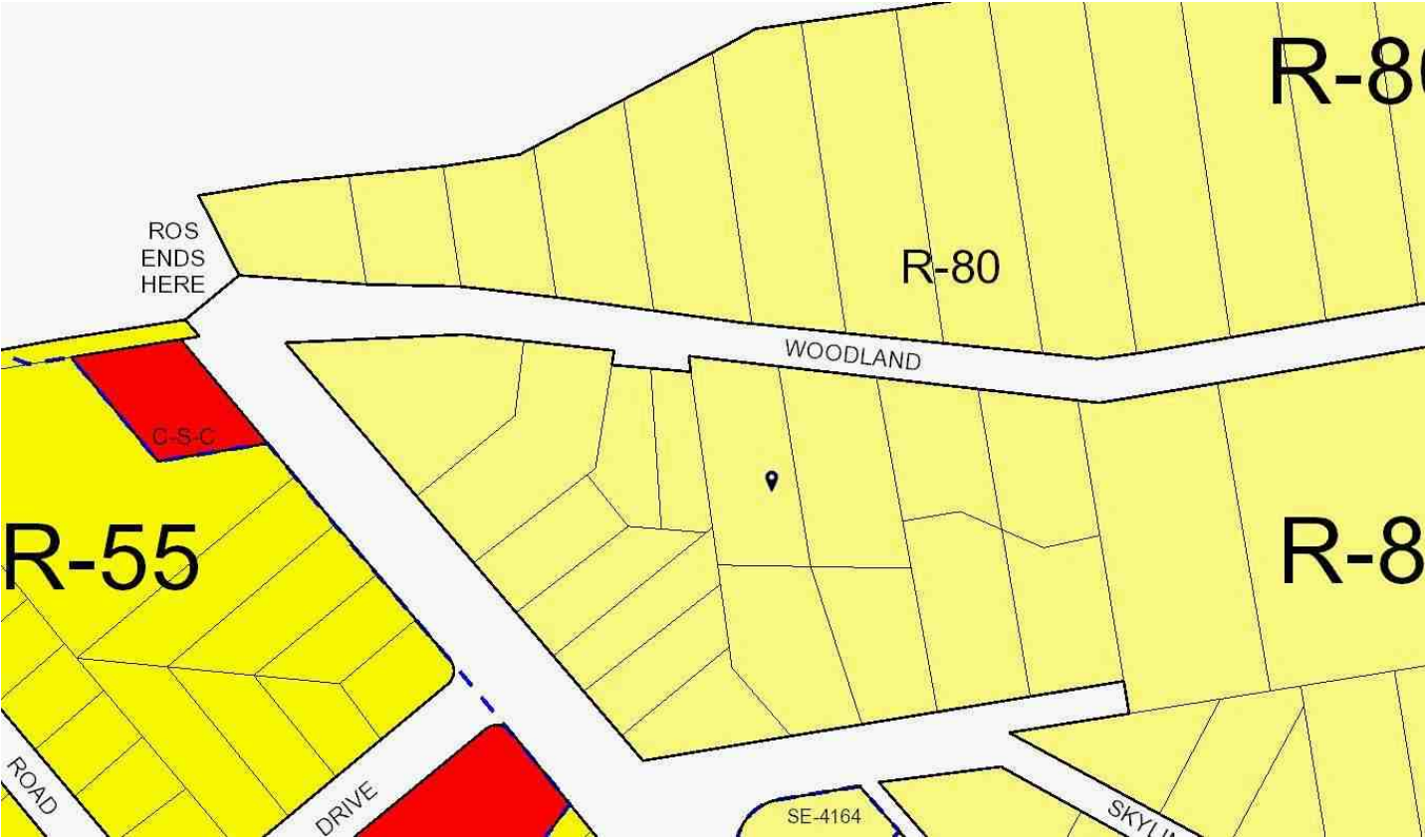
R-55 1 Family Detached Residential

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

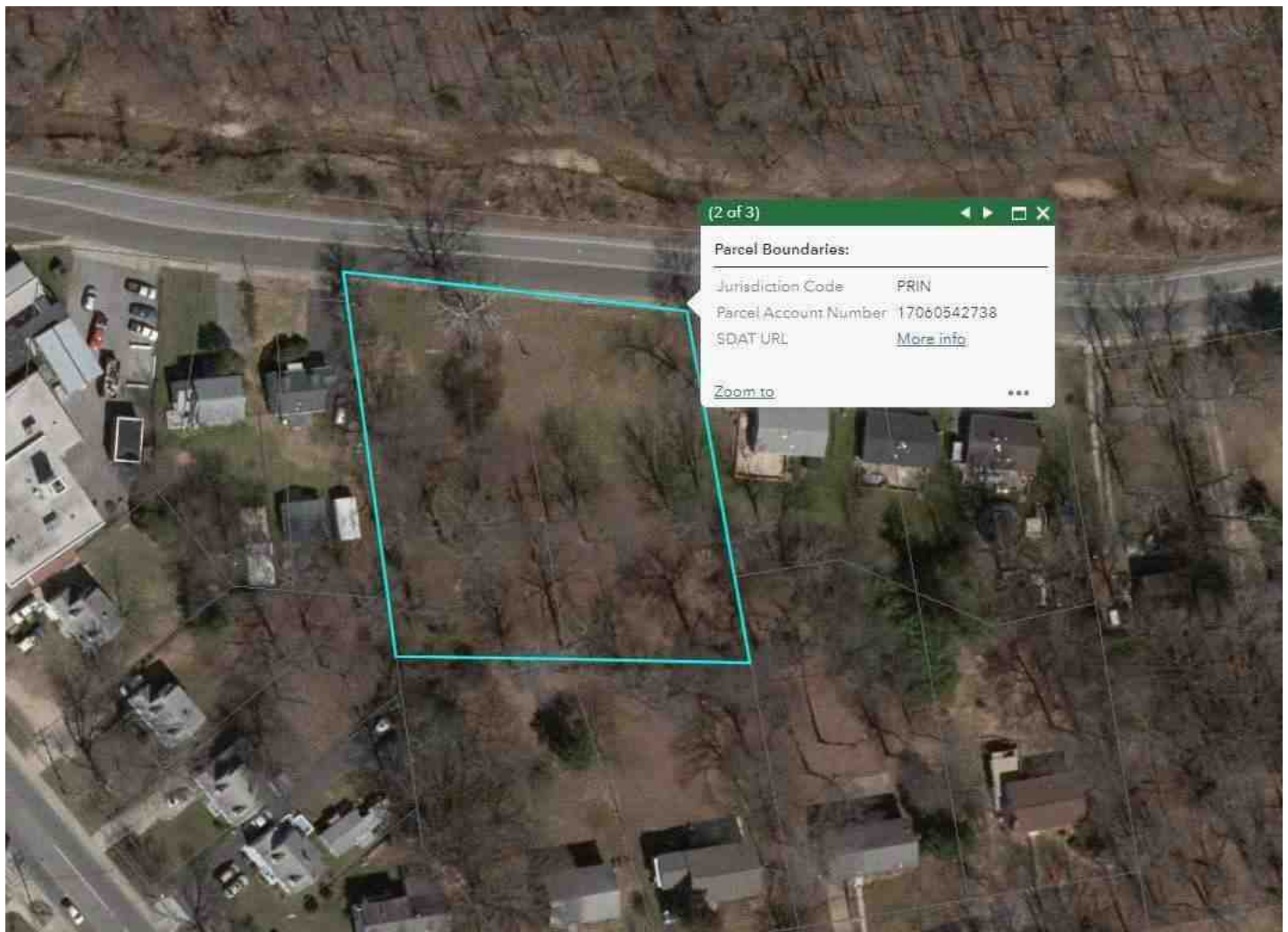
Zoning Map

Borrower	N/A						
Property Address	Woodland Road Assemblage Parcel						
City	Suitland	County	Prince George's	State	Md	Zip Code	20746
Lender/Client	Prince Georges County						



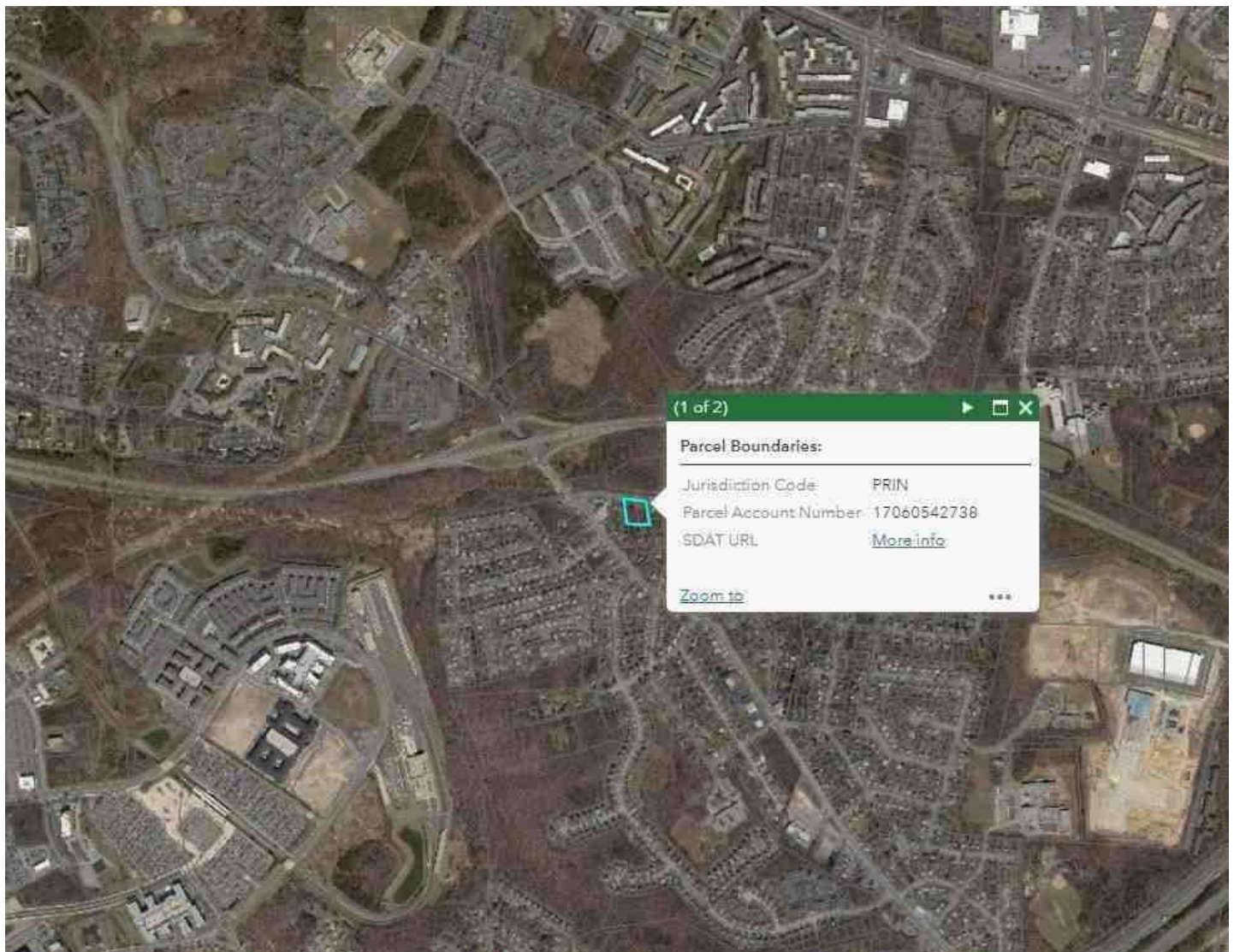
Aerial Map

Borrower	N/A						
Property Address	Woodland Road Assemblage Parcel						
City	Suitland	County	Prince George's	State	Md	Zip Code	20746
Lender/Client	Prince Georges County						



Aerial Map

Borrower	N/A						
Property Address	Woodland Road Assemblage Parcel						
City	Suitland	County	Prince George's	State	Md	Zip Code	20746
Lender/Client	Prince Georges County						



Photograph Addendum

Borrower	N/A				
Property Address	Woodland Road Assemblage Parcel				
City	Suitland	County	Prince George's	State	Md Zip Code 20746
Lender/Client	Prince Georges County				

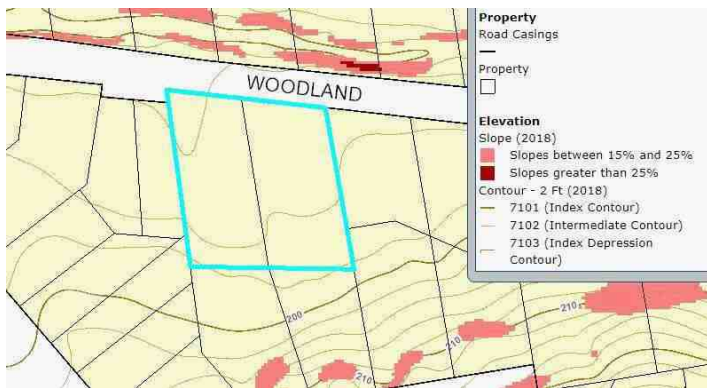


Green Infrastructure Plan Boundaries

Comments:
PGATLAS.ORG

Floodplain

Comments:
PGATLAS.ORG



Slope

Comments:
PGATLAS.ORG



Tree Canopy

Comments:
PGATLAS.ORG

RBIntel Local Market Insight

Local Market Insight

Presented by
Thomas Weigand

April 2021
20746 - Detached

Treffer Appraisal Group
Email: tweigand@treffergroup.com
Work Phone: 410-544-7744

New Listings **17**

▲ **6.3%** ▲ **41.7%**
 from Mar 2021: 16 from Apr 2020: 12

YTD	2021	2020	+/-
	50	42	19.0%

5-year Apr average: **18**

New Pendings **24**

▲ **118.2%** ▲ **300.0%**
 from Mar 2021: 11 from Apr 2020: 6

YTD	2021	2020	+/-
	51	48	6.3%

5-year Apr average: **18**

Closed Sales **11**

▲ **37.5%** ▲ **22.2%**
 from Mar 2021: 8 from Apr 2020: 9

YTD	2021	2020	+/-
	35	54	-35.2%

5-year Apr average: **11**

Median Sold Price **\$341,000**

▲ **5.7%** ▲ **6.6%**
 from Mar 2021: **\$322,500** from Apr 2020: **\$319,900**

YTD	2021	2020	+/-
	\$339,550	\$289,500	17.3%

5-year Apr average: **\$275,280**

Summary

In 20746, the median sold price for Detached properties for April was \$341,000, representing an increase of 5.7% compared to last month and an increase of 6.6% from Apr 2020. The average days on market for units sold in April was 26 days, 41% below the 5-year April average of 44 days. There was a 118.2% month over month increase in new contract activity with 24 New Pendings; a 73.3% MoM increase in All Pendings (new contracts + contracts carried over from March) to 26; and a 41.7% decrease in supply to 7 active units.

This activity resulted in a Contract Ratio of 3.71 pendings per active listing, up from 1.25 in March and an increase from 0.80 in April 2020. The Contract Ratio is 107% higher than the 5-year April average of 1.79. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings **7**

Mar 2021	Apr 2020
12	15

Avg DOM **26**

Mar 2021	Apr 2020	YTD
25	27	21

Avg Sold to OLP Ratio **100.4%**

Mar 2021	Apr 2020	YTD
97.6%	101.6%	100.3%

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Data Source: Bright MLS. Statistics calculated May 06, 2021.



RBIntel Market Report

Market Statistics – Detailed Report



1st Quarter 2021
20746, Suitland, MD

Sold Summary

	Q1 2021	Q1 2020	% Change
Sold Dollar Volume	\$15,594,312	\$18,551,340	-15.94%
Avg Sold Price	\$307,525	\$278,950	10.24%
Median Sold Price	\$310,000	\$290,000	6.90%
Units Sold	51	66	-22.73%
Avg Days on Market	24	32	-25.00%
Avg List Price for Solds	\$305,770	\$281,080	8.78%
Avg SP to OLP Ratio	101.1%	99.6%	1.55%
Ratio of Avg SP to Avg OLP	101.1%	98.2%	2.99%
Attached Avg Sold Price	\$293,490	\$286,709	2.37%
Detached Avg Sold Price	\$323,314	\$275,330	17.43%
Attached Units Sold	27	21	28.57%
Detached Units Sold	24	45	-46.67%

Financing (Sold)

Assumption	0
Cash	6
Conventional	28
FHA	12
Other	1
Owner	0
VA	3

Days on Market (Sold)

0	2
1 to 10	26
11 to 20	7
21 to 30	5
31 to 60	8
61 to 90	1
91 to 120	1
121 to 180	0
181 to 360	1
361 to 720	0
721+	0

Notes:

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

Sold Detail

Price Ranges	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR		All	Residential		Condo/Coop
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0	0	0	0
\$50K to \$99,999	0	1	0	0	0	0	0	0	0	1
\$100K to \$149,999	1	0	0	0	0	0	1	0	0	0
\$150K to \$199,999	0	0	0	1	0	0	0	0	0	0
\$200K to \$299,999	0	0	2	6	2	1	9	3	1	4
\$300K to \$399,999	0	1	7	0	11	0	0	6	0	0
\$400K to \$499,999	0	1	1	4	0	2	0	3	1	0
\$500K to \$599,999	0	0	0	0	0	0	0	0	0	0
\$600K to \$799,999	0	0	0	0	0	0	0	0	0	0
\$800K to \$999,999	0	0	0	0	0	0	0	0	0	0
\$1M to \$2,499,999	0	0	0	0	0	0	0	0	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	0	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	1	3	10	11	13	3	10	12	2	5
Avg Sold Price	\$111,500	\$271,203	\$332,350	\$327,433	\$332,657	\$386,285	\$235,000			
Prev Year - Avg Sold Price	\$262,000	\$200,000	\$258,939	\$315,978	\$288,320	\$436,315	\$148,300			
Avg Sold % Change	-57.44%	35.60%	28.35%	3.63%	15.38%	-11.47%	58.46%			
Prev Year - # of Solds	1	2	19	15	25	1	3			

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Data Source: Bright MLS. Statistics calculated April 06, 2021.



RBIntel Market Report

Market Statistics – Detailed Report



1st Quarter 2021

Prince Georges County, MD

Sold Summary

	Q1 2021	Q1 2020	% Change
Sold Dollar Volume	\$916,690,920	\$746,046,049	22.87%
Avg Sold Price	\$357,386	\$330,853	8.02%
Median Sold Price	\$350,000	\$324,900	7.73%
Units Sold	2,591	2,250	15.16%
Avg Days on Market	17	40	-57.50%
Avg List Price for Solds	\$354,834	\$332,715	6.65%
Avg SP to OLP Ratio	101.1%	98.2%	3.01%
Ratio of Avg SP to Avg OLP	101.0%	98.0%	3.13%
Attached Avg Sold Price	\$275,350	\$260,696	5.62%
Detached Avg Sold Price	\$413,053	\$367,670	12.34%
Attached Units Sold	1,047	775	35.10%
Detached Units Sold	1,544	1,475	4.68%

Financing (Sold)

Assumption	0
Cash	412
Conventional	1,218
FHA	697
Other	28
Owner	1
VA	212

Days on Market (Sold)

0	190
1 to 10	1,396
11 to 20	389
21 to 30	162
31 to 60	252
61 to 90	81
91 to 120	40
121 to 180	31
181 to 360	44
361 to 720	5
721+	1

Notes:

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

Sold Detail

Price Ranges	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR		All	Residential		Condo/Coop
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	1	0	3	0	0	0
\$50K to \$99,999	1	2	2	1	1	0	36	6	0	6
\$100K to \$149,999	5	2	1	0	0	0	75	2	3	15
\$150K to \$199,999	5	6	7	11	3	0	87	7	3	28
\$200K to \$299,999	29	27	104	166	53	31	228	31	29	21
\$300K to \$399,999	9	25	246	140	363	37	21	129	25	14
\$400K to \$499,999	1	2	80	87	318	14	11	85	9	4
\$500K to \$599,999	2	0	14	13	174	9	7	41	6	3
\$600K to \$799,999	0	0	2	1	109	1	3	47	2	7
\$800K to \$999,999	0	0	1	0	10	1	0	9	0	2
\$1M to \$2,499,999	0	0	0	0	2	0	0	6	1	1
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	1	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	52	64	457	419	1,035	93	471	364	78	101
Avg Sold Price	\$255,849	\$273,196	\$346,607	\$333,901	\$450,146	\$359,903	\$206,894			
Prev Year - Avg Sold Price	\$217,610	\$255,596	\$303,399	\$310,231	\$401,709	\$308,584	\$178,104			
Avg Sold % Change	17.57%	6.89%	14.24%	7.63%	12.06%	16.63%	16.16%			
Prev Year - # of Solds	48	54	423	382	1,004	71	268			

Active Detail

SDAT Tax Assessment Record

Real Property Data Search (w1)

Search Result for PRINCE GEORGE'S COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier:		District - 06 Account Number - 0451716
Owner Information		
Owner Name:	PRINCE GEORGES COUNTY	Use: EXEMPT Principal Residence: NO
Mailing Address:	PROP MGT ROOM 351 9201 BASIL CT LANDOVER MD 20785	Deed Reference: /07743/ 00621
Location & Structure Information		
Premises Address:	6305 WOODLAND RD SUITLAND 20746-0000	Legal Description: PART OF LOTS 20 & 21 EQ 12385 SF
Map:	Grid:	Parcel:
0089	00C2	0000
Neighborhood:	Subdivision:	Section:
6035990.17	5990	
Block:	Lot:	Assessment Year:
		2021
Plat No:	Plat Ref:	
A-0089		
Town: MORNINGSIDE		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
		Property Land Area 12,835 SF
		County Use 901
Stories	Basement	Type
		Exterior
		Quality
		Full/Half Bath
		Garage
		Last Notice of Major Improvements
		/
Value Information		
	Base Value	Value
		As of
		01/01/2021
Land:	200	1,200
Improvements	0	0
Total:	200	1,200
Preferential Land:	0	0
		Phase-in Assessments
		As of
		07/01/2020
		As of
		07/01/2021
		200
		533
Transfer Information		
Seller: CASEY TRUST CO	Date: 08/28/1990	Price: \$75,000
Type: ARMS LENGTH IMPROVED	Deed1: /07743/ 00621	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2020
County:	500	200.00
State:	500	200.00
Municipal:	500	200.00 533.00
		07/01/2021
		533.00
		533.00
		200.00 533.00
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:

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.

SDAT Tax Assessment Record

Real Property Data Search (w1)

Search Result for PRINCE GEORGE'S COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 06 Account Number - 0542738		
<i>Owner Information</i>		
Owner Name:	PRINCE GEORGES COUNTY	Use: EXEMPT
Mailing Address:	LARGO GOV CNTR REAL ESTS SECT 9207 BASIL CT #351 LANDOVER MD 20785	Principal Residence: NO
		Deed Reference: /07646/ 00114
<i>Location & Structure Information</i>		
Premises Address:	6307 WOODLAND RD SUITLAND 20746-0000	Legal Description: PT LT 20,21 EQ .436 AC FRONTING 63 FT ON WOODLAND RD
Map: 0089	Grid: 00C2	Parcel: 0000
Neighborhood: 6035990.17	Subdivision: 5990	Section:
		Block: B
		Lot:
		Assessment Year: 2021
		Plat No: A-0089
		Plat Ref:
Town: MORNINGSIDE		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
		Property Land Area 20,680 SF
		County Use 901
Stories	Basement	Type
		Exterior /
		Quality
		Full/Half Bath
		Garage
		Last Notice of Major Improvements
<i>Value Information</i>		
	Base Value	Value
		As of 01/01/2021
Land:	400	2,000
Improvements	0	0
Total:	400	2,000
Preferential Land:	0	0
		Phase-in Assessments
		As of 07/01/2020
		As of 07/01/2021
		400
		933
<i>Transfer Information</i>		
Seller: MCMAHON, JANICE A	Date: 05/16/1990	Price: \$86,000
Type: ARMS LENGTH IMPROVED	Deed1: /07646/ 00114	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
<i>Exemption Information</i>		
Partial Exempt Assessments:	Class	07/01/2020
County:	500	400.00
State:	500	400.00
Municipal:	500	400.00 933.00
		07/01/2021
		933.00
		933.00
		400.00 933.00
Special Tax Recapture: None		
<i>Homestead Application Information</i>		
Homestead Application Status: No Application		
<i>Homeowners' Tax Credit Application Information</i>		
Homeowners' Tax Credit Application Status: No Application		
	Date:	

1. This screen allows you to search the Real Property database and display property records.
2. Click **here** for a glossary of terms.
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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.

SDAT Tax Assessment Record

Real Property Data Search (w1)

Search Result for PRINCE GEORGE'S COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier:		District - 06 Account Number - 0577676
Owner Information		
Owner Name:	PRINCE GEORGES COUNTY (TX)	Use: Principal Residence:
Mailing Address:	PROPERTY ACQ REAL ESTATE 1400 MCCORMICK DR LARGO MD 20774-5313	Deed Reference: /11339/ 00678
Location & Structure Information		
Premises Address:	WOODLAND RD SUITLAND 20746-0000	Legal Description: PT LOT 21 EQ 12385 SQ FT
Map:	Grid:	Parcel:
0089	00C2	0000
Neighborhood:	Subdivision:	Section:
6035990.17	5990	
Block:	Lot:	Assessment Year:
		2021
Plat No:	Plat Ref:	A-0089
Town:	MORNINGSIDE	
Primary Structure Built	Above Grade Living Area	Finished Basement Area
		Property Land Area 12,385 SF
		County Use 901
Stories	Basement	Type
		Exterior
		Quality
		Full/Half Bath
		Garage
		Last Notice of Major Improvements
Value Information		
	Base Value	Value
		As of
Land:	45,800	01/01/2021
Improvements	0	46,600
Total:	45,800	46,600
Preferential Land:	0	0
		Phase-in Assessments
		As of
		07/01/2020
		As of
		07/01/2021
		45,800
		46,067
Transfer Information		
Seller: DAWSON,TOWNES L	Date: 03/27/1997	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /11339/ 00678	Deed2:
Seller: NORRIS PYLES INC	Date: 09/10/1975	Price: \$0
Type:	Deed1: /04527/ 00377	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2020
County:	540	07/01/2021
State:	540	45,800.00
Municipal:	540	46,067.00
		45,800.00
		46,067.00
		45,800.00 46,067.00
		45,800.00 46,067.00
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:

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. 27-429. - R-80 Zone (One-Family Detached Residential).

(a) Purposes.

(1) The purposes of the R-80 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 one-family residential developments with medium-sized 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-80 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-80 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(c) Residential, Single-Family-95 (RSF-95) Zone

1 (c) Residential, Single-Family-95 (RSF-95) Zone

(1) Purposes

The purposes of the Residential, Single-Family-95 (RSF-95) 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 one-family residential developments with medium-sized 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—26

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

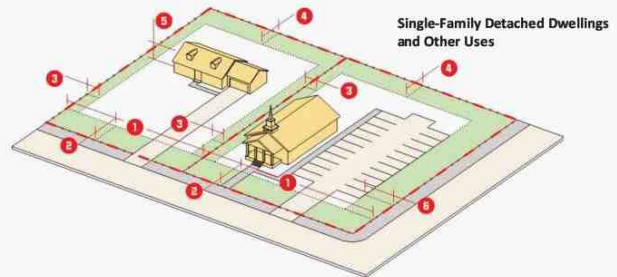
Part 27-4 Zones and Zone Regulations
 Sec. 27-4200 Base Zones
 27-4202 Residential Base Zones
 27-4202(c) Residential, Single-Family-95 (RSF-95) Zone



(2) Intensity and Dimensional Standards

Standard[1]	Single-Family Detached Dwelling	Other Uses
Density, max. (du/ac of net lot area)	4.58	No requirement
Net lot area, min. (sf)	9,500	9,500
1 Lot width, min. (ft)	75	75
Lot frontage (width) at front street line, min. (ft)	60	60
Lot coverage, max. (% of net lot area)	30	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.



(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

Prince George's County, Maryland

Zoning Ordinance
 27-4-27

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 3

Part 27-4 Zones and Zone Regulations
Sec. 27-4200 Base Zones
27-4202 Residential Base Zones
27-4202(c) Residential, Single-Family-95 (RSF-95) Zone

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	Part 27-2	Interpretation and Definitions
Sec. 27-6200	Roadway Access, Mobility, and Circulation	Sec. 27-61000	Nonresidential and Mixed-Use Form and Design Standards	Part 27-7	Nonconforming Buildings, Structures, Uses, Lots, and Signs
Sec. 27-6300	Off-Street Parking and Loading	Sec. 27-61100	Industrial Form and Design Standards		

1
2

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

Deed One of Three

PRINCE GEORGE'S COUNTY CIRCUIT COURT (Land Records) VJ 11339, p. 0678, MSA_CE64_11419. Date available 09/16/2005. Printed 05/

11339

678

TAX SALE FORECLOSURE DEED

THIS DEED made this 25 day of March in the year 1997, by and between Robert R. Hagans, Jr., Director of Finance for Prince George's County, Maryland, under and by virtue of the laws of the State of Maryland, party of the first part, and Prince George's County, Maryland, a body corporate and politic, party of the second part,

WHEREAS, by Order of the Circuit Court for Prince George's County, Maryland, in Civil Action CAE 94-19203, passed on the 18th day of April, 1995, it was ordered that the Collector of Taxes for Prince George's County execute a deed of conveyance for the said party of the second part, namely the holder of a certificate of sale, or his assignee, issued by the Collector of Taxes for Prince George's County, pursuant to the provisions of The Tax-Property Article of the Annotated Code of Maryland

WHEREAS, by virtue of the Charter for Prince George's County approved by the voters therein on November 3, 1970, the Office of the Treasurer of Prince George's County was abolished; and

WHEREAS, by Executive Order No. 168, executed on the 30th day of December, 1971, the Director of Finance was authorized and directed to perform all duties and execute all necessary documents that were formerly within the province of the Office of the Treasurer and the Collector of Taxes.

NOW, THEREFORE, this Deed witnesseth, that for and in consideration of the relinquishment of the debt of outstanding taxes existing on said property and other good and valuable consideration, receipt of which is hereby acknowledged, the said party of the first part does convey unto the said party of the second part, its successors, and assigns in fee simple, the following described land and premises, situated in the SIXTH ELECTION DISTRICT of the County of Prince George's, State of Maryland, and known and distinguished as:

Spaulding, Part of Lot 21 Eq. 12385 sq.ft., Morningside-Addn, in Liber 4527 at Folio 377, assessed to Townes L. Dawson, in Account No. 06 057767-6.

Together with all and singular the ways, easements, rights, privileges, and appurtenances to the same belonging in or any wise appertaining to and all the estate, right, title, interest, and claim, either at law or in equity, or otherwise however, of the said party of the first part, of, in or to or out of the said land and premises free and clear of all alienations and descents of said property occurring before the Judgment of the Court, as well as encumbrances thereon, except easements to which said property is subject and of which said party of the second part has actual or constructive notice, 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.

Robert R. Hagans, Jr.

Robert R. Hagans, Jr.
Director of Finance for Prince George's
County, Maryland as the Collector of Taxes
for the State of Maryland and the County
of Prince George's

CLERK OF THE
CIRCUIT COURT

MAR 27 11 55 AM '97

TAX SALE \$ 0.00
RECORDING FEE 0.00
TR TAX STATE 0.00
TOTAL 0.00
Res#FC04 Rec#43333399
UJ SVB BIL#8820
Mar 27 1997 11:48 am

Deed Two of Three

7646 114

THIS DEED

Made this 16th day of MAY, in the year one thousand nine hundred and ninety by and between JANICE A. MCMAHON, party of the first part, and PRINCE GEORGE'S COUNTY, MARYLAND, a body corporate and politic, party of the second part.

WITNESSETH, that in consideration of Eighty-six Thousand (\$86,000.00) Dollars, and other valuable considerations, the receipt of which is hereby acknowledged, the said party of the first part does grant and convey unto Prince George's County, Maryland, a body corporate and politic, party of the second part, all its successors and assigns, in fee simple all that piece or parcel of ground situate, lying and being in the Sixth Election District of Prince George's County, State of Maryland, being all of the same land which the said party of the first part Janice A. McMahon obtained from Kerry Michael McMahon and Janice A. McMahon, his wife, by deed dated the 23rd day of February, 1981, recorded in the Land Records of Prince George's County, in Liber 5405 at folio 900 and being described as follows, to wit:

For Past Errors/Changes not effected by this deed
WASHINGTON SUBURBAN SANITARY COMMISSION
By *Ann G. Hanks* 5/16/90
ASSESSMENT SUPERVISOR

PA&D File No.
140-70-17

PART OF Lots numbered Twenty (20) and Twenty-one (21), in Block lettered "B", in the subdivision known as "ADDITION TO MORNINGSIDE", as per plat thereof recorded among the Land Records of Prince George's County, Maryland, in Plat Book B.B. 7 at Plat No. 3, and being more particularly described as follows:

BEGINNING for the same at a point on the Southerly side of Woodland Road, said point being the Northeast corner of Lot 20 and the Northwest corner of Lot 19, thence along the dividing line between Lots 19 and 20, S 2° 59' E. 204.24 feet to an iron pipe planted on the said dividing line, thence across Lot 20 and part of Lot 21, N 81° 49' W. 122.38 feet to an iron pipe, said pipe being the Southeasterly corner of the tract of land described in a deed to Albert C. Smith and Rena Smith, his wife, recorded among the Land Records of Prince George's County, Maryland, in Liber 906 at folio 67, thence along the third line of said conveyance N 13° 46' E. 204.37 feet to the Southerly side of Woodland Road, thence along Woodland Road S 78° 45' E. 63 feet to the place of beginning, CONTAINING .436 acres more or less.

TOGETHER with the building and improvements thereupon, erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances, advantages, to the same belonging or in anywise pertaining.

AND the said party of the first part covenants that she will warrant specially the property hereby conveyed and that she will execute such further assurances of said land as may be requisite.

MAY 16 1 26 PM '90

CLERK OF THE
CIRCUIT COURT
NORMAN L. PRITCHETT

44249 0001 000 113-29
REC FEE
J09

Deed Three of Three - Page 1

7743 621

THIS DEED

Made this 27th day of August, in the year one thousand nine hundred and ninety by and between CASEY TRUST INCORPORATED, party of the first part, and PRINCE GEORGE'S COUNTY, MARYLAND, a body corporate and politic, party of the second part.

WITNESSETH, that in consideration of Seventy-Five Thousand (\$75,000.00) Dollars, and other valuable considerations, the receipt of which is hereby acknowledged, the said party of the first part does grant and convey unto Prince George's County, Maryland, a body corporate and politic, party of the second part, all its successors and assigns, in fee simple all that piece or parcel of ground situate, lying and being in the Sixth Election District of Prince George's County, State of Maryland, being all of the same land which the said party of the first part Casey Trust Incorporated, obtained from James H. Amick and Lula M. Amick, his wife, by deed dated the 19th day of May, 1969, recorded in the Land Records of Prince George's County, in Liber 3728 at folio 398 and being described as follows, to wit:

SEE SCHEDULE "A"

TOGETHER with the building and improvements thereupon, erected, made or being and all and every, the rights, alleys, ways, waters, privileges, appurtenances, advantages, to the same belonging or in anywise pertaining.

AND the said party of the first part covenants that it will warrant specially the property hereby conveyed and that it will execute such further assurances of said land as may be requisite.

Aug 28 2 35 PM '90
CLERK OF THE
COURT
NORMAN L. PRITCHETT

PA&D File No.
140-70-14

From Foot Benefit Charges not affected by this deed
WASHINGTON SUBURBAN SANITARY COMMISSION
By *[Signature]*
8/28/90 ASSESSMENT SUPERVISOR

REC'D
REC FEE
001
112:53
.00

PRINCE GEORGE'S COUNTY CIRCUIT COURT (Land Records) NLP 7743, p. 0621, MSA_CEG4_7824. Date available 07/31/2007. Printed 05/25/2021.

Deed Three of Three - Page 2

7743 622

WITNESS its hand and seal.

TEST:

CASEY TRUST INCORPORATED

Henry D. Haslinger

Michael Casey (SEAL)
MICHAEL CASEY, President

STATE OF MARYLAND :
COUNTY OF PRINCE GEORGE'S: SS

I HEREBY CERTIFY that on this 27th day of August, 1990, before the subscriber, a Notary Public in and for the State and County aforesaid personally appeared MICHAEL CASEY, President of CASEY TRUST INCORPORATED, and did acknowledge the foregoing deed to be its act.

WITNESS my official seal this 27th day of August, 1990.



Henry D. Haslinger
My commission expires 2-1-93

THE UNDERSIGNED, a member in good standing of the Bar of the Court of Appeals of Maryland, hereby certifies that the within instrument was prepared under his supervision.

Edward D. Maul

PRINCE GEORGE'S COUNTY CIRCUIT COURT (Land Records) NLP 7743, p. 0622, MSA_CEG4_7824. Date available 07/31/2007. Printed 05/25/2021.

Deed Three of Three - Page 3

7743 623

SCHEDULE "A"

Part of Lots Twenty (20) and Twenty-one (21), in as shown on a plat of subdivision entitled "Addition to Morningside", as per Plat Book BB 7, Plat Number 3, as recorded among the Land Records of Prince George's County, Maryland, and described as follows:

Beginning at a pipe the Northeast corner of Lot 22 and Northwest corner of Lot 21 and running along the dividing line between said Lots 21 and 22 South $2^{\circ} 59'$ East, 214.66 feet to an iron pipe, then leaving said dividing line South $81^{\circ} 49'$ East, 83.63 feet to an iron pipe, thence North $13^{\circ} 46'$ East, 204.37 feet to an iron pipe on the south side of Brook Road and with same North $78^{\circ} 45'$ West, 144.19 feet to the beginning containing 0.548 of an acre.

Saving and excepting therefrom 12,385 square feet,

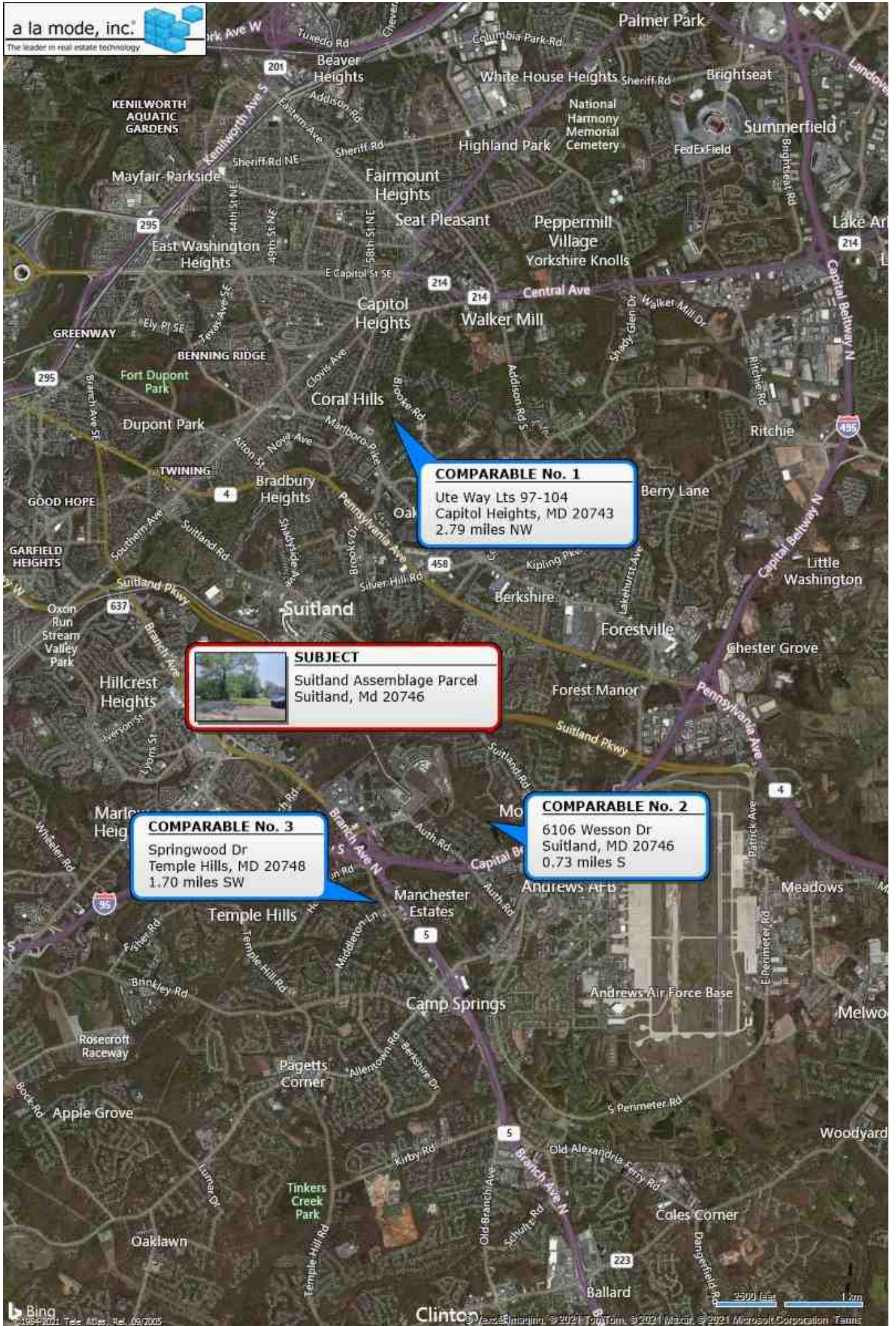
Being part of Lot 21, as shown on a plat of Subdivision entitled "Addition To Morningside, Powers, Engle and Phelps", recorded among the Land Records of Prince George's County, Maryland (6th Election District), in Plat Book BB7 at Plat 3; and being more particularly described as follows:

Beginning for the same at a point on the southerly line of Woodland Road (formerly Brook Road, 40 feet wide), said point being the northwest corner of said Lot 21, and running thence with the said southerly line of Woodland Road, $S78^{\circ} 20'40''E$, 74.19 feet to a point, thence through said Lot 21, Block B $S 05^{\circ} 15'20''W$, 213.56 feet to a point, thence with a part of the north line of Lot 29, Block B, "Addition to Morningside" (Plat Book WW 31, Plat 07), $N82^{\circ} 19'40''W$, 41.30 feet to an iron pipe found, thence with the east line of Lots 25 and 28, Block B (Plat Book WW 18, Plat87), $N03^{\circ} 08'10''W$, 222.46 feet to the point of beginning; Containing 12,385 Square feet.

Also described of record as parts of Lots 20 and 21, in Block "B", "Addition to Morningside" subdivision, as per the plat recorded in Plat Book BB 7, at folio 003.

Location Map

Borrower	N/A						
Property Address	Woodland Road Assemblage Parcel						
City	Suitland	County	Prince George's	State	Md	Zip Code	20746
Lender/Client	Prince Georges County						



Appraiser License

Borrower	N/A				
Property Address	Woodland Road Assemblage Parcel				
City	Suitland	County	Prince George's	State	Md Zip Code 20746
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

STATE OF MARYLAND

Boyd K. Rutherford
Lt. Governor

DEPARTMENT OF LABOR, LICENSING AND REGULATION

Kelly M. Schulz
Secretary

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

Signature of Bearer

Secretary DLLR

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	Woodland Road Assemblage Parcel				
City	Suitland	County	Prince George's	State	Md Zip Code 20746
Lender/Client	Prince Georges County				

11/06/2019

5,431,876

COMMISSION OF RE APPRAISERS & HOME INSPECTORS

10 04 27637
MESSAGE(S) :

THOMAS WEIGAND

6128 11-05-2019

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



LICENSE * REGISTRATION * CERTIFICATION * PERMIT

STATE OF MARYLAND

DEPARTMENT OF LABOR, LICENSING AND REGULATION

COMMISSION OF RE APPRAISERS & HOME INSPECTORS
CERTIFIES THAT:

THOMAS WEIGAND

Lawrence J. Hogan, Jr.
Governor

Boyd K. Rutherford
Lt. Governor

James E. Rappaport
Acting Secretary

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

LIC/REG/CERT
27637

EXPIRATION
12-27-2022

EFFECTIVE
11-05-2019

CONTROL NO
5431876

Thomas A. Weigand
Signature of Bearer

James E. Rappaport
Acting Secretary DLLR

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