

APPRAISAL OF REAL PROPERTY



LOCATED AT

Elsa Avenue
Landover, MD 20785
LOTS 13, 14, 15, 16 L4465 F606 L4645 F600

FOR

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

OPINION OF VALUE

\$30,000

AS OF

08/16/2021

BY

Thomas A. Weigand, MAI
Treffer Appraisal Group
One Annapolis Street, Suite 202
Annapolis, MD 21401
410-544-7744
Appraisals@treffergroup.com

USPAP ADDENDUM

File No. JB210816A

Borrower	N/A		
Property Address	Elsa Avenue		
City	Landover	County	Prince George's County
		State	MD
		Zip Code	20785
Lender	Prince Georges County		

This report was prepared under the following USPAP reporting option:

- Appraisal Report This report was prepared in accordance with USPAP Standards Rule 2-2(a).
- Restricted Appraisal Report This report was prepared in accordance with USPAP Standards Rule 2-2(b).

Reasonable Exposure Time

My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: 0-6 months

The reasonable exposure period is a function of price, time and use, not an isolated opinion of time alone. In forming my opinion of reasonable exposure time I consulted statistical information about current market conditions, MLS days on market, information gathered through sales confirmation, and information from prior appraisal assignments.

Additional Certifications

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

- 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.
- 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.
 - 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).
 - Jessica Brown, Appraiser Trainee license #06-33790, provided significant real property appraisal support, including but not limited to inspection, comparable sale research, and market analysis.

Additional Comments

The purpose of this appraisal assignment is to provide an opinion of the market value for the real estate being appraised (Subject property) Elsa Avenue, Landover, Prince George's County, MD 20785.

The subject property is an ±14,828 square foot, mostly level corner parcel, composed of 4 lots. The property is wooded, has no improvements or structures, and is located within the Highland Park subdivision.

The property is located fully within the R-55 zoning district.

Jessica Brown, Appraiser Trainee license #06-33790, provided significant real property appraisal support, including but not limited to inspection, comparable sale research, and market analysis.

One year ago at the onset of the COVID-19 pandemic there was much uncertainty in the residential real estate market. However, in the second half of 2020 the market recovered and the number of residential closings increased. However, throughout this period the number of properties offered for sale are at historical lows and low interest rates are stimulating demand. As a result of the supply and demand imbalance there is upward pressure on residential property values and the days on market reported by the regional multiple list service continue to drop to historical lows. Current market conditions indicate a consistent increase in median sales prices which has been considered in determining the market value of the subject property.

APPRAISER:

Signature: 

Name: Thomas A. Weigand, MAI

Date Signed: 09/09/2021

State Certification #: 04-27637

or State License #: _____

State: MD

Expiration Date of Certification or License: 12/27/2022

Effective Date of Appraisal: 08/16/2021

SUPERVISORY APPRAISER: (only if required)

Signature: _____

Name: _____

Date Signed: _____

State Certification #: _____

or State License #: _____

State: _____

Expiration Date of Certification or License: _____

Supervisory Appraiser Inspection of Subject Property:

Did Not Exterior-only from Street Interior and Exterior

LAND APPRAISAL REPORT

File No.: JB210816A

Property Address: Elsa Avenue	City: Landover	State: MD	Zip Code: 20785
County: Prince George's County		Legal Description: LOTS 13, 14, 15, 16 L4465 F606 L4645 F600	
Assessor's Parcel #: 18-2081156	Tax Year: 2021	R.E. Taxes: \$ 0	Special Assessments: \$ 0
Market Area Name: Landover	Map Reference: 47894	Census Tract: 8030.02	
Current Owner of Record: Prince George's County	Borrower (if applicable): N/A		
Project Type (if applicable): <input type="checkbox"/> PUD <input type="checkbox"/> De Minimis PUD <input type="checkbox"/> Other (describe)	HOA: \$ <input type="checkbox"/> per year <input type="checkbox"/> per month		
Are there any existing improvements to the property? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If Yes, indicate current occupancy: <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant <input type="checkbox"/> Not habitable			
If Yes, give a brief description:			

The purpose of this appraisal is to develop an opinion of: <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe)			
This report reflects the following value (if not Current, see comments): <input checked="" type="checkbox"/> Current (the Inspection Date is the Effective Date) <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective			
Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe)			
Intended Use: The purpose of this appraisal assignment is to provide an opinion of the market value for Elsa Avenue, parcel #18-2081156, Landover, MD.			
Intended User(s) (by name or type): Prince George's County			
Client: Prince George's County	Address: 1400 McCormick Drive, #336, Largo, MD 20774		
Appraiser: Thomas A. Weigand, MAI	Address: One Annapolis Street, Suite 202, Annapolis, MD 21401		

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 <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant (0-5%) <input type="checkbox"/> Vacant (>5%)	PRICE AGE	One-Unit 30%	<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 5%	<input type="checkbox"/> Likely * <input type="checkbox"/> In Process *
Growth rate: <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow		130 Low 19	Multi-Unit 30%	* To: _____
Property values: <input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining		555 High 101	Comm'l 5%	
Demand/supply: <input checked="" type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	270 Pred 58	Industrial 20%		
Marketing time: <input checked="" type="checkbox"/> Under 3 Mos. <input type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.		Inst/Forest 10%		

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 Landover market area inside of the Capital Beltway. The market area is approximately bound by the Maryland/District of Columbia line the west, Route 50 to the north, Interstate 495 to the east, and Central Avenue to the south. The subject is located within the Highland Park subdivision. 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. (465 total sales ranging from \$60,000 to \$555,000; average close price: \$266,496; average days on market: 28)

Dimensions: Please see attached plat	Site Area: 14,828 Sq.Ft.
Zoning Classification: R-55	Description: 1 Family Detached Residential Permits Small-Lot Residential
Subdivisions: Promotes High Density, Single-Family Detached Dwellings. Standard Lot Sizes 6,500 Square Feet Maximum Dwelling Units Per Net Acre 6.70 Estimated	
Average Dwelling Units Per Acre	Do present improvements comply with existing zoning requirements? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> No Improvements
Uses allowed under current zoning: Generally intended for high density detached single-family detached residential development.	

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

Comments:

Highest & Best Use as improved: Present use, or Other use (explain) The highest and best use of the subject property would be for detached single family residential development

Actual Use as of Effective Date: Vacant lot Use as appraised in this report: Vacant lot

Summary of Highest & Best Use: The site has moderately easy access to major transportation routes. Surrounding site influences are predominantly residential utilization, with commercial present. Public water, sewer, electric and telephone services are available. The subject property's supporting site appears well-drained, is believed to have typical land easements, and its soil appears suitable for development of permitted uses. The subject property's location, access, visibility, supporting services, and other physical conditions support residential utilization.

Utilities	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private	Frontage	55' per GIS map measurement
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available Hookup	Street	Residential 2 way	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Topography	Mostly Level
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available Hookup	Width	30 Feet			Size	14,828 sf
Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available Hookup	Surface	Asphalt			Shape	Irregular
Sanitary Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available Hookup	Curb/Gutter	Concrete/Concrete	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Drainage	Natural; Appears Adequate
Storm Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available Hookup	Sidewalk	None	<input type="checkbox"/>	<input type="checkbox"/>	View	Residential
Telephone	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available Hookup	Street Lights	Electric	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Multimedia	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available Hookup	Alley	None	<input type="checkbox"/>	<input type="checkbox"/>		

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

FEMA Spec'l Flood Hazard Area Yes No FEMA Flood Zone X FEMA Map # 24033C0144E FEMA Map Date 09/16/2016

Site Comments: The subject property is an 14,828 square foot mostly level, and consists of 4 contiguous lots. All are located within the R-55 zoning district. The subject property is approximately 122 feet wide and 134 feet at its longest point. Parcel frontage along Elsa Avenue measures approximately 55 feet. The property contained various types of vegetation, including trees, brush, and grass. I saw no adverse environmental conditions on the site or in the immediate vicinity of the subject property. I am unaware of any easements or maintenance agreement between the owners of the subject property and the owners of the adjacent properties. Typical utility easements (telephone, electric) do not detract from the market value of the property.



LAND APPRAISAL REPORT

File No.: JB210816A

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): BrightMLS/SDAT

1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing: After a search of the Multiple Listing Service and Public Property Records, the subject property not transferred within in the 3 years preceding this report's effective date.
Date: 07/08/1975	
Price: \$14,650	
Source(s): Tax Assessment	
2nd Prior Subject Sale/Transfer	The comparable sales profiled in this report have not transferred within one year of their effective dates
Date:	
Price:	
Source(s):	

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	Elsa Ave Landover, MD 20785	Landover Rd Landover, MD 20785		62nd Ave Capitol Heights, MD 20743		9005 Ardwick Ardmore Rd Springdale, MD 20774	
Proximity to Subject		1.86 miles NE		1.13 miles SW		3.23 miles NE	
Sale Price	\$		\$ 25,000		\$ 37,500		\$ 27,000
Price/ Sq.Ft.	\$	\$ 3.06		\$ 5.00		\$ 1.15	
Data Source(s)		Bright #MDPG586094;DOM 212		Bright #MDPG581032;DOM 5		Bright #MDPG569576;DOM 101	
Verification Source(s)		Confirmed w/Listing Agent; MLS		Doc #44663-332/MLS/SDAT		Doc #44412-3/MLS/SDAT	
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+(-) \$ Adjust
Sales or Financing		ArmLth		ArmLth		ArmLth	
Concessions		Cash;0		Cash;0		Cash;0	
Date of Sale/Time		s07/21;c06/21		s11/20;c10/20	+1,875	s10/20;c09/20	+1,485
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Location	Landover	Landover		Capitol Heights	0	Springdale	
Site Area (in Sq.Ft.)	14,828	8,164	+3,332	7,500	+3,664	23,561	-4,366
Zoning	R-55	R-55		R-55		R-55	
Development Status	Platted and Recorded	Platted and Recorded		Platted/Recd/Cleared	-10,000	Platted and Recorded	
Improvement	None	None		None		None	
Site Utility	Typical	Typical		Typical		Typical	
External Factors	Prox Com/Bsy Rd	Similar		Similar		Similar	
Net Adjustment (Total, in \$)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$	3,332	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$	-4,461	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$	-2,881
Adjusted Sale Price (in \$)		Net 13.3 %		Net 11.9 %		Net 10.7 %	
		Gross 13.3 %	\$ 28,332	Gross 41.4 %	\$ 33,039	Gross 21.7 %	\$ 24,119

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 GLA, 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 applied on a monthly basis; after considering MLS sources and statistics I have reconciled to 6% annual appreciation in the submarket. This adjustment is a scaled percentage of market appreciation recognizing that vacant land reacts more slowly to changing market conditions. See the attached SmartCharts market statistics report. A correlation is observed among the adjusted values of all comparable sales utilized.

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 \$ 30,000

Final Reconciliation The comparable sales range in adjusted sale price from \$24,119 to \$35,069. Comparable sale #1, was given increased weight due to because it was the most recent sale. The reconciled opinion of market value for the subject property is \$30,000.

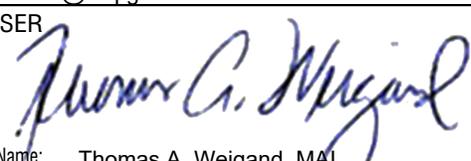
This appraisal is made "as is", or subject to the following conditions: _____

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

Based upon an inspection of the subject property, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 30,000, as of: 08/16/2021, 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 25 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report, which contains the following attached exhibits:

<input checked="" type="checkbox"/> Limiting cond./Certifications	<input checked="" type="checkbox"/> Narrative Addendum	<input checked="" type="checkbox"/> Location Map(s)	<input checked="" type="checkbox"/> Flood Addendum	<input type="checkbox"/> Scope of Work
<input checked="" type="checkbox"/> Photo Addenda	<input type="checkbox"/> Parcel Map	<input type="checkbox"/> Hypothetical Conditions	<input type="checkbox"/> Extraordinary Assumptions	<input type="checkbox"/> Additional Sales

Client Contact: Benjamin Hobbs	Client Name: Prince George's County
E-Mail: bhobbs@co.pg.md.us	Address: 1400 McCormick Drive, #336, Largo, MD 20774
APPRAISER	SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)
	
Appraiser Name: Thomas A. Weigand, MAI	Supervisory or Co-Appraiser Name: _____
Company: Treffer Appraisal Group	Company: _____
Phone: 410-544-7744	Phone: _____
Fax: _____	Fax: _____
E-Mail: Appraisals@treffergroup.com	E-Mail: _____
Date of Report (Signature): 09/09/2021	Date of Report (Signature): _____
License or Certification #: 04-27637	License or Certification #: _____
State: MD	State: _____
Designation: MAI	Designation: _____
Expiration Date of License or Certification: 12/27/2022	Expiration Date of License or Certification: _____
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 type="checkbox"/> Did Not Inspect
Date of Inspection: 08/16/2021	Date of Inspection: _____



ADDITIONAL COMPARABLE SALES

File No.: JB210816A

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 4		COMPARABLE NO. 5		COMPARABLE NO. 6	
Address	Elsa Ave Landover, MD 20785	6310 K St Capitol Heights, MD 20743					
Proximity to Subject		0.79 miles W					
Sale Price	\$		\$ 37,000		\$		\$
Price/ Sq.Ft.	\$	\$ 5.14		\$		\$	
Data Source(s) Verification Source(s)		Bright #MDPG542902; DOM 141 Doc #43125-360/MLS/SDAT					
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+(-) \$ Adjust
Sales or Financing Concessions		ArmsLth Cash;0					
Date of Sale/Time		s12/19;c09/19	+4,255				
Rights Appraised	Fee Simple	Fee Simple					
Location	Landover	Capitol Heights					
Site Area (in Sq.Ft.)	14,828	7,200	+3,814				
Zoning	R-55	R-55					
Development Status	Platted and Recorded	Platted/Recd/Cleared	-10,000				
Improvement	None	None					
Site Utility	Typical	Typical					
External Factors	Prox Com/Bsy Rd	Similar					
Net Adjustment (Total, in \$)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$	-1,931	<input type="checkbox"/> + <input type="checkbox"/> - \$		<input type="checkbox"/> + <input type="checkbox"/> - \$	
Adjusted Sale Price (in \$)		Net 5.2 % Gross 48.8 %	\$ 35,069	Net % Gross %	\$	Net % Gross %	\$

Summary of Sales Comparison Approach Date of Sale/Time: As noted in the Summary of Sales Comparison section of this report. The Landover/Capitol Heights area is currently experiencing increasing property values. The comparable sales have been positively adjusted at a 6% annual rate. No adjustments are applied for properties which went under contract within 6 months of the effective date.

Rights Appraised: The subject property and all of the comparable sales offer Fee Simple ownership rights. No adjustment was necessary in this category.

Location: A location adjustment was considered but was determined to not be necessary. While the comparable sales are located in a separate zip-code from the subject property they are still located close by and in a neighborhood that offers similar utility.

Site Area: Site area adjustments have been made at \$0.50 per square foot.

Zoning: The subject and all of the comparable sales are zoned R-55. No adjustment was necessary in this category.

Development Status: The subject and all of the comparable sales are at a similar stage in development. No adjustment was necessary in this category.

Improvements: The subject and all of the comparable sales were similar in their level of improvement. No adjustment was necessary.

Site Utility: The subject property and all of the comparable sales have similar site utility. No adjustments were necessary in this category.

External Factors: The subject property and all of the comparable sales are in similar proximity to commercial areas and a busy road.

Comparable Sales Selection: The best available comparable sales have been utilized in my analysis, other considered comparable properties would have required excessive adjustment.

Comparable #1 was selected for it's relatively recent transfer date, reasonable proximity, and it's similar utility. This was a standard sale which consisted of a 8,164 sq.ft. (Per SDAT) single family residential lot. A positive size adjustment is applied at a rate of \$0.50, per square foot. Development status is similar. Site utility considered typical.

Comparable #2 was selected for it's relatively recent transfer date, reasonable proximity, and it's similar utility. This was a standard sale which consisted of a 7,500 sq.ft. (Per SDAT) single family residential lot. A positive size adjustment is applied at a rate of \$0.50, per square foot. This lot has been cleared; a negative \$10,000 adjustment was applied. Site utility considered typical.

Comparable #3 was selected for it's relatively recent transfer date, reasonable proximity, and it's similar utility. This was a standard sale which consisted of a 23,561 sq.ft. (Per SDAT) single family residential lot. A negative size adjustment is applied at a rate of \$0.50, per square foot. Development status is similar. Site utility considered typical.

Comparable #4 was selected for it's relatively recent transfer date, reasonable proximity, and it's similar utility. This was a standard sale which consisted of a 7,200 sq.ft. (Per SDAT) single family residential lot. A positive size adjustment is applied at a rate of \$0.50, per square foot. This lot has been cleared; a negative \$10,000 adjustment was applied. Development status is similar. Site utility considered typical.

SALES COMPARISON APPROACH

Subject Photo Page

Borrower	N/A						
Property Address	Elsa Avenue						
City	Landover	County	Prince George's County	State	MD	Zip Code	20785
Lender/Client	Prince Georges County						



Subject

Elsa Ave
Sales Price
G.L.A.
Tot. Rooms
Tot. Bedrms.
Tot. Bathrms.
Location Landover
View
Site 11,700
Quality
Age



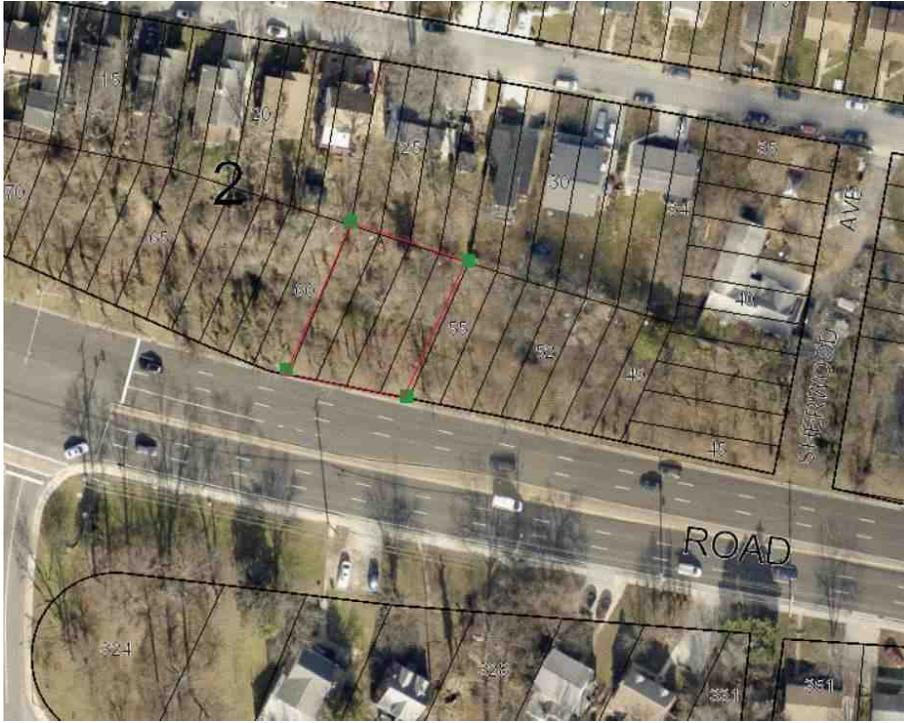
Subject



Subject Street

Comparable Photo Page

Borrower	N/A				
Property Address	Elsa Avenue				
City	Landover	County	Prince George's County	State	MD Zip Code 20785
Lender/Client	Prince Georges County				



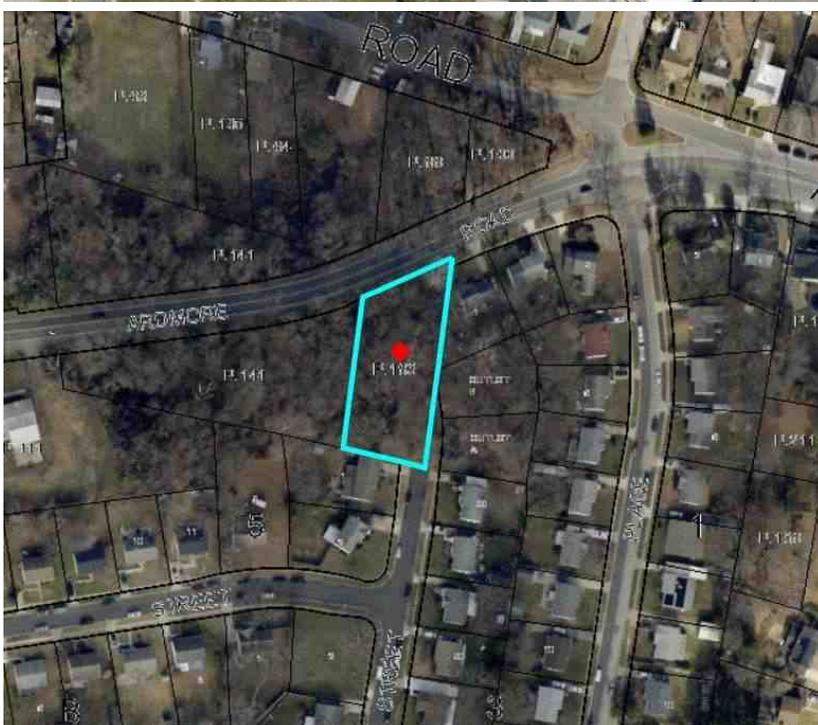
Comparable 1

Landover Rd
 Prox. to Subject 1.86 miles NE
 Sale Price 25,000
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location Landover
 View
 Site 8,164
 Quality
 Age



Comparable 2

62nd Ave
 Prox. to Subject 1.13 miles SW
 Sale Price 37,500
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location Capitol Heights
 View
 Site 7,500
 Quality
 Age

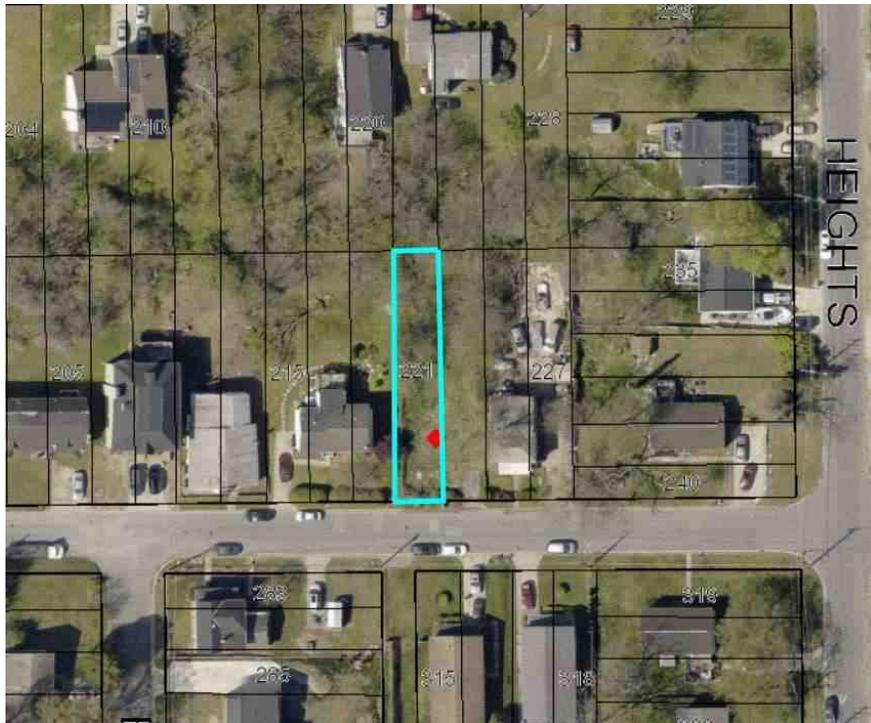


Comparable 3

9005 Ardwick Ardmore Rd
 Prox. to Subject 3.23 miles NE
 Sale Price 27,000
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location Springdale
 View
 Site 23,561
 Quality
 Age

Comparable Photo Page

Borrower	N/A						
Property Address	Elsa Avenue						
City	Landover	County	Prince George's County	State	MD	Zip Code	20785
Lender/Client	Prince Georges County						



Comparable 4

6310 K St
 Prox. to Subject 0.79 miles W
 Sale Price 37,000
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location Capitol Heights
 View
 Site 7,200
 Quality
 Age

Comparable 5

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

Comparable 6

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

Supplemental Addendum

File No. JB210816A

Borrower	N/A					
Property Address	Elsa Avenue					
City	Landover	County	Prince George's County	State	MD	Zip Code 20785
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. JB210816A

Borrower	N/A					
Property Address	Elsa Avenue					
City	Landover	County	Prince George's County	State	MD	Zip Code 20785
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, environmental 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.

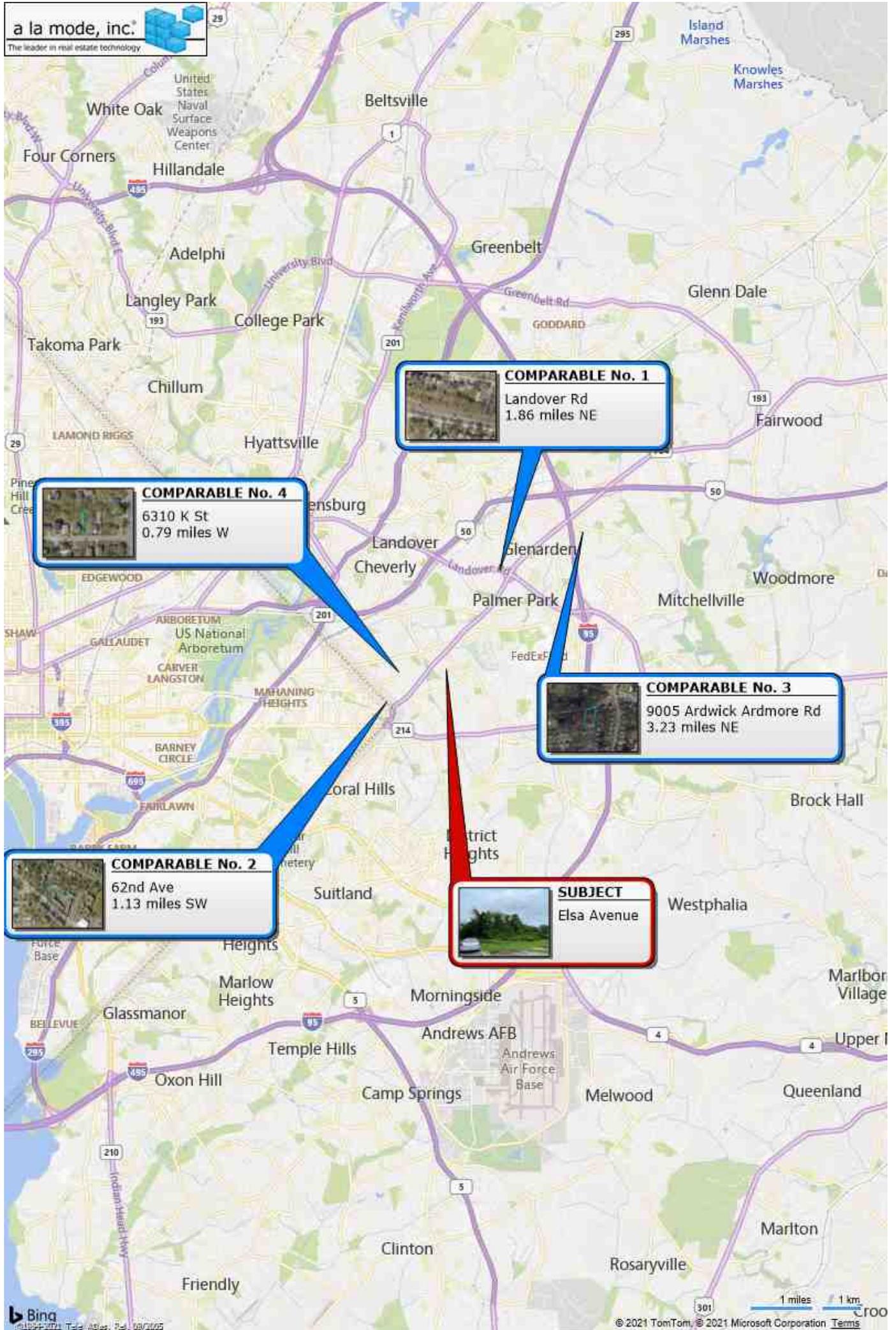
Zoning**R-55 1 Family Detached Residential**

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

Location Map

Borrower	N/A						
Property Address	Elsa Avenue						
City	Landover	County	Prince George's County	State	MD	Zip Code	20785
Lender/Client	Prince Georges County						

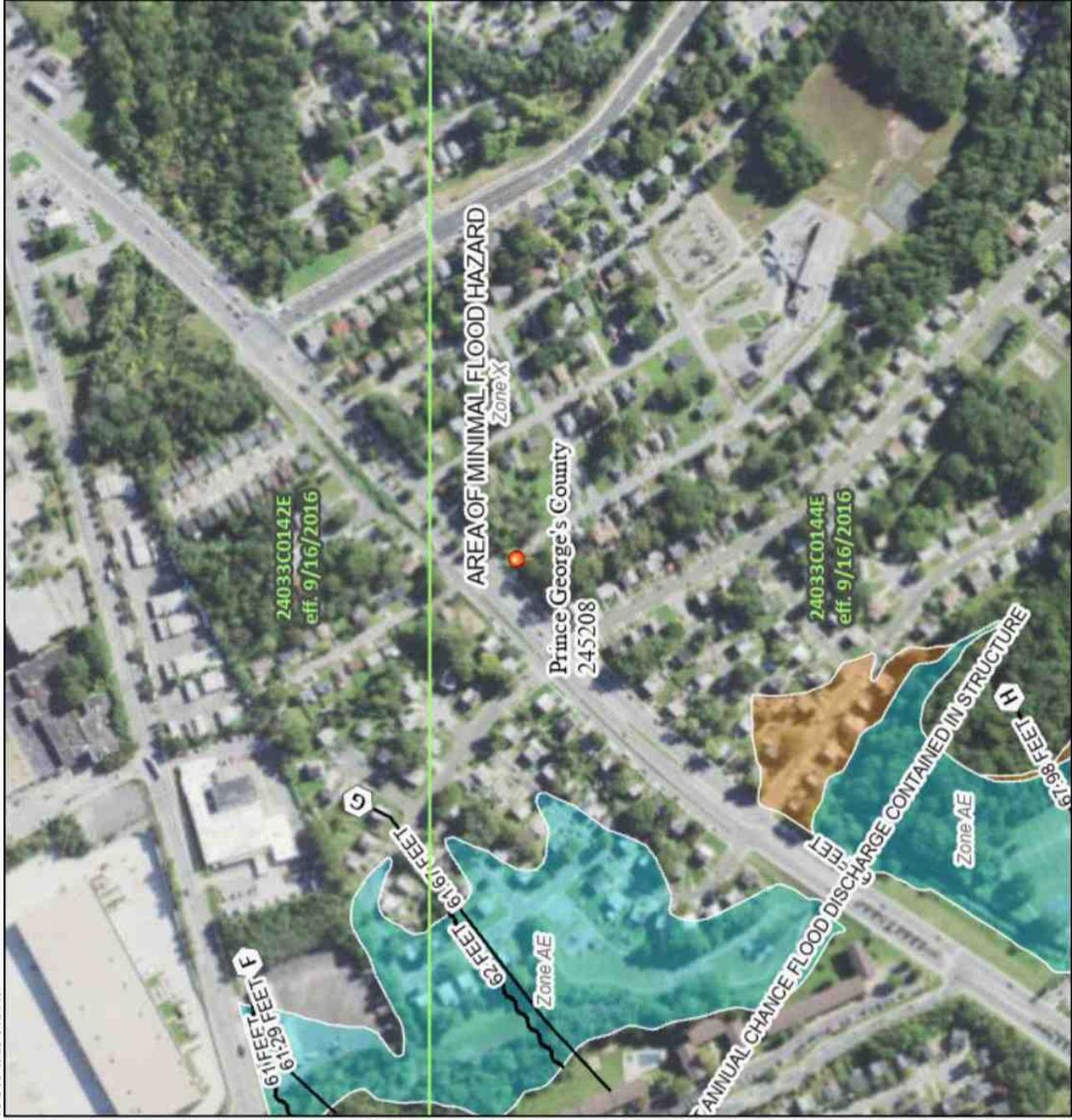


Flood Map

National Flood Hazard Layer FIRMette



76°54'9"W 38°54'34"N



Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

76°55'28"W 38°54'6"N

Legend

SEE THIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone A.V, AS9
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS

- NO SCREEN
- Area of Minimal Flood Hazard Zone X
- Effective LOMRS
- Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/20/2021 at 9:06 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Zoning Map

Zoning Map: R-55



I

Data provided by Prince George's County Planning Department

Zoning Ordinance

Prince George's County, MD Code of Ordinances

about:blank

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

(a) Purposes.

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

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

(b) Uses.

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

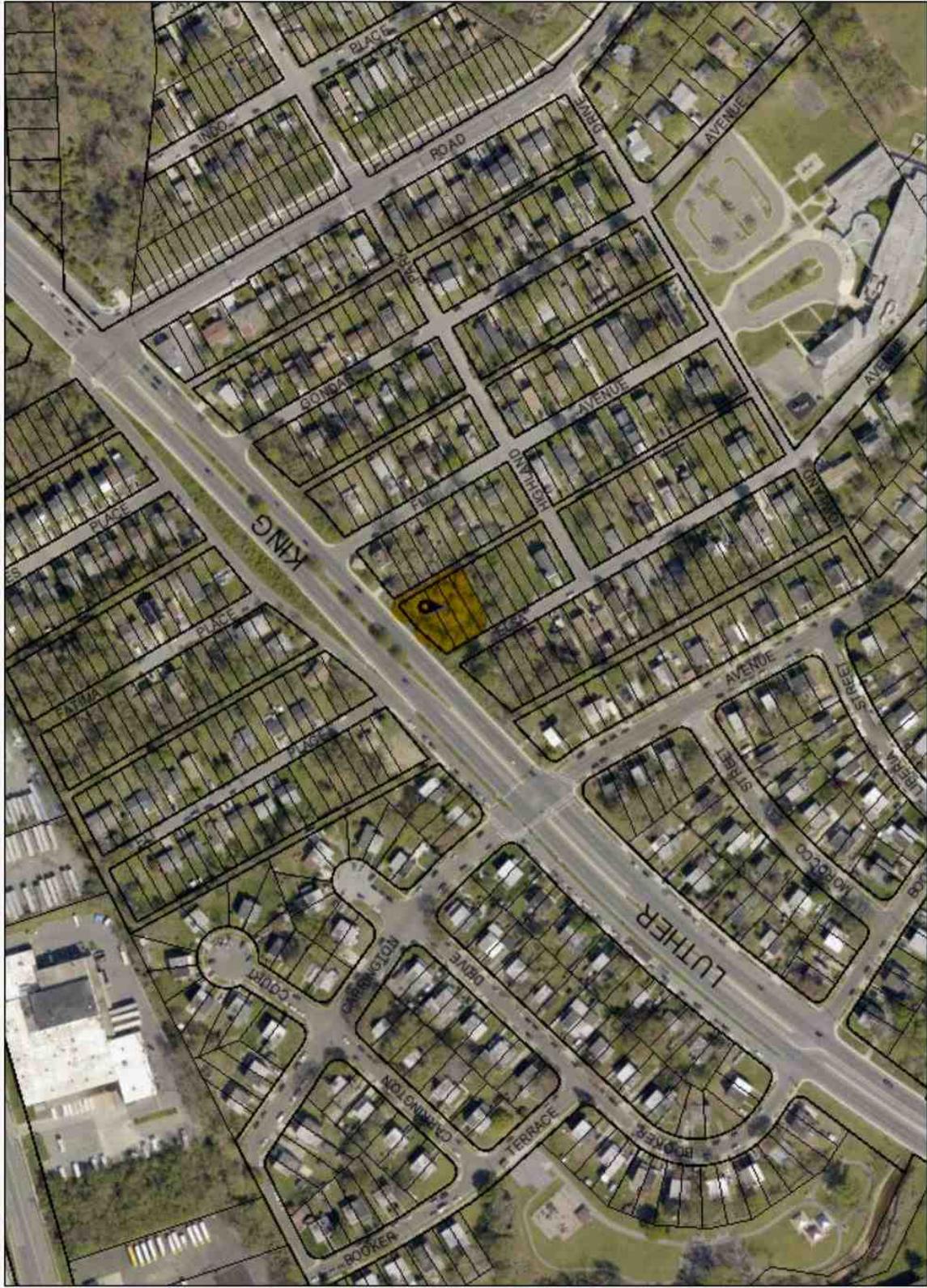
(c) Regulations.

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

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

Aerial Photo of Neighborhood

Aerial Map of Neighborhood



Data provided by Prince George's County Planning Department

Aerial Photo of Lots

Aerial Map of Elsa Ave Lots



Data provided by Prince George's County Planning Department

SmartCharts

Market Statistics – Detailed Report



January thru March 2021 YTD
20785, Hyattsville, MD

Sold Summary

	2021	2020	% Change
Sold Dollar Volume	\$36,730,345	\$21,790,487	68.56%
Avg Sold Price	\$324,284	\$255,881	26.73%
Median Sold Price	\$297,000	\$241,900	22.78%
Units Sold	117	85	37.65%
Avg Days on Market	22	37	-40.54%
Avg List Price for Solds	\$322,196	\$256,358	25.68%
Avg SP to OLP Ratio	100.5%	98.6%	1.87%
Ratio of Avg SP to Avg OLP	100.9%	98.0%	2.89%
Attached Avg Sold Price	\$257,722	\$223,198	15.47%
Detached Avg Sold Price	\$385,299	\$304,905	26.37%
Attached Units Sold	57	51	11.76%
Detached Units Sold	60	34	76.47%

Financing (Sold)

Assumption	0
Cash	27
Conventional	55
FHA	28
Other	1
Owner	1
VA	4

Days on Market (Sold)

0	5
1 to 10	62
11 to 20	22
21 to 30	9
31 to 60	9
61 to 90	3
91 to 120	4
121 to 180	2
181 to 360	0
361 to 720	1
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	0	0	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	4	0	1	0
\$150K to \$199,999	1	1	0	5	0	0	2	0	0	1
\$200K to \$299,999	3	2	9	22	0	8	3	0	6	0
\$300K to \$399,999	0	0	10	2	17	1	1	3	2	0
\$400K to \$499,999	0	0	5	5	4	1	0	2	0	0
\$500K to \$599,999	0	0	2	0	7	0	0	1	0	0
\$600K to \$799,999	0	0	0	0	2	0	0	1	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	4	3	26	34	30	10	10	7	9	1
Avg Sold Price	\$246,068	\$220,000	\$351,049	\$267,962	\$433,546	\$298,222	\$191,111			
Prev Year - Avg Sold Price	\$202,500	\$236,771	\$274,788	\$248,317	\$352,691	\$165,000	\$144,681			
Avg Sold % Change	21.52%	-7.08%	27.75%	7.91%	22.93%	80.74%	32.09%			
Prev Year - # of Solds	2	5	17	34	15	1	11			

SmartCharts

Market Statistics – Detailed Report



July 2021

Prince Georges County, MD

Sold Summary

	Jul 2021	Jul 2020	% Change
Sold Dollar Volume	\$409,966,228	\$335,287,434	22.27%
Avg Sold Price	\$401,006	\$355,619	12.76%
Median Sold Price	\$389,550	\$341,500	14.07%
Units Sold	1,043	949	9.91%
Avg Days on Market	12	27	-55.56%
Avg List Price for Solds	\$393,819	\$354,933	10.96%
Avg SP to OLP Ratio	102.3%	99.7%	2.67%
Ratio of Avg SP to Avg OLP	102.2%	99.6%	2.62%
Attached Avg Sold Price	\$305,169	\$275,579	10.74%
Detached Avg Sold Price	\$456,559	\$395,921	15.32%
Attached Units Sold	383	310	23.55%
Detached Units Sold	660	637	3.61%

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.

Inventory

	Jul 2021	Jul 2020	% Change
Active Listings	810	874	-7.32%
New Listings	1,324	1,209	9.51%
New Under Contracts	0	0	0%
New Contingents	0	0	0%
New Pending	1,203	1,261	-4.60%
All Pending	1,598	1,919	-16.73%

Financing (Sold)

Assumption	0
Cash	97
Conventional	548
FHA	278
Other	9
Owner	0
VA	102

Days on Market (Sold)

0	17
1 to 10	671
11 to 20	183
21 to 30	70
31 to 60	65
61 to 90	18
91 to 120	6
121 to 180	3
181 to 360	8
361 to 720	2
721+	0

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	1	0	1
\$50K to \$99,999	0	1	1	0	0	1	11	2	0	11
\$100K to \$149,999	1	3	0	0	0	0	23	2	2	25
\$150K to \$199,999	2	2	2	0	0	0	43	6	0	23
\$200K to \$299,999	8	19	29	35	13	1	40	33	31	37
\$300K to \$399,999	5	11	81	87	104	16	16	183	49	24
\$400K to \$499,999	3	1	46	40	164	3	5	159	33	7
\$500K to \$599,999	1	0	13	9	85	8	1	56	23	1
\$600K to \$799,999	0	1	4	0	86	1	5	57	0	8
\$800K to \$999,999	0	0	0	0	10	0	0	15	2	4
\$1M to \$2,499,999	0	0	0	0	2	0	0	11	2	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	20	38	176	171	464	30	144	526	142	142
Avg Sold Price	\$301,050	\$274,757	\$381,598	\$358,787	\$491,534	\$412,238	\$227,961			
Prev Year - Avg Sold Price	\$220,272	\$249,986	\$323,000	\$318,660	\$435,016	\$361,653	\$197,216			
Avg Sold % Change	36.67%	9.91%	18.14%	12.59%	12.99%	13.99%	15.59%			
Prev Year - # of Solds	27	15	175	138	435	41	116			

Active Detail

Copyright © 2021 MarketStats by ShowingTime. All Rights Reserved.
Data Source: Bright MLS. Statistics calculated August 05, 2021.



Tax Map

SDAT: Real Property Search

<https://sdat.dat.maryland.gov/realproperty/maps/showmap.html?countyid...>

Prince George's County

[New Search \(https://sdat.dat.maryland.gov/RealProperty\)](https://sdat.dat.maryland.gov/RealProperty)

District: **18** Account Number: **2081156**



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at <http://planning.maryland.gov/Pages/OurProducts/OurProducts.aspx>.

Tax Card

SDAT: Real Property Search

<https://sdat.dat.maryland.gov/RealProperty/Pages/default.aspx>

Real Property Data Search

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 - 2081156

Owner Information

Owner Name:	PRINCE GEORGES COUNTY	Use:	EXEMPT
		Principal Residence:	NO
Mailing Address:	ROOM 3020 C A B UPPER MARLBORO MD 20772	Deed Reference:	/04503/ 00311

Location & Structure Information

Premises Address:	ELSA AVE LANDOVER 20785-0000	Legal Description:	LOTS 13.14.15.16 L4465 F606 L4645 F600
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Map: 0066	Grid: 00C1	Parcel: 0000	Neighborhood: 18022285.17	Subdivision: 2285	Section: 01	Block: 8	Lot:	Assessment Year: 2021	Plat No: A-1325	Plat Ref:
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Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area 14,828 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	Phase-in Assessments	
			As of 07/01/2021	As of 07/01/2022
Land:	17,500	20,200		
Improvements	0	0		
Total:	17,500	20,200	18,400	19,300
Preferential Land:	0	0		

Transfer Information

Seller: PRINCE GEORGES COU	Date: 07/08/1975	Price: \$14,650
Type:	Deed1: /04503/ 00311	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments:	Class		
County:	580	07/01/2021	07/01/2022
State:	580	18,400.00	19,300.00
Municipal:	580	18,400.00	19,300.00
		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:**

Vesting Deed - Page 1

4503 311
This Deed

FORM NO. 80-A

Made this 3rd day of July in the year
one thousand nine hundred and SEVENTY FIVE by and between

EARL W. BRITT

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 Ten Dollars,
and other valuable considerations, the receipt of which is hereby acknowledged, the said party
of the first part do es grant and convey unto PRINCE GEORGE'S COUNTY, MARYLAND

party of the second part, its heirs and
assigns, in fee simple all those pieces or parcels of ground situate,
lying and being in the 13th Election District of Prince George's County,
State of Maryland, being all of the same land which the said party of the first part
EARL W. BRITT obtained from

RALPH O. WEED, etal
by deed dated the 1st day of September, 1972, recorded in the Land Records of
Prince George's County, in Liber 4157 at folio 824 and being described as follows, to wit:

709-13-E3

Lots 9 and 10, Block 8, in Highland Park Subdivision, recorded in Plat Book RNR2,
at Plat 25, among the Land Records of Prince George's County, Maryland.

JUL 8 1 34 PM '75
RECORDED
CHARLES E. CALLOW
REGISTRAR & CLERK
CIRCUIT COURT

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 he will warrant specially
the property hereby conveyed and that he will execute such further assurances of said land as
may be requisite.

Witness his hand and seal.

TEST: Donald H. Ellis [SEAL]
Earl William Britt [SEAL]
EARL WILLIAM BRITT [SEAL]

STATE OF MARYLAND } ss.:
COUNTY OF PRINCE GEORGE'S

I **Hereby Certify** that on this 3rd day of July
1975, before the subscriber, a Notary Public in and for the State and County aforesaid personally
appeared EARL W. BRITT
and did acknowledge the foregoing deed to be his act.

Witness my official seal this 3rd day of July, 1975.
Donald H. Ellis
Notary Public.



111-8-75 A 112526 *****00

PRINCE GEORGE'S COUNTY CIRCUIT COURT (Land Records) CEC 4603, p. 0211, MSA_C564_4684 (Date available 05/16/2008, Printed 08/20/2021)

Vesting Deed - Page 2

4503 312

PRINCE GEORGE'S COUNTY CIRCUIT COURT (Land Records) CEC 4603, p. 0212, MSA_CE64_4684 (Date available 05/16/2008, Printed 08/20/2021)

WALTER W. BARNETT, JR., M.D., M.P.H.
WASHINGTON SUBURBAN SANITARY COMMISSION

Walter W. Barnett, Jr.
Assistant Director, Director
7/7/75



Deed

FROM

Earl W. Britt

TO *11*

PRINCE GEORGE'S COUNTY, MARYLAND

Received for Record on the *8th*

day of *July*, A. D.

19 *75* at *5* o'clock *P.* M.

and recorded in Liber No. _____

at Folio _____, et. seq., one of the

Land Records for _____ County, Maryland.

Recorder.

Return to:

DEPARTMENT OF PUBLIC WORKS

RIGHT OF WAY DIVISION

8400 DARYL ROAD

FORESTVILLE, MARYLAND 20823

W. W. BARNETT & SON

have been paid
DIRECTOR OF FINANCE
PRINCE GEORGE'S COUNTY, MD.
JUN 30 1975

Taxes listed and recorded
as of 1st day

TRANSFERRED
JUL 8 1975
CLERK
TRANSFER OFFICE

I certify that this instrument was prepared on my behalf.
Walter W. Barnett, Jr.

44-9-12 V H 15208

Appraisal License

01/23/2020

5,482,542

COMMISSION OF RE APPRAISERS & HOME INSPECTORS

10 06 33790

JESSICA ROSETTA BROWN

6206 01-22-2020

MESSAGE(S):

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



Maryland
DEPARTMENT OF LABOR

LICENSE * REGISTRATION * CERTIFICATION * PERMIT

STATE OF MARYLAND
MARYLAND DEPARTMENT OF LABOR

COMMISSION OF RE APPRAISERS & HOME INSPECTORS
CERTIFIES THAT:
JESSICA ROSETTA BROWN

IS AN AUTHORIZED: **06 - APPRAISER TRAINEE**

LIC/REG/CERT	EXPIRATION	EFFECTIVE	CONTROL NO
33790	01-22-2023	01-22-2020	5482542

Signature of Bearer _____

Secretary *Tiffany P. Robinson* _____

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

Lawrence J. Hogan, Jr.
Governor
Boyd K. Rutherford
Lt. Governor
Tiffany P. Robinson
Secretary

10 06 33790

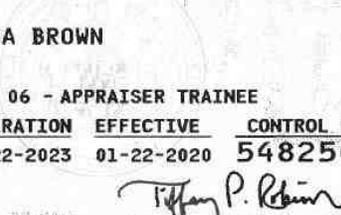
5,482,542

10 06 33790
COMMISSION OF RE APPRAISERS & HOME INSPECTORS
500 N. CALVERT STREET
BALTIMORE, MD 21202-3651

JESSICA ROSETTA BROWN
1819 PARK AVE.

BALTIMORE

MD 21217



Maryland
DEPARTMENT OF LABOR

LICENSE * REGISTRATION * CERTIFICATION * PERMIT

STATE OF MARYLAND
MARYLAND DEPARTMENT OF LABOR

COMMISSION OF RE APPRAISERS & HOME INSPECTORS
CERTIFIES THAT:
JESSICA ROSETTA BROWN

IS AN AUTHORIZED: 06 - APPRAISER TRAINEE

LIC/REG/CERT	EXPIRATION	EFFECTIVE	CONTROL NO
33790	01-22-2023	01-22-2020	5482542

Signature of Bearer _____

Secretary *Tiffany P. Robinson* _____

Lawrence J. Hogan, Jr.
Governor
Boyd K. Rutherford
Lt. Governor
Tiffany P. Robinson
Secretary

Appraisal Certification

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

Lawrence J. Hogan, Jr.
Governor
Boyd K. Rutherford
Lt. Governor
James E. Rzepkowski
Acting Secretary

COMMISSION OF RE APPRAISERS & HOME INSPECTORS
CERTIFIES THAT:

THOMAS WEIGAND

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

LIC/REG/CERT
27637

EXPIRATION
12-27-2022

EFFECTIVE
11-05-2019

CONTROL NO
5431876

Thomas C. Weigand
Signature of Bearer

James E. Rzepkowski
Acting Secretary DLLR

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