

APPRAISAL OF REAL PROPERTY



LOCATED AT

5908 K St
Fairmount Heights, MD 20743
Heights T-DT S/B 06/29/04 L19833 F459 Map: 0066 Grid: 00A2 Block: E Lot: 26

FOR

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

OPINION OF VALUE

10,000

AS OF

July 11, 2019

BY

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

USPAP ADDENDUM

File No. AB190708B

Borrower	N/A		
Property Address	5908 K St		
City	Fairmount Heights	County	Prince Georges
		State	MD
		Zip Code	20743
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: 91-180

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. With reference to the selected comparables, the range of exposure time for the neighborhood is 91 to 180 days.

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).

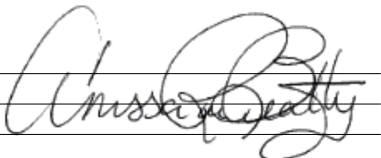
Additional Comments

The purpose of this appraisal assignment is to provide an opinion of the market value for 5908 K Street, Capitol Heights, Maryland 20743.

The subject site is a 2,500 square foot non buildable mostly level lot. There does appear to be a one car asphalt parking pad on the property which someone is currently using. The subject is zoned R-55 which current standards state that the site needs to be 6,500 square feet in order to build. I am unaware of any easements or maintenance agreements 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. The area has public utilities available.

The highest and best use of the subject property is to be assembled to an adjacent lot. The lot is zoned R-55 which current requirements need at least a lot of 6,500 sq ft to build. Previous ordinances allow 5,000 sq feet if you meet the other requirements. The subject does not meet these requirements due to only being 2,500 square feet.

APPRAISER:

Signature: 

Name: Anissa Rae Beatty

Date Signed: 07/17/2019

State Certification #: 03-20531

or State License #:

State: MD

Expiration Date of Certification or License: 09/07/2020

Effective Date of Appraisal: July 11, 2019

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.: AB190708B

SUBJECT	Property Address: 5908 K St		City: Capitol Heights		State: MD		Zip Code: 20743						
	County: Prince Georges		Legal Description: Heights T-DT S/B 06/29/04 L19833 F459 Map 66 Grid A2 Block E Subdivision 3440.										
	Assessor's Parcel #: 18-2049989		Tax Year: 2019		R.E. Taxes: \$ 0		Special Assessments: \$ 0						
	Market Area Name: Capitol Heights		Map Reference: 47894		Census Tract: 8030.01								
	Current Owner of Record: Prince Georges County		Borrower (if applicable): N/A										
ASSIGNMENT	Project Type (if applicable): <input type="checkbox"/> PUD <input type="checkbox"/> De Minimis PUD <input type="checkbox"/> Other (describe)		HOA: \$ 0		<input type="checkbox"/> per year		<input type="checkbox"/> per month						
	Are there any existing improvements to the property? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		If Yes, indicate current occupancy:		<input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant		<input type="checkbox"/> Not habitable						
	If Yes, give a brief description:												
MARKET AREA 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 5908 K Street, Fairmount Heights, MD 20743.												
	Intended User(s) (by name or type): Prince George's County												
SITE DESCRIPTION	Client: Prince Georges County		Address: 1400 McCormick Drive #336 Largo, Maryland 20774										
	Appraiser: Anissa Rae Beatty		Address: 1244 Ritchie Hwy - Suite 19, Arnold, MD 21012										
	Characteristics		Predominant Occupancy		One-Unit Housing		Present Land Use		Change in Land Use				
	Location: <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural		<input checked="" type="checkbox"/> Owner 75		PRICE AGE \$ (000) (yrs)		One-Unit 75 %		<input checked="" type="checkbox"/> Not Likely				
	Built up: <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%		<input type="checkbox"/> Tenant		55 Low 0		2-4 Unit 3 %		<input type="checkbox"/> Likely * <input type="checkbox"/> In Process *				
Growth rate: <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow		<input type="checkbox"/> Vacant (0-5%)		370 High 114		Multi-Unit 2 %		* To:					
Property values: <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining		<input checked="" type="checkbox"/> Vacant (>5%)		230 Pred 68		Comm'l 10 %							
Demand/supply: <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply						Other 10 %							
Marketing time: <input checked="" type="checkbox"/> Under 3 Mos. <input type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.													
Factors Affecting Marketability													
Item		Good	Average	Fair	Poor	N/A	Item	Good	Average	Fair	Poor	N/A	
Employment Stability		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Adequacy of Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Convenience to Employment		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Property Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Convenience to Shopping		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Protection from Detrimental Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Convenience to Schools		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Police and Fire Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Adequacy of Public Transportation		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	General Appearance of Properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Recreational Facilities		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appeal to Market	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Market Area Comments: The subject is in Prince George's County which is part of the Washington, D.C. Metro area. According to the BrightMLS system the Washington, D.C. Metro area median sales price was up in May 2019, rising 3.2% to \$480,000 compared to the previous year and was the highest overall median sales price of the decade, breaking the previous record price of \$475,000 set last month. Prince George's County area has an average sold price of \$315,000 at a 8.4% increase over 2017. Prince George's County is the most affordable County in the Washington, D.C. Metro area. Prince George's County had a 3.3% decrease in pending sales. The above information was taken from the most recent BrightMLS Market Update (May 2019) and can be found in the addendum of this report. Specifically, the subject's zip code has experienced an increase in the Average Sold Price to \$213,342 at a 7.59% and the Detached Average Sold Price of \$216,301 which was a 8.97%% increase from last year per the SmartCharts Market Statistics.													
SITE DESCRIPTION	Dimensions: 25'x100'		Site Area: 2,500 sf										
	Zoning Classification: R-55		Description: R-55 One-Family Detached Residential										
	Do present improvements comply with existing zoning requirements? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> No Improvements												
	Uses allowed under current zoning: R-55 One-Family Detached Residential - Permits small-lot residential subdivisions; promotes high density, single-family detached dwellings. Standard lot sizes 6,500 sq ft. Maximum dwelling units per net acre 6.70 and estimated average dwelling units per acre 4.2.												
	Are CC&Rs applicable? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown		Have the documents been reviewed? <input type="checkbox"/> Yes <input 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) Lot Assemblage												
	Actual Use as of Effective Date: Hold for Development Use as appraised in this report: Lot Assemblage												
	Summary of Highest & Best Use: The highest and best use of the subject property is assembly with an abutting property.												
	SITE DESCRIPTION	Utilities		Public	Other	Provider/Description		Off-site Improvements		Type	Public	Private	Frontage
Electricity		<input type="checkbox"/>	<input type="checkbox"/>	Available Hookup		Street		Residential	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Topography	Mostly Level	
Gas		<input type="checkbox"/>	<input type="checkbox"/>	Available Hookup		Width		16 estimated			Size	2,500 square feet	
Water		<input type="checkbox"/>	<input type="checkbox"/>	Available Hookup		Surface		Asphalt			Shape	Rectangular	
Sanitary Sewer		<input type="checkbox"/>	<input type="checkbox"/>	Available Hookup		Curb/Gutter		None- Typical	<input type="checkbox"/>	<input type="checkbox"/>	Drainage	Natural; Appears Adequate	
Storm Sewer		<input type="checkbox"/>	<input type="checkbox"/>	Available Hookup		Sidewalk		None- Typical	<input type="checkbox"/>	<input type="checkbox"/>	View	Residential	
Telephone		<input type="checkbox"/>	<input type="checkbox"/>	Available Hookup		Street Lights		Electric	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
Multimedia		<input type="checkbox"/>	<input type="checkbox"/>	Available Hookup		Alley		None-Typical	<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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	FEMA Flood Zone		X	FEMA Map #		24033C0143E	FEMA Map Date		09/16/2016		
Site Comments: The subject site is a 2,500 square foot non buildable mostly level lot. There does appear to be a one car asphalt parking pad on the property which someone is currently using. The subject is zoned R-55 which current standards state that the site needs to be 6,500 square feet in order to build. I am unaware of any easements or maintenance agreements 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. The area has public utilities available.													

LAND APPRAISAL REPORT

File No.: AB190708B

TRANSFER HISTORY

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):

1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing: The transaction on 06/28/2004 for \$9,131 deed#19833/459 was for a Tax Sale Foreclosure deed dated 06/18/2004 between J. Michael Dougherty and the Director of Finance for Prince George's County, Maryland.
Date: 06/28/2004	
Price: \$9,131	
Source(s): Property Assessment	
2nd Prior Subject Sale/Transfer	The transaction on 10/31/1990 for \$14,000 deed#7799/6388 was between Corine Virginia Jones surviving tenant by the entirety of Charles Jones who dies on November 25, 1986 parties in the first part and Joe F. Jones parties of the second part.
Date: 10/31/1990	
Price: \$14,000	
Source(s): Property Assessment	

SALES COMPARISON APPROACH

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	5908 K St Capitol Heights, MD 20743	908 Larchmont Ave Capitol Heights, MD 20743		5810 Jefferson Heights Dr Fairmount Heights, MD 20743		Nova Ave (Lots 2 and 3) Capitol Heights, MD 20743	
Proximity to Subject		1.74 miles S		0.46 miles E		1.30 miles S	
Sale Price	\$		\$ 10,000		\$ 35,000		\$ 25,000
Price/	\$	\$ 2.50		\$ 7.73		\$ 5.43	
Data Source(s)		BrightMLS#1003971441		BrightMLS#1000203512;DOM 52		Assessment Records	
Verification Source(s)		Assessment Records, Deed		Assessment Records, Deed		Deed	
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+(-) \$ Adjust
Sales or Financing		Cash		Cash		Unknown	
Concessions		None Noted		None Noted		None Noted	
Date of Sale/Time		05/2018	0	04/2018	0	06/2017	0
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Location	Capitol Heights	Capitol Heights		Fairmount Heights	0	Capitol Heights	
Site Area	2,500	4,000	0	4,525	0	4,600	0
Zoning	R-55	R-55		R-55		R-55	
Development Status	Not Buildable	Not Buildable		Not Buildable		Not Buildable	
Improvements	None	None		None		None	
Net Adjustment (Total, in \$)		<input type="checkbox"/> + <input type="checkbox"/> - \$		<input type="checkbox"/> + <input type="checkbox"/> - \$		<input type="checkbox"/> + <input type="checkbox"/> - \$	
Adjusted Sale Price (in \$)		Net % Gross %	\$ 10,000	Net % Gross %	\$ 35,000	Net % Gross %	\$ 25,000
Summary of Sales Comparison Approach The highest and best use of the subject property is for assemblage with an adjacent parcel. This is due to the non-buildable nature of the subject parcel. As such, all of the comparable sales share this non-buildable feature and highest and best use. Additionally, each of the comparable sales are larger parcels that are not in subdivisions. There is not an extensive amount of properties that share these features and that have been transferred in a reasonable time frame. Due to this it was necessary to expand the search criteria for comparable sales by both distance and time.							
While each of the comparable sales are considered in reconciling an opinion of market value, comparable sale #1 was given increased weighting at \$10,000 because it is the most recent sale.							

PUD

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: The subject property is not in a Planned Unit Development.

RECONCILIATION

Indicated Value by: Sales Comparison Approach \$ 10,000

Final Reconciliation The comparable sales range adjusted sale price from \$10,000 to \$35,000. Comparable sale #1 was given increased weighting at \$10,000 because it is the most recent sale. Comparables #2, #3 and #4 lend additional support.

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: \$ 10,000 , as of: July 11, 2019 , which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.

ATTACH.

A true and complete copy of this report contains 21 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report, which contains the following attached exhibits: ☒ Scope of Work

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

☒ Photo Addenda ☐ Parcel Map ☐ Hypothetical Conditions ☐ Extraordinary Assumptions ☐

SIGNATURES

Client Contact: Benjamin H Hobbs	Client Name: Prince Georges County
E-Mail: bhobbs@co.pg.md.us	Address: 1400 McCormick Drive #336 Largo, Maryland 20774
APPRaiser	SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)
Appraiser Name: Anissa Rae Beatty	Supervisory or Co-Appraiser Name:
Company: Treffer Appraisal Group	Company:
Phone: (410) 544-7744	Phone:
Fax:	Fax:
E-Mail: appraisals@treffergroup.com	E-Mail:
Date of Report (Signature): 07/17/2019	Date of Report (Signature):
License or Certification #: 03-20531	License or Certification #:
State: MD	State:
Designation: Certified Residential	Designation:
Expiration Date of License or Certification: 09/07/2020	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: July 11, 2019	Date of Inspection:

SALES COMPARISON APPROACH

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	FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 4		COMPARABLE NO. 5		COMPARABLE NO. 6	
	Address 5908 K St Capitol Heights, MD 20743		6404 57th Ave Riverdale, MD 20737					
	Proximity to Subject		4.41 miles N					
	Sale Price	\$		\$ 20,000		\$		\$
	Price/	\$	\$ 5.00		\$		\$	
	Data Source(s)	brightMLS#1001088753;DOM 122						
	Verification Source(s)	BRIGHT/Property Assessment						
	VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+ (-) \$ Adjust	DESCRIPTION	+ (-) \$ Adjust	DESCRIPTION	+ (-) \$ Adjust
	Sales or Financing Concessions		REO Cash;	0				
	Date of Sale/Time		s06/17;c06/17	0				
	Rights Appraised	Fee Simple	Fee Simple					
	Location	Capitol Heights	Riverdale	0				
	Site Area	2,500	4,000	0				
	Zoning	R-55	R-55					
	Development Status	Not Buildable	Not Buildable					
	Improvements	None	None					
	Net Adjustment (Total, in \$)		<input type="checkbox"/> + <input type="checkbox"/> - \$		<input type="checkbox"/> + <input type="checkbox"/> - \$		<input type="checkbox"/> + <input type="checkbox"/> - \$	
			Net % Gross %\$ 20,000		Net % Gross %\$		Net % Gross %\$	
SALES COMPARISON APPROACH	Summary of Sales Comparison Approach Real Estate impacted by legal and physical restrictions that reduce the utility of site do no fluctuate with traditional Real Estate cycles. The market value of these properties tend to be more stable over time. Therefore we are not applying a market condition adjustment in this analysis.							
	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 not applied. While the comparable sales are located throughout Prince George's county, their locations offer similar utility compared to the subject property’s and no adjustment was deemed necessary.							
	Site Area: No adjustment for site area was deemed necessary as the market does not show evidence for differences in value attributed to size for non-buildable properties in this size range.							
	Zoning: As the subject property and all of the comparable sales are not buildable, the zoning districts do not affect the market value of the properties. No adjustment was necessary in this category.							
	Development Status: The subject and all of the comparable sales are not-buildable. No adjustment was necessary in this category.							
	Improvements: The subject and all of the comparable sales have no improvements. No adjustment was necessary for this category.							
	The comparable sales range adjusted sale price from \$10,000 to \$35,000. Comparable sale #1 was given increased weighting at \$10,000 because it is the most recent sale. Comparables #2, #3 and #4 lend additional support.							
	The reconciled opinion of market value for the subject property is \$10,000.							

Supplemental Addendum

File No. AB190708B

Borrower	N/A					
Property Address	5908 K St					
City	Fairmount Heights	County	Prince Georges	State	MD	Zip Code 20743
Lender/Client	Prince Georges County					

Purpose of the Appraisal

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

Scope of the Appraisal

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

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

Standard Comments

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

Additional Certifications

Supplemental Addendum						File No. AB190708B	
Borrower	N/A						
Property Address	5908 K St						
City	Fairmount Heights	County	Prince Georges	State	MD	Zip Code	20743
Lender/Client	Prince Georges County						

-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

Supplemental Addendum

File No. AB190708B

Borrower	N/A					
Property Address	5908 K St					
City	Fairmount Heights	County	Prince Georges	State	MD	Zip Code 20743
Lender/Client	Prince Georges County					

on the assumption that there is no such materials on or in the property that would cause the loss of value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.

Digital Signatures

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

Detrimental Conditions Statement

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

Site Comments

The subject lot is a mostly level 2,500 square foot vacant lot. The subject property is non-buildable due to zoning R-55 and size of the lot. There does appear to be a one car asphalt pad on the property that someone is using.

Sale Price/Data Source/Verification Source

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

Highest and Best Use

The highest and best use of the subject property is to be assembled to an adjacent lot. The lot is zoned R-55 which current requirements need at least a lot of 6,500 sq ft to build. Previous ordinances allow 5,000 sq feet if you meet the other requirements. The subject does not meet these requirements due to only being 2,500 square feet.

Supplemental Addendum

File No. AB190708B

Borrower	N/A					
Property Address	5908 K St					
City	Fairmount Heights	County	Prince Georges	State	MD	Zip Code 20743
Lender/Client	Prince Georges County					

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

Subject Photo Page

Borrower	N/A					
Property Address	5908 K St					
City	Fairmount Heights	County	Prince Georges	State	MD	Zip Code 20743
Lender/Client	Prince Georges County					



Subject Front

5908 K St
Sales Price
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location
View
Site
Quality
Age

Capitol Heights
2,500



Subject Rear



Subject Street

Comparable Photo Page

Borrower	N/A					
Property Address	5908 K St					
City	Fairmount Heights	County	Prince Georges	State	MD	Zip Code 20743
Lender/Client	Prince Georges County					



Comparable 1

908 Larchmont Ave
Prox. to Subject 1.74 miles S
Sale Price 10,000
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location Capitol Heights
View
Site 4,000
Quality
Age



Comparable 2

5810 Jefferson Heights Dr
Prox. to Subject 0.46 miles E
Sale Price 35,000
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location Fairmount Heights
View
Site 4,525
Quality
Age



Comparable 3

Nova Ave (Lots 2 and 3)
Prox. to Subject 1.30 miles S
Sale Price 25,000
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location Capitol Heights
View
Site 4,600
Quality
Age

Comparable Photo Page

Borrower	N/A					
Property Address	5908 K St					
City	Fairmount Heights	County	Prince Georges	State	MD	Zip Code 20743
Lender/Client	Prince Georges County					



Comparable 4

6404 57th Ave
Prox. to Subject 4.41 miles N
Sale Price 20,000
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location Riverdale
View
Site 4,000
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

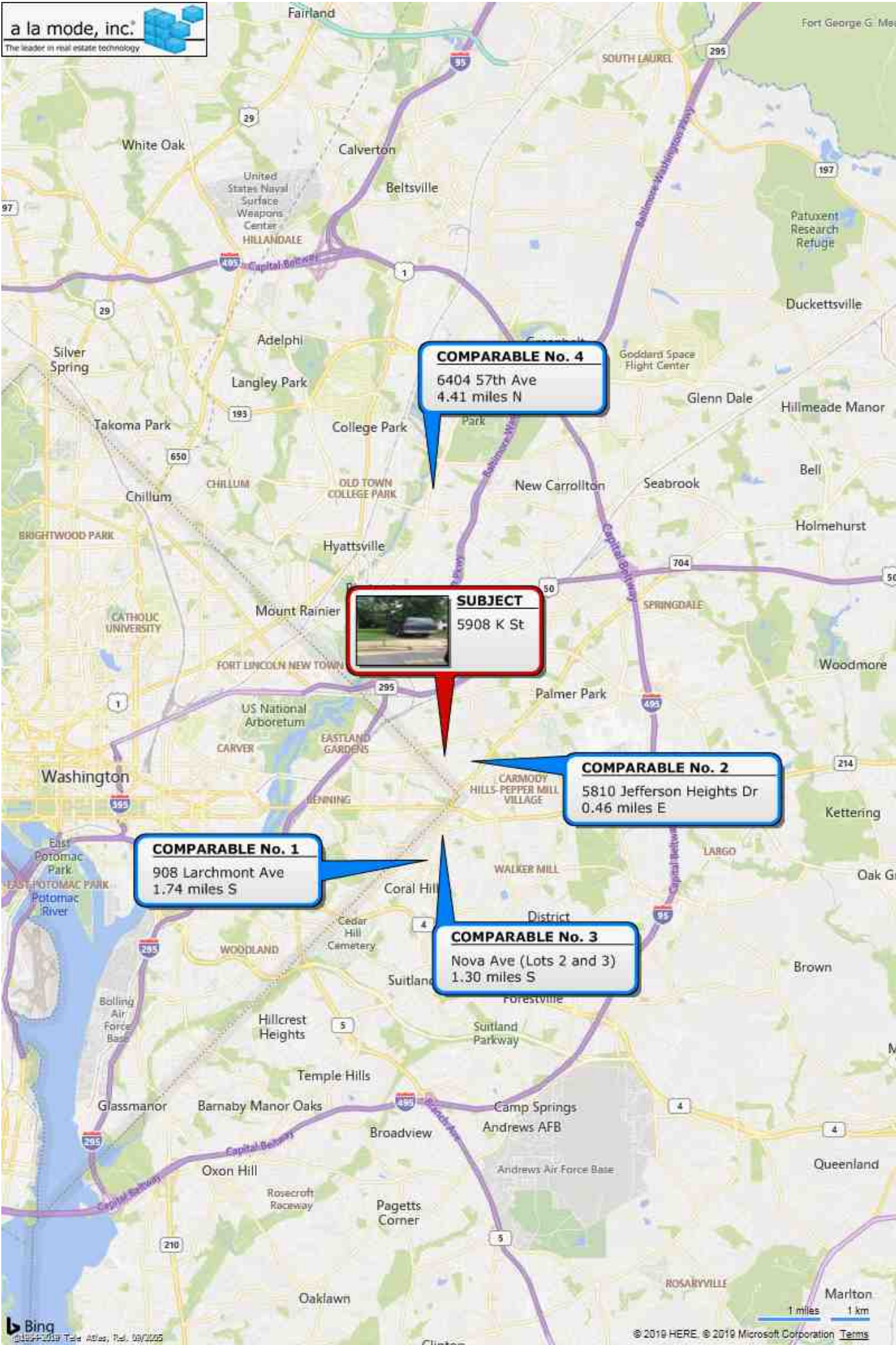
Prox. to Subject
Sale Price
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location
View
Site
Quality
Age

Aerial Map



Location Map

Borrower	N/A					
Property Address	5908 K St					
City	Fairmount Heights	County	Prince Georges	State	MD	Zip Code 20743
Lender/Client	Prince Georges County					



Subject Tax Record

7/5/2019

SDAT: Real Property Search

Real Property Data Search

Search Result for PRINCE GEORGE'S COUNTY

View Map				View GroundRent Redemption				View GroundRent Registration			
Tax Exempt:				Special Tax Recapture:							
Exempt Class:				NONE							
Account Identifier:				District - 18 Account Number - 2049989							
Owner Information											
Owner Name:				PRINCE GEORGES COUNTY (TX)				Use:		EXEMPT	
Mailing Address:				1400 MCCORMICK DR LARGO MD 20774-5313				Principal Residence:		NO	
								Deed Reference:		/19833/ 00459	
Location & Structure Information											
Premises Address:				5908 K ST CAPITOL HEIGHTS 20743-0000				Legal Description:		HEIGHTS T-DT S/B 06/29/04 L19833 F459	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	A-	
0066	00A2	0000		3440		E	26	2018		0031	
								Plat Ref:			
Special Tax Areas:				Town:				FAIRMOUNT HEIGHTS			
				Ad Valorem:							
				Tax Class:				8			
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use			
						2,500 SF		901			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation					
Value Information											
			Base Value	Value		Phase-in Assessments					
				As of		As of		As of			
				01/01/2018		07/01/2018		07/01/2019			
Land:			35,000	35,000							
Improvements			0	0							
Total:			35,000	35,000		35,000		35,000			
Preferential Land:			0					0			
Transfer Information											
Seller: JONES,JOE F				Date: 06/28/2004				Price: \$9,131			
Type: NON-ARMS LENGTH OTHER				Deed1: /19833/ 00459				Deed2:			
Seller: JONES,CORINE V				Date: 10/31/1990				Price: \$14,000			
Type: NON-ARMS LENGTH OTHER				Deed1: /07799/ 00638				Deed2:			
Seller:				Date:				Price:			
Type:				Deed1:				Deed2:			
Exemption Information											
Partial Exempt Assessments:		Class				07/01/2018		07/01/2019			
County:		540				35,000.00		35,000.00			
State:		540				35,000.00		35,000.00			
Municipal:		540				35,000.00 35,000.00		35,000.00 35,000.00			
Tax Exempt:				Special Tax Recapture:							
Exempt Class:				NONE							
Homestead Application Information											
Homestead Application Status: No Application											

Subject Tax Bill

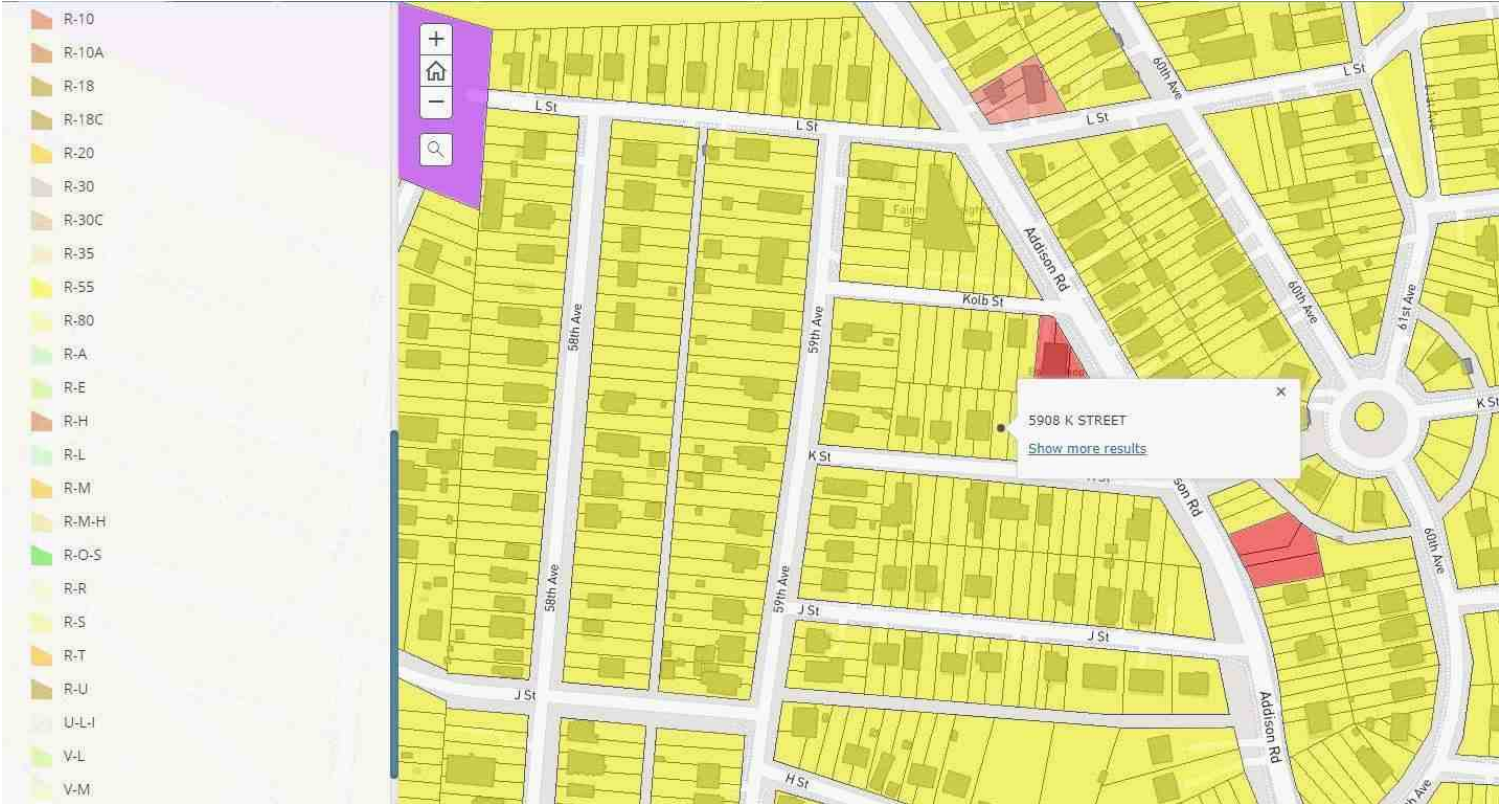
PRINCE GEORGE'S COUNTY
REAL PROPERTY TAX INFORMATION FOR FY 04
TAX PERIOD 07/01/03 - 06/30/04
MEETS REQUIREMENTS FOR REAL PROPERTY SECTION 14-126

ACCOUNT NUMBER:	2049989	DISTRICT:	18	DATA AS OF:	07/05/19 at 12:14:31	New Search
OWNER:		CARE OF:				Help
	PRINCE GEORGES COUNTY (TX)					Payment History
PROPERTY ADDRESS:		MAILING ADDRESS:				
	005908 K ST		1400 MCCORMICK DR			
	CAPITOL HEIGHTS MD 20743-0000		LARGO, MD 20774-5313			
MORTGAGE:			UNKNOWN			
PROPERTY DESCRIPTION:			HEIGHTS T-DT S /B 06/29/04 L19833 F459			
CONDO PLAT		PHASE	BLDG	UNIT		
SUBNAME:	NORTH FAIRMONT HEI			LIBER/FOLIO:		19833/459
SECTION:				LATEST DEED:		06/28/2004
LOT:	26			LAND:		15,000.00
BLOCK:	E			IMPS:		0.00
ACREAGE:	2500.000 F			ASSESSMENT:		15,000.00
OCCUPANCY:	NOT PRINCIPAL RESIDENCE					
TAX DESCRIPTION:						TAX/CHARGE:
COUNTY PROPERTY TAX						0.00
COUNTY PROPERTY TAX - SUPPLEMENTAL EDUCATION						0.00
STATE OF MARYLAND						0.00
PARK & PLANNING						0.00
STORMWATER/CHESAPEAKE BAY WATER QUALITY						0.00
WASHINGTON SUBURBAN TRANSIT COMMISSION						0.00
TOWN LEVY						0.00
OTHER MUNICIPAL CHARGES						100.00
FRONT FOOT						0.00
SOLID WASTE SERVICE CHARGE						0.00
CLEAN WATER ACT FEE						0.00
SPECIAL AREA						0.00
LIENS						0.00
OTHER TAXES/FEES						0.00
LESS HOMEOWNERS TAX CREDIT						0.00
LESS HOMESTEAD TAX CREDIT						0.00
LESS DISCOUNT CREDIT						0.00
TOTAL						0.00
PAYMENT RECEIVED				INT/PEN	0.00	0.00
REFUND DATE				REFUND AMOUNT		0.00
Account No:	2049989		FY04			

Parcel Boundary



Subject Zoning Map



Subject Topography Map

