

Borrower	N/A					File No.	CR190507A		
Property Address	Deep Gorge Ct								
City	Oxon Hill		County	Prince George's		State	MD	Zip Code	20745
Lender/Client	N/A								

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USPAP ADDENDUM

File No. CR190507A

Borrower	N/A				
Property Address	Deep Gorge Ct				
City	Oxon Hill	County	Prince George's	State	MD Zip Code 20745
Lender	N/A				

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: 0-3 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 days on market, information gathered through sales confirmation, information from prior appraisal assignments and interviews with market participants. Based on the property type and current market conditions, my estimate of reasonable exposure time for the subject property is 0-3 months.

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 none 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 Deep Gorge Ct, Oxon Hill, MD 20745 with the TaxID#12-1353770.

The subject is noted to be 2.07197 acres according to data found on the deed. The subject parcel is heavily wooded, sloped and appears to be land locked by neighboring parcels and I was unable to see the actual subject parcel for this reason. The property is zoned RM which Is a Residential Medium Density Classification. The general principle for land uses in the R-M zone shall be either residential in nature, or necessary to serve the dominant residential uses. Specific uses allowed in the R-M zone can be found in the addendum of this report.

Per Planning and Zoning of Prince George's County, the parcel is not buildable. It is not buildable because the property was conveyed to Prince George's county on a subdivision plat. It is likely that the conveyance is associated with an open space requirement for the adjacent subdivision.The property will not be buildable even if Prince George's County were to sell the property.

Due to the non-buildable nature of the parcel, the highest and best use of the subject property is for assemblage with an adjacent parcel.

APPRAISER:

Signature: Carrie Rosela

Name: Carrie Rosela

Date Signed: 05/14/2019

State Certification #: 31272

or State License #: \_\_\_\_\_

State: MD

Expiration Date of Certification or License: 12/29/2020

Effective Date of Appraisal: 05/07/2019

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.: CR190507A

SUBJECT

ASSIGNMENT

MARKET AREA DESCRIPTION

SITE DESCRIPTION

Property Address: Deep Gorge CtCity: Oxon HillState: MDZip Code: 20745

County: Prince George'sLegal Description: Plat 2 Parcel B L 0435 F 109 L 0001 F 153: Map 96, Grid C1

Assessor's Parcel #: 12 1353770Tax Year: 2019R.E. Taxes: \$ 2.00Special Assessments: \$ 0

Market Area Name: N/AMap Reference: 47894Census Tract: 8017.04

Current Owner of Record: Prince George's CountyBorrower (if applicable): N/A

Project Type (if applicable): ☐ PUD☐ De Minimis PUD☐ Other (describe)HOA: \$ 0☐ per year☐ per month

Are there any existing improvements to the property? ☒ No☐ YesIf Yes, indicate current occupancy: ☐ Owner☐ Tenant☐ Vacant☐ Not habitable

If Yes, give a brief description:

The purpose of this appraisal is to develop an opinion of: ☒ Market Value (as defined), or☐ other type of value (describe)

This report reflects the following value (if not Current, see comments): ☒ Current (the Inspection Date is the Effective Date)☐ Retrospective☐ Prospective

Property Rights Appraised: ☒ Fee Simple☐ Leasehold☐ Leased Fee☐ Other (describe)

Intended Use: Private valuation to assist client in determination of the market value.

Intended User(s) (by name or type): Private Valuation for the Prince George's County Government.

Client: Prince George's County GovernmentAddress: 1400 McCormick Drive, #336, Largo, MD 20774

Appraiser: Carrie RoselaAddress: 1244 Ritchie Hwy., Suite 19, Arnold, Md 21012

Characteristics

Location: ☐ Urban☒ Suburban☐ Rural

Built up: ☐ Over 75%☒ 25-75%☐ Under 25%

Growth rate: ☐ Rapid☒ Stable☐ Slow

Property values: ☒ Increasing☐ Stable☐ Declining

Demand/supply: ☒ Shortage☐ In Balance☐ Over Supply

Marketing time: ☒ Under 3 Mos.☐ 3-6 Mos.☐ Over 6 Mos.

Predominant Occupancy

☒ Owner 60

☒ Tenant 35

☒ Vacant (0-5%)

☐ Vacant (>5%)

One-Unit Housing

PRICEAGE

\$ (000)(yrs)

2Low1

854High79

255Pred30

Present Land Use

One-Unit50 %

2-4 Unit10 %

Multi-Unit10 %

Comm'l25 %

Other5 %

%

Change in Land Use

☒ Not Likely

☐ Likely \*☐ In Process \*

\* To:

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Employment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Property Compatibility	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Shopping	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Protection from Detrimental Conditions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Schools	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Police and Fire Protection	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Adequacy of Public Transportation	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 bordered by Suitland Parkway to the north, Branch Avenue to the east, Rt 223 to the south and the Potomac River to the west.

Land use noted as "Other" above is inclusive of parks, agricultural, and vacant land.

The subject property is located in Oxon Hill, Prince George's County, Maryland, which is primarily comprised of single-family dwellings along with some multi-family dwellings and commercial use properties. Employment centers, schools, hospitals, places of worship, and shopping facilities are within close-proximity. The subject property has good access to Washington D.C., the surrounding Washington, D.C. Metro Area, and the Baltimore City Metro Area. The overall Washington D.C. Metro Area has been experiencing increasing prices, (3.4% increase from last year) and a shortage of supply (Active listing down 9.7% from last year). See addenda for additional commentary.

Dimensions: Sourced Via Public Tax RecordsSite Area: 2.07197 ac

Zoning Classification: RMDescription: Res Medium Dev

Do present improvements comply with existing zoning requirements? ☐ Yes☐ No☒ No Improvements

Uses allowed under current zoning: Residential

Are CC&Rs applicable? ☐ Yes☐ No☒ UnknownHave the documents been reviewed? ☐ Yes☒ NoGround Rent (if applicable) \$ /

Comments:

Highest & Best Use as improved: ☐ Present use, or☒ Other use (explain) The Highest and Best use of the subject property is for assemblage with an adjacent parcel.

Actual Use as of Effective Date: "As Vacant"Use as appraised in this report: Assemblage with an adjacent parcel.

Summary of Highest & Best Use: Due to the non-buildable nature of the parcel, the Highest and Best use of the subject property is for assemblage with an adjacent parcel.

Utilities

Electricity ☐ Public☐ Other n/a

Gas ☐ n/a

Water ☐ n/a

Sanitary Sewer ☐ n/a

Storm Sewer ☐ n/a

Telephone ☐ n/a

Multimedia ☐ n/a

Off-site Improvements

Street None

Width n/a

Surface n/a

Curb/Gutter None

Sidewalk None

Street Lights None

Alley None

Type

Public☐

Private☐

Frontage

Wooded

Topography

Sloped

Size

2.07197 ac

Shape

Irregular

Drainage

Natural

View

Wooded

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

FEMA Spec'l Flood Hazard Area ☐ Yes☒ NoFEMA Flood Zone XFEMA Map # 24033C0230EFEMA Map Date 9/16/2016

Site Comments: I saw no adverse environmental conditions on the site or in the immediate vicinity of the subject property. Typical utility easements (telephone, electric) do not infringe on market value. Flood hazard map interpretation is believed accurate, it is not guaranteed. The subject parcel does not appear to be in a Flood Zone. Further investigation would be required to determine the accuracy of this data. The extraordinary assumption has been made that public utilities are on site or available for the subject property. The lack of access prevented me from being able to physically access the subject parcel.

GPLAND

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LAND APPRAISAL REPORT

File No.: CR190507A

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): Tax, MDAT

1st Prior Subject Sale/Transfer

Analysis of sale/transfer history and/or any current agreement of sale/listing: The subject has not transferred nor has been marketed for sale within the past 3 years. The subject transferred to prince George's County on 09/22/1993 for a consideration of \$10.00 per the attached deed. All comparable sales have not transferred within the past 3 years with the exception of the most recent sales.

Date: 09/22/1993

Price: \$10

Source(s): Tax, MDAT

2nd Prior Subject Sale/Transfer

Date: 05/19/1993

Price: \$935,000

Source(s): Tax, MDAT

SALES COMPARISON APPROACH

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	Deep Gorge Ct Oxon Hill, MD 20745	Floral Park Off Rd Brandywine, MD 20613		10511 Cedarville Rd Brandywine, MD 20613		Livingston Rd Accokeek, MD 20607	
Proximity to Subject		9.15 miles SE		14.02 miles SE		10.54 miles S	
Sale Price	\$		\$ 30,000		\$ 25,000		\$ 29,900
Price/	\$	\$ 4,792.33		\$ 6,250.00		\$ 10,170.07	
Data Source(s)	Tax,MDAT	BrightMLS#1001080693		BrightMLS#1001090975		Bright#1001064679	
Verification Source(s)	Pub Records, Visual	Public Records, Inhouse data		Public Records, Inhouse data		Public Records, Inhouse data	
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+(-) \$ Adjust
Sales or Financing	N/A	Owner Financing		Cash		Cash	
Concessions	N/A	None		None		None	
Date of Sale/Time	N/A	09/29/2016	+1,286	09/07/2017	+792	02/09/2017	+1,296
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Location	Oxon Hill	Brandywine		Brandywine		Accokeek	
Site Area	2.07197	6.26		4.00		2.94	
Development Status	Not Buildable	Not Buildable		Not Buildable		Not Buildable	
Improvements	None	None		None		None	
Zoning	RM	RE		OS		RA	
Net Adjustment (Total, in \$)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 1,286		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 792		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 1,296	
Adjusted Sale Price (in \$)		Net 4.3 % Gross 4.3 % \$ 31,286		Net 3.2 % Gross 3.2 % \$ 25,792		Net 4.3 % Gross 4.3 % \$ 31,196	

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 sold recently. Due to this it was necessary to expand the search criteria for comparable sales by both distance and time.

All adjustments have been rounded in whole dollars.

See attached addenda for additional commentary.

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:

RECONCILIATION

Indicated Value by: Sales Comparison Approach \$ 26,000

Final Reconciliation See attached addenda.

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: \$ 26,000 , as of: 05/07/2019 , 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 34 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report, which contains the following attached exhibits: ☒ Scope of Work ☒ Limiting cond./Certifications ☒ Narrative Addendum ☒ Location Map(s) ☐ Flood Addendum ☒ Additional Sales ☒ Photo Addenda ☐ Parcel Map ☐ Hypothetical Conditions ☒ Extraordinary Assumptions ☐ Hypothetical Conditions

SIGNATURES

Client Contact: Benjamin Hobbs

Client Name: Prince George's County Government

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)

Supervisory or Co-Appraiser Name:

Company:

Phone: Fax:

E-Mail:

Date of Report (Signature):

License or Certification #: State:

Designation:

Expiration Date of License or Certification:

Inspection of Subject: ☒ Did Inspect ☐ Did Not Inspect (Desktop)

Date of Inspection: 05/07/2019

Appraiser Name: Carrie Rosela

Company: Treffer Appraisal Group

Phone: (410) 544-7744 Fax: (410) 544-9005

E-Mail: appraisals@treffergroup.com

Date of Report (Signature): 05/14/2019

License or Certification #: 31272 State: MD

Designation: Certified Residential Appraiser

Expiration Date of License or Certification: 12/29/2020

ADDITIONAL COMPARABLE SALES

File No.: CR190507A

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 4		COMPARABLE NO. 5		COMPARABLE NO. 6	
Address Deep Gorge Ct Oxon Hill, MD 20745		Ritchie Marlboro Rd N Upper Marlboro, MD 20774					
Proximity to Subject		8.54 miles NE					
Sale Price		\$	\$ 20,000	\$		\$	
Price/		\$ 5,291.01		\$		\$	
Data Source(s)		BrightMLS#1001087921					
Verification Source(s)		Pub Records, Visual		Public Records, Inhouse data			
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+ (-) \$ Adjust	DESCRIPTION	+ (-) \$ Adjust	DESCRIPTION	+ (-) \$ Adjust
Sales or Financing	N/A	Cash					
Concessions	N/A	None					
Date of Sale/Time	N/A	12/09/2016	+966				
Rights Appraised	Fee Simple	Fee Simple					
Location	Oxon Hill	Upper Marlboro					
Site Area	2.07197	3.78					
Development Status	Not Buildable	Not Buildable					
Improvements	None	None					
Zoning	RM	RA					
Net Adjustment (Total, in \$)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 966		<input type="checkbox"/> + <input type="checkbox"/> - \$		<input type="checkbox"/> + <input type="checkbox"/> - \$	
Adjusted Sale Price (in \$)		Net 4.8 % Gross 4.8 % \$ 20,966		Net % Gross % \$		Net % Gross % \$	

SALES COMPARISON APPROACH

Summary of Sales Comparison Approach

It is noted that the comparables are over 1 mile from the subject property and are located in different towns. It was necessary to expand the search parameters to include the entire county of Prince George to locate sales with similar site size, zoning and overall market appeal. This distance is typical when appraising vacant land similar to the subject. A location adjustment was considered but it was determined to not be necessary. The sales presented were considered the best available.

It is noted that sales #1 and #4 transferred in 2016 while sales #2 and #3 transferred in 2017. It was necessary to expand the search criteria to include sales greater than 1 year to locate parcels which were non buildable like the subject. Other sales would require less desirable adjustments and were not utilized for that reason.

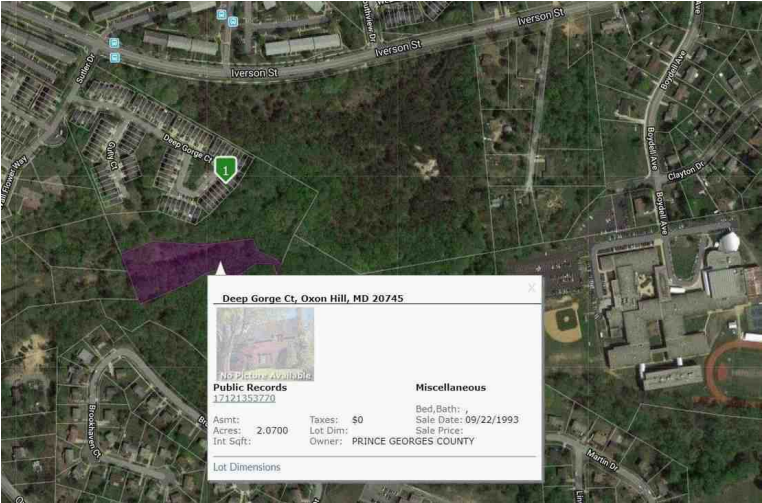
According to statistical research of MRIS data, an upward adjustment for sale date/time at 2% annual rate was warranted for these comparables. This adjustment represents the reported increase in the median sales price of the past years in the subject's market for detached properties.

Site adjustments were warranted as the excess land holds no additional value due to the development status of the subject parcel.

Differences in zoning did not require any adjustments due to the development status of the subject parcel.

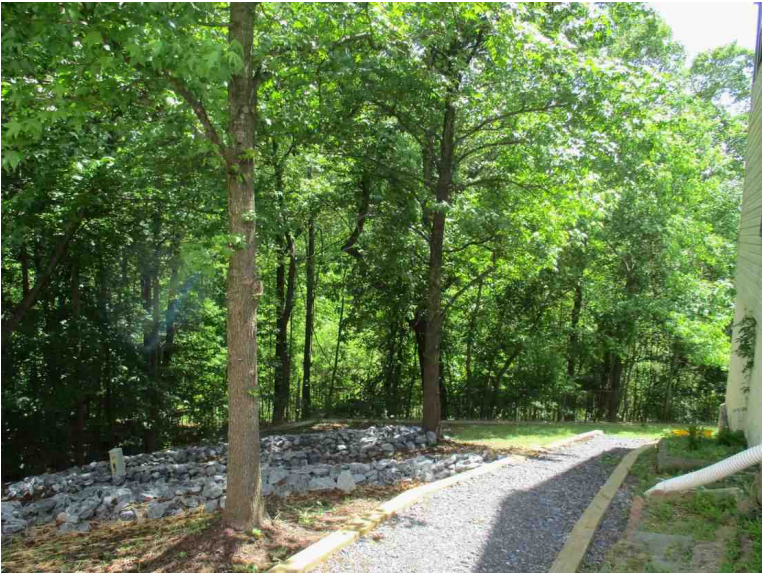


Subject Photo Page						
Borrower	N/A					
Property Address	Deep Gorge Ct					
City	Oxon Hill	County	Prince George's	State	MD	Zip Code 20745
Lender/Client	N/A					



Subject

Deep Gorge Ct  
Sales Price  
Gross Living Area  
Total Rooms  
Total Bedrooms  
Total Bathrooms  
Location Oxon Hill  
View Wooded  
Site 2.07197  
Quality  
Age



View from rear of Improvements  
on Deep Gorge Ct



Deep Gorge Ct

Subject Photo Page

Borrower	N/A					
Property Address	Deep Gorge Ct					
City	Oxon Hill	County	Prince George's	State	MD	Zip Code 20745
Lender/Client	N/A					



Deep Gorge Ct

Deep Gorge Ct	
Sales Price	
Gross Living Area	
Total Rooms	
Total Bedrooms	
Total Bathrooms	
Location	Oxon Hill
View	Wooded
Site	2.07197
Quality	
Age	



Comparable Photo Page

Borrower	N/A					
Property Address	Deep Gorge Ct					
City	Oxon Hill	County	Prince George's	State	MD	Zip Code 20745
Lender/Client	N/A					



Comparable 1

Floral Park Off Rd	
Prox. to Subject	9.15 miles SE
Sales Price	30,000
Borrower/Client	0
Lender	0
Total Bedrooms	0
Total Bathrooms	0.0
Location	Brandywine
View	Water
Site	6.26
Quality	N/A
Age	N/A



Comparable 2

10511 Cedarville Rd	
Prox. to Subject	14.02 miles SE
Sales Price	25,000
Gross Living Area	0
Total Rooms	0
Total Bedrooms	0
Total Bathrooms	0
Location	Brandywine
View	Water
Site	4.00
Quality	Poor
Age	N/A



Comparable 3

Livingston Rd	
Prox. to Subject	10.54 miles S
Sales Price	29,900
Gross Living Area	0
Total Rooms	0
Total Bedrooms	0
Total Bathrooms	0
Location	Accokeek
View	Water
Site	2.94
Quality	Poor
Age	N/A



Comparable Photo Page

Borrower	N/A					
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Lender/Client	N/A					



Comparable 4

Ritchie Marlboro Rd N	
Prox. to Subject	8.54 miles NE
Sale Price	20,000
Gross Living Area	
Total Rooms	
Total Bedrooms	
Total Bathrooms	
Location	Upper Marlboro
View	
Site	3.78
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. CR190507A

Borrower	N/A					
Property Address	Deep Gorge Ct					
City	Oxon Hill	County	Prince George's	State	MD	Zip Code 20745
Lender/Client	N/A					

Purpose and Function of the Appraisal

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

The function of the appraisal is defined below under intended use.

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. An exterior "drive-by" inspection is made of the comparable sales selected. 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, and other subscription services such as First American Real Estate Solutions and Specprint. 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. The cost approach is developed using sources such as Marshall & Swift Cost Service and local builders' cost data. An income approach is also considered when applicable. A reasoned reconciliation of the three approaches 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, I have 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

Client: The client is the party whom ordered the appraisal.

Intended Use: The intended use of the appraisal report is assist the client in the determination of current opinion of market value for the subject parcel.

Intended User: The intended user is the client/person(s) who ordered this appraisal. Use of the report by others is not intended.

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.

I am qualified and competent to perform this appraisal under USPAP guidelines.

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.

Supplemental Addendum

File No. CR190507A

Borrower	N/A					
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Lender/Client	N/A					

Market Value

The 4th 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, wood boring insects, or concealed growths, which may or may not be present on the property, were not observed. I have no knowledge of the existence of such conditions on or in the property. I am not qualified to detect such substances. The presence of substances such as mold, 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 conditions 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. No tests or inspections have been completed for the aforementioned conditions. 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 geotechnical issues, environmental conditions and natural conditions. I have inspected the subject property on a level that is consistent with the typical responsibilities of the appraisal profession; however I do 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, I assume no responsibilities for the impact that the variety of detrimental conditions may cause.

Neighborhood Market Conditions

The residential real estate market in Prince George's County is the most affordable market area in the Washington D.C. Metro area with a median sale price of \$300,000 (11.1% increase from last year) and is currently experiencing a decline in active listing at -4.2%. Overall, Prince George's County, with a decreasing supply and increasing prices, appears to be an attractive market for investors. The above information is taken from the most recent BrightMLS Market Update (February, 2019) and can be found in the addendum of this report.

The subject property's more immediate area of Oxon Hill has experienced rising Average Sold Price of \$234,225 from the first quarter of 2018 to \$238,900 from the first quarter of 2019. This represents a 2% increase.

With the above statistics in mind, market conditions or Date of Sale/Time adjustment utilized in the sales comparison approach has been reconciled to a 2% annual increase.

This neighborhood provides a good environment for the house being appraised. There are no factors that will negatively affect the marketability of the house. All of the items in the neighborhood rating grid are rated good or average. The public schools, parks, view and noise level is typical for this type of neighborhood.

Nearby commercial land uses (i.e. stores, shops and offices) are typical and acceptable for both urban and suburban environments and they have no negative impact on value or marketability of the subject property.

In my opinion, and based upon my knowledge and experience the subject property is not located in a speculative market or one which has experienced drastic price fluctuations relative to regional norms.

Supplemental Addendum

File No. CR190507A

Borrower	N/A					
Property Address	Deep Gorge Ct					
City	Oxon Hill	County	Prince George's	State	MD	Zip Code 20745
Lender/Client	N/A					

Site Comments

The purpose of this appraisal assignment is to provide an opinion of the market value for Deep Gorge Ct, Oxon Hill, MD 20745 with the TaxID#12-1353770.

The subject is noted to be 2.07197 acres according to data found on the deed. The subject parcel is heavily wooded, sloped and appears to be land locked by neighboring parcels and I was unable to see the actual subject parcel for this reason. The property is zoned RM which is a Residential Medium Density Classification. The general principle for land uses in the R-M zone shall be either residential in nature, or necessary to serve the dominant residential uses. Specific uses allowed in the R-M zone can be found in the addendum of this report.

Per Planning and Zoning of Prince George's County, the parcel is not buildable. It is not buildable because the property was conveyed to Prince George's county on a subdivision plat. It is likely that the conveyance is associated with an open space requirement for the adjacent subdivision. The property will not be buildable even if Prince George's County were to sell the property.

Due to the non-buildable nature of the parcel, the highest and best use of the subject property is for assemblage with an adjacent parcel.

Approaches to Value

Valuation Methodology

The scope of the assignment is to estimate the fee simple market value of the subject property and to consider the three conventional approaches to value.

Three basic approaches may be used to arrive at an estimate of market value. They are:

- 1. The Sales Comparison Approach
- 2. The Cost Approach
- 3. The Income Approach

Sales Comparison Approach

The Sales Comparison Approach compares sales of similar properties with the subject property. Each Comparable sale is adjusted for its inferior or superior characteristics. This approach represents an interpretation of the reactions of typical purchasers in the market. The principle of substitution supports this approach and implies that a prudent person will pay no more to buy a property than it will cost to buy a comparable property.

The Sales Comparison Approach uses a comparative analysis to adjust for inferior and superior attributes of the sale properties to those of the subject. Attributes can include (but are not limited to) location, physical characteristics, conditions of sale and changes in the market over time. The values derived from the adjusted comparable sales form a range of value for the subject. By process of correlation and analysis, a final indicated value is derived. The indicated value will be in terms of most pertinent unit of measure (e.g., cost per building square foot, cost per acre, etc.). This value will then be applied to the entire property being appraised for the final Sales Comparison estimate of value.

Cost Approach

The subject property of this assignment is unimproved land. Therefore, we are not developing the cost approach because the cost approach, as is, would be a redundant application of the sales comparison approach.

Income Approach

The Income Approach is not developed when appraising vacant land.

Final Reconciliation

The appraisal process concludes with the Final Reconciliation of the values derived from the approaches applied for a single estimate of market value. Different properties require different means of analysis and lend themselves to one approach over the others. The Sales Comparison Approach is deemed most reliable when developing an appraisal for vacant land.



Supplemental Addendum						File No. CR190507A	
Borrower	N/A						
Property Address	Deep Gorge Ct						
City	Oxon Hill	County	Prince George's	State	MD	Zip Code	20745
Lender/Client	N/A						

Additional Comments

I have not, as an appraiser or in any other capacity provided any services to the subject property during the past 3 years prior to accepting this new assignment.

Adjustments to the sales price of the comparables are routinely used to establish market value. When these dollar adjustments are used, individual differences between the comparables and the subject property are expressed in terms of plus or minus dollar amounts. These adjustments can result in the adjusted sales price being greater than the actual sales price of the comparable.

It should be noted that the photos for comparable sales were obtained from Aerial Imagery. The photos presented are a true representation of the comparable sales as of the effective date of the report.

BUILDING LOT DISCLOSURE

The purpose of this appraisal assignment is to provide an opinion of the market value for Deep Gorge Ct, Oxon Hill, MD 20745 with the TaxID#12-1353770. The subject is noted to be 2.07197 acres according to data found on the deed. The subject parcel is heavily wooded, sloped and appears to be land locked by neighboring parcels and I was unable to see the actual subject parcel for this reason. The property is zoned RM which Is a Residential Medium Density Classification.

Per Planning and Zoning of Prince George's County, the parcel is not buildable. It is not buildable because the property was conveyed to Prince George's county on a subdivision plat. It is likely that the conveyance is associated with an open space requirement for the adjacent subdivision. The property will not be buildable even if Prince George's County were to sell the property. Due to the non-buildable nature of the parcel, the highest and best use of the subject property is for assemblage with an adjacent parcel.

I have estimated the current market or current present worth of the property as if it were in fact non buildable. I cannot guarantee that the property is free of encroachments or easements, and recommends further investigation and survey I recommend due diligence be conducted through the local building department or municipality to investigate whether the property is suitable or the intended use. I make no representations, guarantees or warranties.

GP Land Reconciliation-Final Reconciliation

The final conclusion for the opinion of value is based on the Sales Comparison Approach. All of the comparable sales were considered in our final reconciliation with slightly greater weighting on sale #2 as this comparable is the most recent sale. This comparable will appeal to similar potential buyer's in the subject's market.



Washington, D.C. Metro Area – March 2019 Housing Market Update

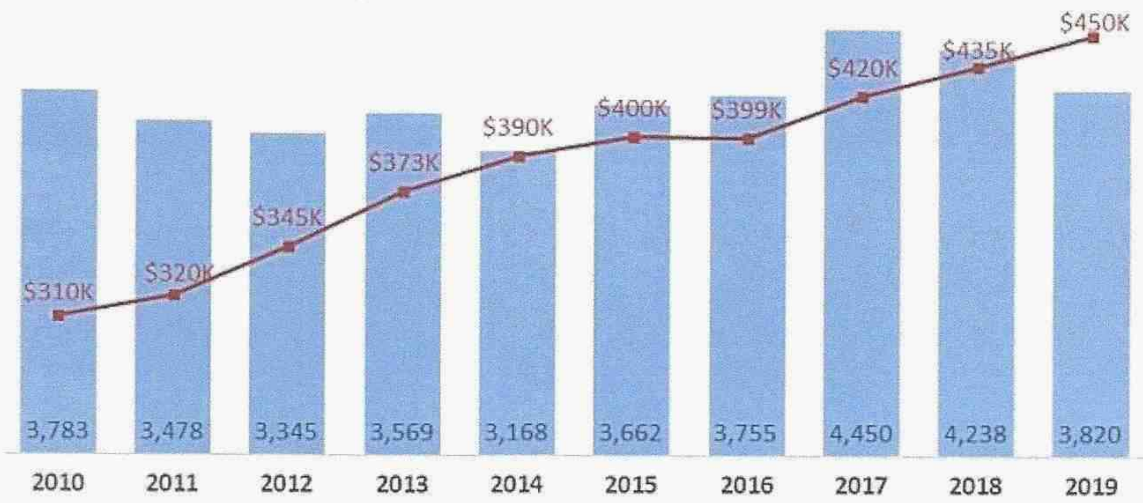
*Washington D.C. Metro sets yet another March price record at \$450,000; closed sales decline for eighth month in a row; inventory levels down for second consecutive month*

Rockville, MD – (April 11, 2019) – The following analysis of the Washington, D.C. Metro Area housing market has been prepared by Elliot Eisenberg, Ph.D. of MarketStats by ShowingTime and is based on March 2019 Bright MLS housing data.

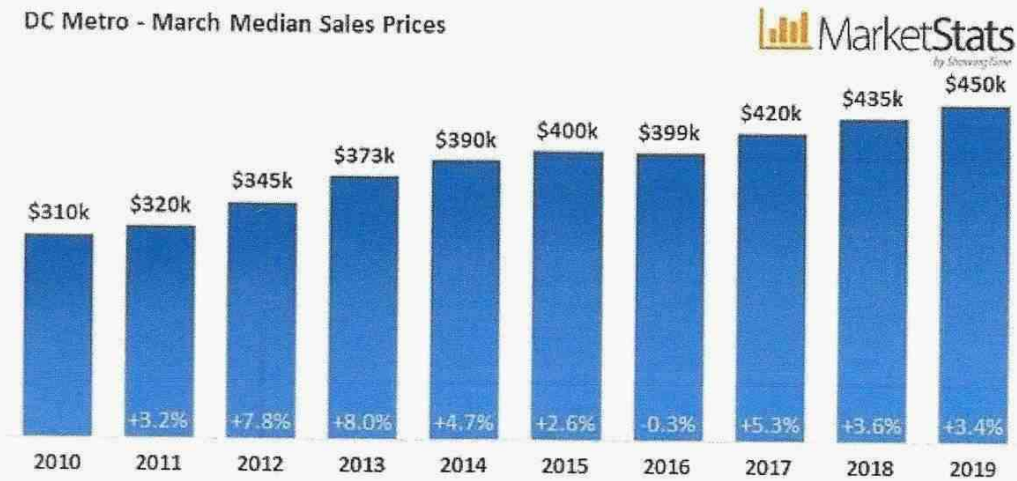
OVERVIEW

- The March 2019 Washington D.C. Metro area median home price of \$450,000 was up 3.4% or \$15,000 from last year, the 30<sup>th</sup> consecutive month of year-over-year price increases.
- Sales volume across the DC Metro area was more than \$2 billion, down 6.3% from last year.
- Closed sales of 3,820 were down 9.9% from last year, the eighth month in a row of declines.
- New pending sales compared to last year were, however, up by 2.2% to 5,995.
- New listings compared to last year were down 3.6% to 7,307.
- Active listings of 6,799 were down 9.7% from last year and remain well below historical levels.
- The average percent of original list price received at sale was 98.5%, the highest March level of the last decade.
- Median days on market was 26, down nine days from last March.

DC Metro  
March home sales and median prices



Home prices



- March’s median sales price of \$450,000 was up 3.4% or \$15,000 compared to last year and up 5.4% or \$23,000 compared to last month.
- Compared to last year, prices for single-family homes rose 3.7% to \$560,000, townhomes rose by 3.0% to \$442,900 and condo prices rose 1.6% to \$315,000.
- Prices remain well above the 5-year average of \$420,800 and the 10-year average of \$384,140.
- This month’s median sales price is 45.2% higher than the March of 2010 price of \$310,000.
- Falls Church City has the most expensive homes in the region, with a median sales price of \$816,200, a 48.5% increase from last March. Prince George’s County remains the most affordable area, with a median sales price of just \$300,000, an 11.1% increase over last year.
- Prices were also up in Alexandria City (+24.3% to \$579,250), in Arlington County (+4.8% to \$591,555), in Fairfax County (+4.3% to \$527,750), and in Washington D.C. (+3.5% to \$575,000). They were down in Montgomery County (-0.5% to \$435,000) and in Fairfax City (-1.4% to \$543,000).
- For the year-to-date, prices across the region are up 3.4% to \$429,000.

Median Sales Price by Jurisdiction  
DC Metro Area

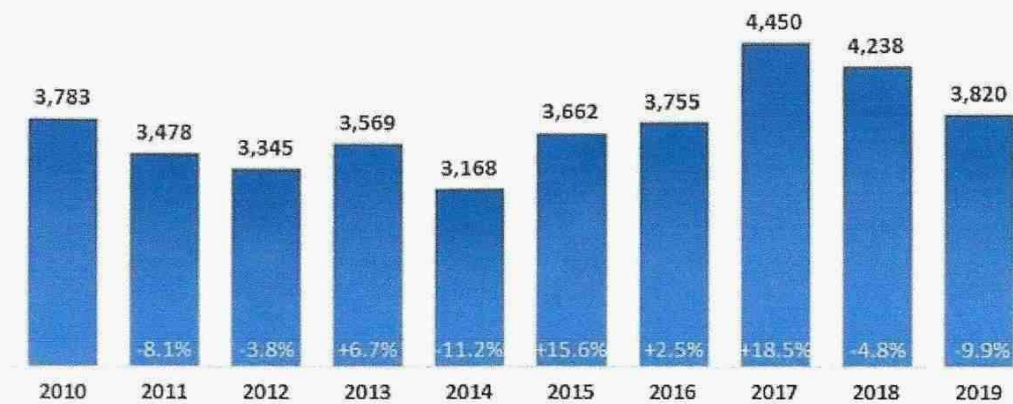
Locale (# Mar sales)	March			Year-to-Date		
	2019	2018	YoY	2019	2018	YoY
Falls Church City (14)	\$816,200	\$549,555	48.5%	\$790,000	\$624,500	26.5%
Arlington (201)	\$591,555	\$564,250	4.8%	\$592,000	\$555,000	6.7%
Alexandria City (192)	\$579,250	\$466,000	24.3%	\$507,000	\$518,000	-2.1%
Washington D.C. (676)	\$575,000	\$555,451	3.5%	\$566,000	\$533,750	6.0%
Fairfax City (23)	\$543,000	\$550,584	-1.4%	\$530,000	\$525,000	1.0%
Fairfax County (1156)	\$527,750	\$506,000	4.3%	\$510,000	\$490,000	4.1%
DC Metro (3820)	\$450,000	\$435,000	3.5%	\$429,000	\$415,000	3.4%
Montgomery (786)	\$435,000	\$437,000	-0.5%	\$419,900	\$419,000	0.2%
Prince George's (772)	\$300,000	\$270,000	11.1%	\$290,000	\$275,000	5.5%

©2019 MarketStats by ShowingTime. Data Source: MRIS. Stats calculated 4/4/2019



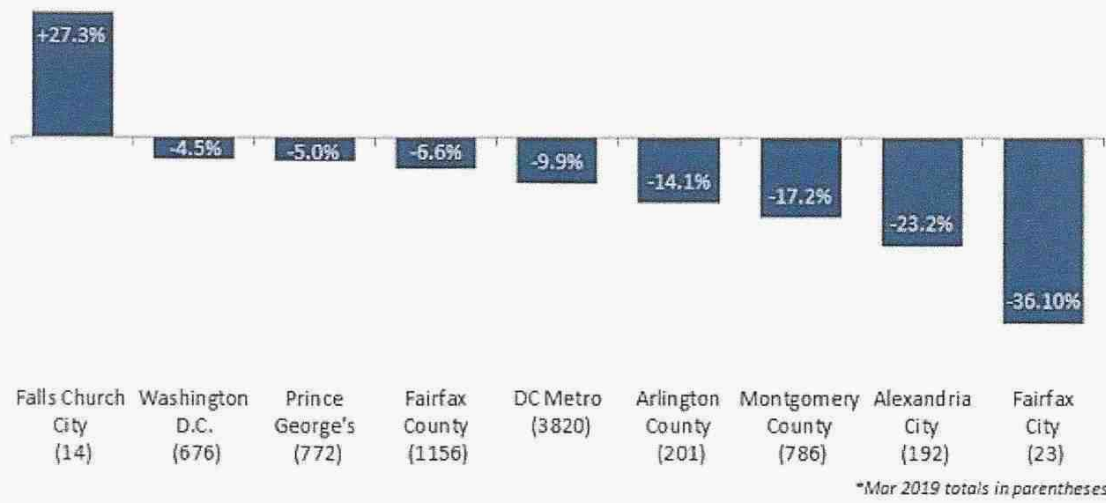
Closed Sales

DC Metro - March Closed Sales



- Closed sales were down 9.9% from last year to 3,820, but up a seasonal 33.1% from last month.
- Sales of all property types were again down compared to last year, with single-family detached sales down 5.5% to 1,778, condos down 11.9% to 1,076, and townhomes down 15.4% to 961.
- Sales are below the 5-year average of 3,985 but are above the 10-year average of 3,727.
- March closed sales are 20.6% above the March 2014 trough of 3,168 but are 14.2% below the 2017 peak of 4,450.
- Closed sales across the region were generally down, with the smallest percentage decline in Washington D.C. (-4.5% to 676) and the largest in Fairfax City (-36.1% to 23). Only Falls Church City saw an increase, from 11 sales in 2018 to 14 in 2019.
- For the year-to-date, regional closed sales are down 4.6% to 10,010.

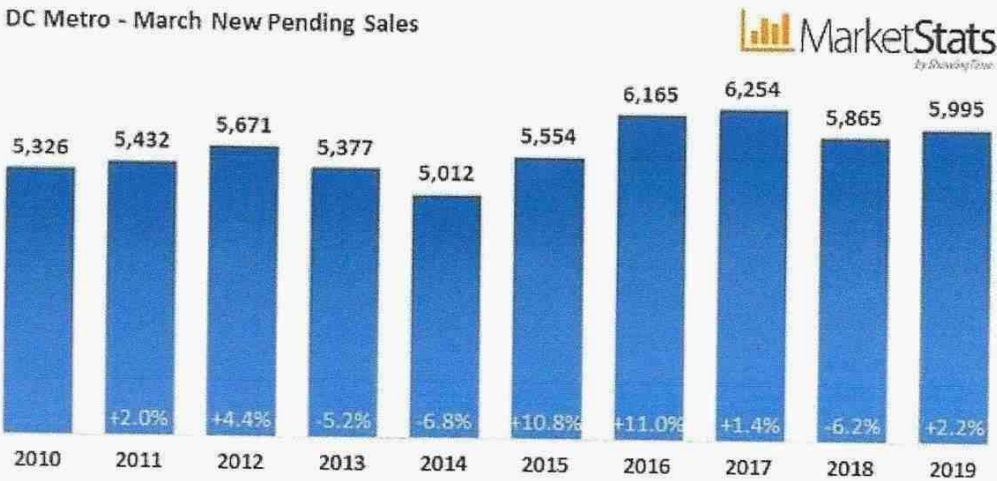
DC Metro  
Annual change in March sales: 2019 vs. 2018



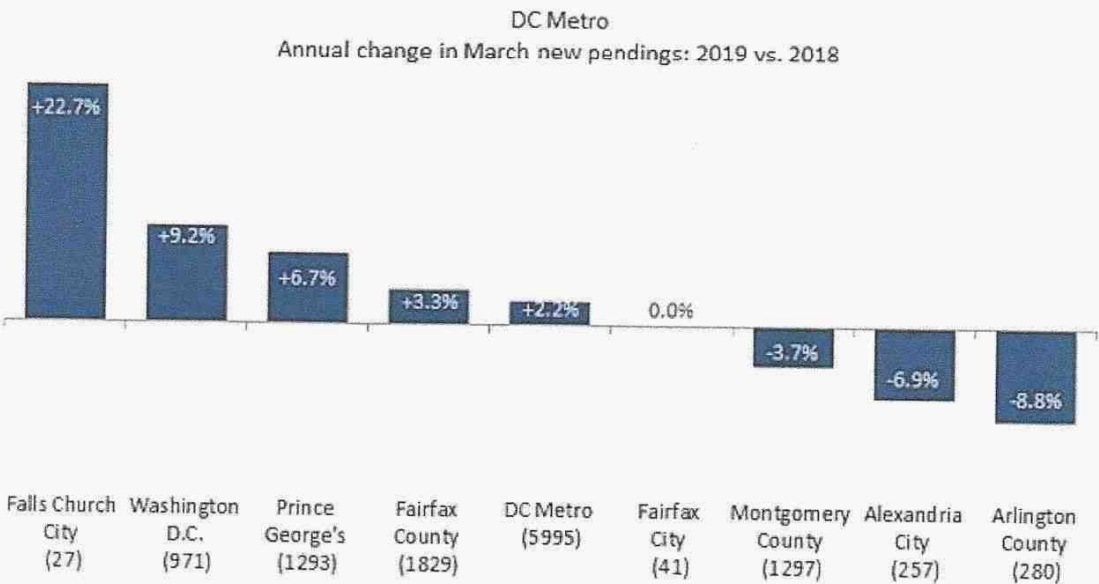
©2019 MarketStats by ShowingTime. Data Source: Bright MLS. Statistics calculated 4/4/2019



New Pending Sales



- New pending sales of 5,995 rose by 2.2% compared to last year and were up a seasonal 37.0% from last month.
- New pending sales of single-family detached homes were up 4.6% to 2,892 and new pending sales of condos were up 0.6% to 1,550 but townhomes were down 1.2% to 1,542.
- New pending sales are just above the 5-year average of 5,967 and the 10-year average of 5,665.
- New pending sales this month were 19.6% more than the March 2014 low of 5,012 and are 4.1% below the peak March 2017 level of 6,254.
- New pending sales activity was mixed, with Falls Church City showing the largest percentage increase in new pending sales (+22.7% to 27) and Arlington County showing the largest decline (-8.8% to 280).

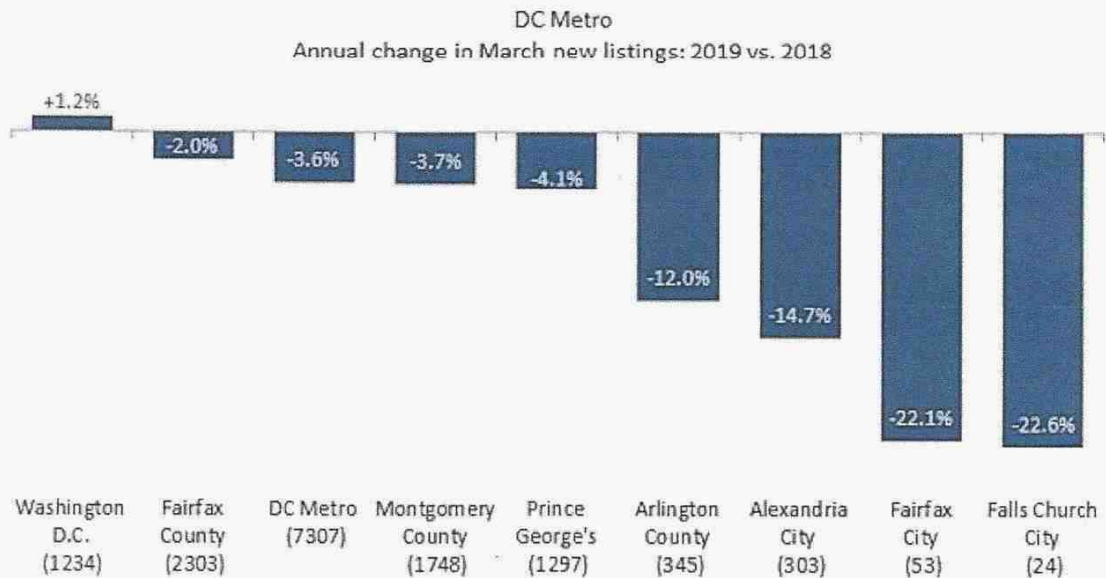


\*Mar 2019 totals in parentheses  
©2019 MarketStats by ShowingTime. Data Source: Bright MLS. Statistics calculated 4/4/2019

New Listing Activity

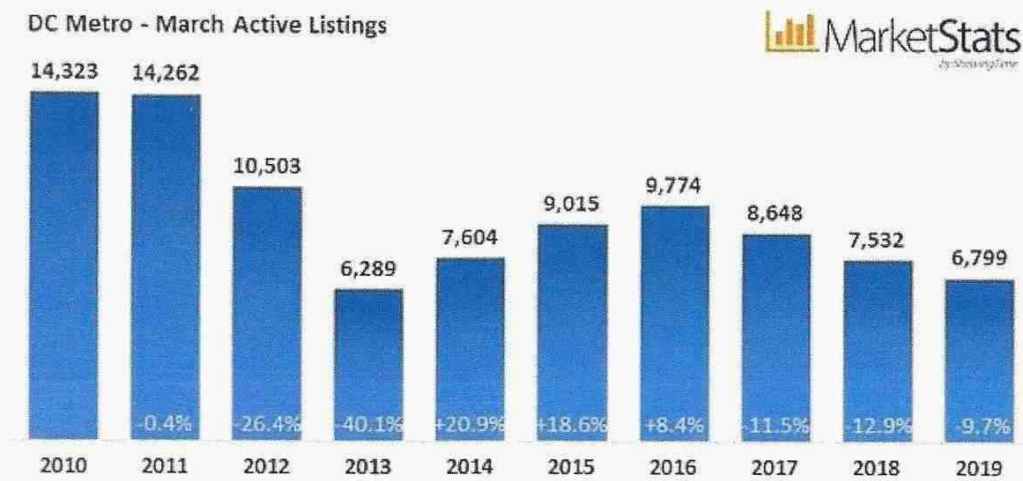


- March’s new listings compared to last year declined by 3.6% to 7,307 but are up a seasonal 48.6% compared to last month.
- New listings of single-family homes compared to last year were flat at 3,747. New townhome listings were down 6.2% to 1,743, and new condo listings were down 8.5% to 1,806.
- New listings are below the 5-year average of 7,682 but are above the 10-year average of 7,238.
- March new listings were 12.5% below the March 2017 high of 8,352 but are 25.6% above the March 2013 low of 5,817.
- New listing activity across the region was mostly down. Only Washington D.C. (+1.2% to 1,234) saw a gain in new listings. Elsewhere, the smallest percentage decline was in Fairfax County (-2.0% to 2,303) and the largest was in Falls Church City (-22.6% to 24).
- For the year-to-date, regional new listings are down 3.0% to 16,667.

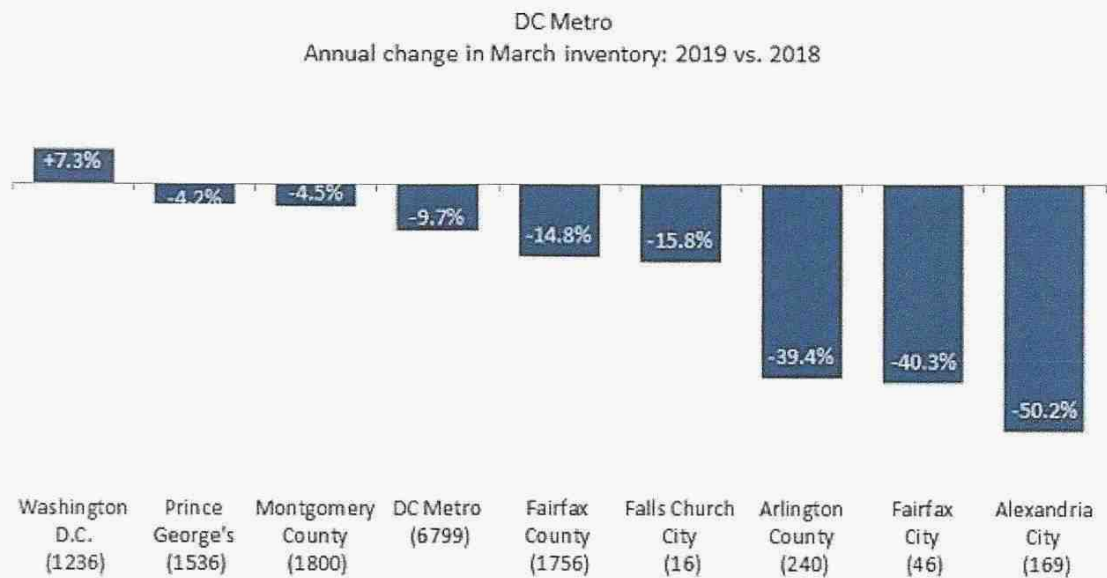


\*Mar 2019 totals in parentheses  
©2019 MarketStats by ShowingTime. Data Source: Bright MLS. Statistics calculated 4/4/2019

Month's end inventories



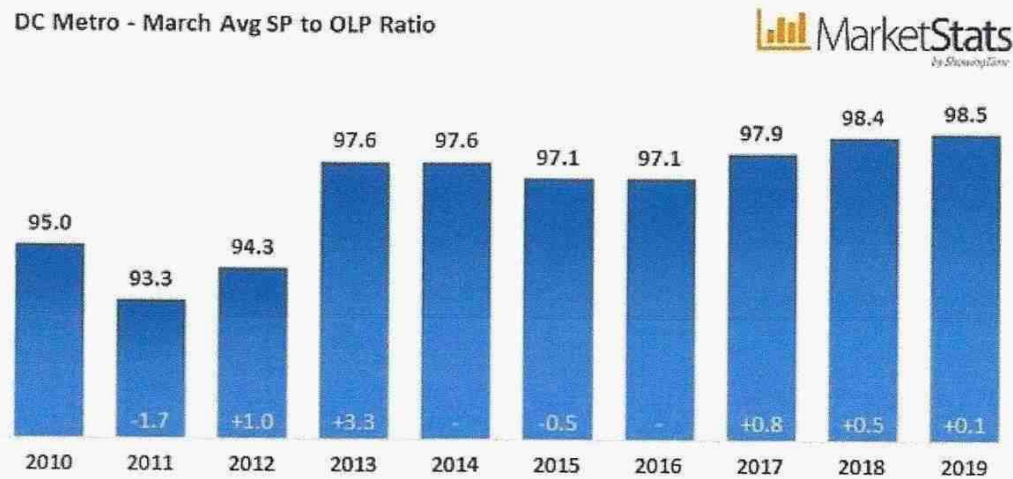
- Active inventories of 6,799 were down 9.7% compared to last year but were up 8.0% compared to last month.
- Compared to last year, single-family detached inventories were down 1.8% to 4,026, townhome inventories were down 12.1% to 1,250 and condo inventories were down 24.9% to 1,501.
- Inventories remain below both the 5-year average of 8,354 and the 10-year average of 9,475.
- March inventory levels are just 8.1% above the 2013 low of 6,289 and are down 52.5% from the peak of 14,323 seen in March 2010.
- March inventory levels increased in Washington D.C. (+7.3% to 1,236), but they declined everywhere else, with the smallest percentage decline in Prince George's County (-4.2% to 1,536) and the largest in Alexandria City (-50.2% to 169).



\*Mar 2019 totals in parentheses



Average Sales Price to Original List Price Ratio (SP to OLP)



- The regional average sales price to original listing price ratio (SP to OLP ratio) for March was 98.5%, up just slightly from last year's 98.4% and also up from last month's 97.7%.
- Townhomes have the highest March SP to OLP ratio of 99.6%, followed by condos with a SP to OLP ratio of 98.5%, and single-family detached homes with a SP to OLP ratio of 98.0%.
- March's SP to OLP ratio exceeds the 5-year average of 97.8% and the 10-year average of 96.7%.
- Over the last decade, the highest March average sales price to original listing price ratio was this month's 98.5%. The lowest was in 2011, when it was just 93.3%.
- This month Alexandria City had the highest SP to OLP ratio of 100.1%, up from 98.5% last year.
- Prince George's County had the lowest SP to OLP ratio of 97.5%, down from last year's 98.0%.
- For the year to date, regional SP to OLP ratio is 97.8%, up from last year's 97.7%.



©2019 MarketStats by ShowingTime. Data Source: Bright MLS. Statistics calculated 4/4/2019

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## Washington, D.C. Metro Area-March 2019 Housing Market Update

### About the DC Metro Housing Market Update

The DC Metro Area Housing Market Update provides unique insights into the state of the current housing market by measuring the number of new pending sales, trends by home characteristics, and key indicators through the most recent month compiled directly from Multiple Listing Service (MLS) data in ShowingTime's proprietary database. The DC Metro Area housing market includes: Washington, D.C., Montgomery County and Prince George's County in Maryland, and Alexandria City, Arlington County, Fairfax County, Fairfax City, and Falls Church City in Virginia. Data provided by MarketStats by ShowingTime, based on listing activity from Bright MLS.

### About Bright MLS

The Bright MLS real estate service area spans 40,000 square miles throughout the Mid-Atlantic region, including Delaware, Maryland, New Jersey, Pennsylvania, Virginia, Washington, D.C. and West Virginia. As a leading Multiple Listing Service (MLS), Bright serves approximately 85,000 real estate professionals who in turn serve over 20 million consumers. For more information, please visit [www.brightmls.com](http://www.brightmls.com).

### About Elliot Eisenberg

Elliot Eisenberg, Ph.D. is the Chief Economist of GraphsandLaughs, LLC, a firm specializing in economic consulting and data analysis. He is a frequent speaker on topics including: economic forecasts, economic impact of industries such as homebuilding and tourism, consequences of government regulation, economic development and other current economic issues. Dr. Eisenberg earned a B.A. in economics with first class honors from McGill University in Montreal, as well as a Masters and Ph.D. in public administration from Syracuse University. Eisenberg was formerly a Senior Economist with the National Association of Home Builders in Washington, D.C. He is a regularly featured guest on cable news programs, talk and public radio, writes a syndicated column and authors a daily 70 word commentary on the economy that is available at [www.econ70.com](http://www.econ70.com).

###

### Bright MLS Media Contact

Rachel Henderson

Warschawski

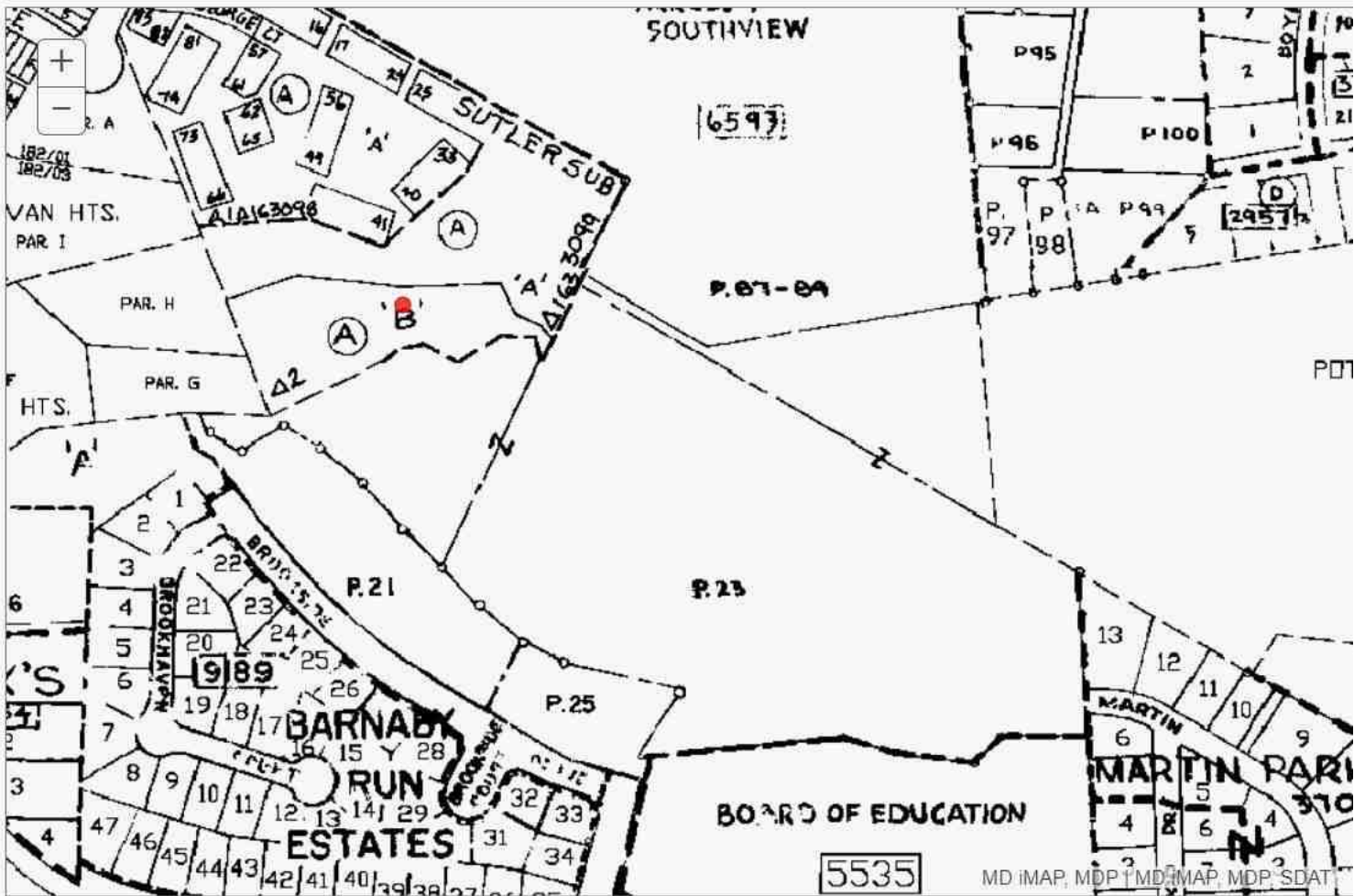
410-367-2700x127

[rachel.henderson@warschawski.com](mailto:rachel.henderson@warschawski.com)

Prince George's County

[New Search](#)

District: 12    Account Number: 1353770



# Subject Aerial Imagery

Deep Gorge Ct, Oxon Hill, MD 20745

Public Records

17121353770

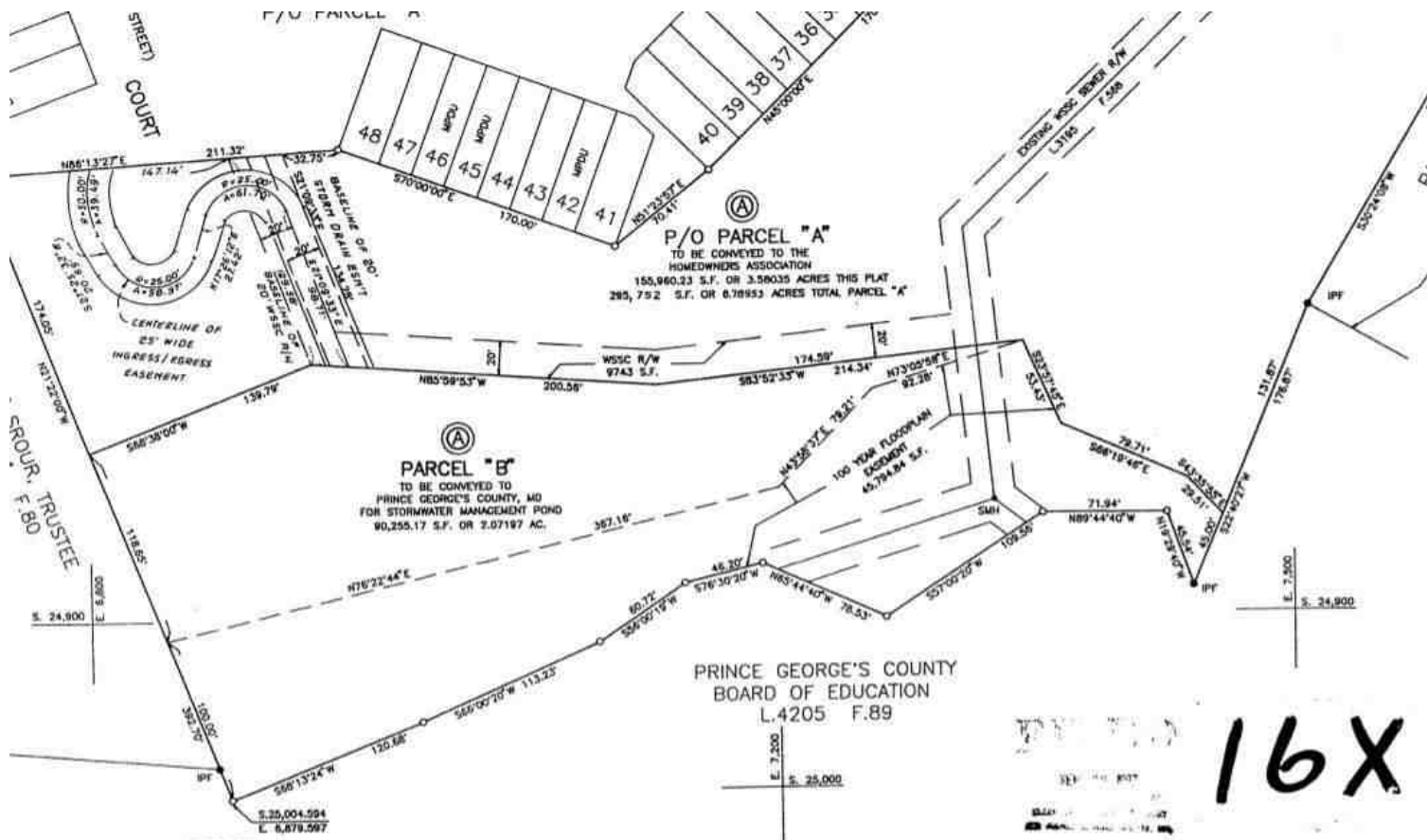
Asmt: Taxes: \$0  
Acres: 2.0700 Lot Dim:  
Int Sqft: Owner: PRINCE GEORGES COUNTY

Miscellaneous

Bed,Bath: ,  
Sale Date: 09/22/1993  
Sale Price:

[Lot Dimensions](#)

Subject Plat





Merlin Map





Subject Deed

THIS DEED

CLERK OF THE  
CIRCUIT COURT  
SEP 22 2 35 PM '93

Made this 2nd day of SEPTEMBER, in the year one thousand nine hundred and ninety-three by and between TRIANGLE HOMES GENERAL PARTNERSHIP, A Maryland General Partnership, party of the first part, hereinafter called "LANDOWNER", and PRINCE GEORGE'S COUNTY, MARYLAND, a body corporate and politic, party of the second part, hereinafter called "COUNTY".

WITNESSETH, that in consideration of Ten (\$10.00) Dollars, and other valuable considerations, the receipt of which is hereby acknowledged, the said Landowner does grant and convey unto Prince George's County, Maryland, a body corporate and politic, party of the second part, all its successors and assigns, in fee simple all that piece or parcel of ground situate, lying and being in the 12th Election District of Prince George's County, State of Maryland, being part of the same land which the said party of the first part, Triangle Homes General Partnership, obtained from The Lawrence Avenue Partnership, by deed dated the 7th day of May, 1993, recorded in the Land Records of Prince George's County, in Liber 8779 at Folio 54 and being described as follows, to wit:

File No.  
CSD  
918002150

Parcel "B", Block "A" as depicted on a plat subdivision entitled "Plat Two, Sutler Subdivision," which plat is recorded among the Land Records of Prince George's County in Plat Book VJ 163 at Plat Number 99. Parcel "B" contains a total of 2.07197 acres.

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.

**HAZARDOUS WASTES WARRANTY.** The Landowner warrants that it has not nor to the Landowner's knowledge has anyone else placed, dumped, stored or otherwise deposited on or upon the Property or any part thereof, any hazardous or toxic waste or substances which are the subject of any federal, state or local environmental or pollution control laws, and that it has not received notification of, and has no knowledge of, any investigation of the Property or any part thereof by the U.S. Environmental Protection Agency or any similar federal, state or local governmental authority. Further, Landowner warrants that the Property contains no asbestos or P.C.B.'s or other similarly hazardous materials. This warrant and representation shall survive the closing on this property.

**INDEMNIFICATION.** Landowner shall indemnify, defend and hold the County harmless against any injury or death to persons or property resulting from any hazardous condition on the property and shall further indemnify the County for the cost of any environmental clean up that the County may be directed to perform as a result of hazardous conditions found on the



Subject Deed

9036. 147

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

WITNESS WHEREOF their hand(s) and seal(s).

TEST:

TRIANGLE HOMES GENERAL PARTNERSHIP

Joseph D. Piccapietra  
Joseph D. Piccapietra

Gary L. Ryon (SEAL)  
Gary L. Ryon, General Partner  
Nello Caltabiano (SEAL)  
Nello Caltabiano, General Partner

STATE OF MARYLAND :

To Wit:

COUNTY OF CHARLES :

I Hereby Certify, that on this 2<sup>ND</sup> day of SEPTEMBER, 1993, before me, the subscriber, a Notary Public of the State of Maryland, in and for said County, personally appeared Gary L. Ryon, General Partner of Triangle Homes General Partnership, a Maryland General Partnership, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, being authorized to do so and that said person executed the same for the purposes therein contained, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

B. W. [Signature]  
NOTARY PUBLIC

My Commission Expires: 6-1-95

NOTARIAL SEAL

GE'S COUNTY CIRCUIT COURT (Land Records) VJ 9036, p. 0147, MSA\_CE64\_9117. Date available 05/02/2007. Printed 05/08/2019.

## Subject Zoning Description

5/8/2019

Prince George's County, MD Code of Ordinances

### SUBDIVISION 5. - R-M ZONE (RESIDENTIAL MEDIUM DEVELOPMENT).

#### Sec. 27-507. - Purposes.

- (a) The purposes of the R-M Zone are to:
  - (1) Establish (in the public interest) a plan implementation zone, in which (among other things):
    - (A) Permissible residential density is dependent upon providing public benefit features and related density increment factors; and
    - (B) The location of the zone must be in accordance with the adopted and approved General Plans, Master Plan, Sector Plan, public urban renewal plan, or Sectional Map Amendment Zoning Change;
  - (2) Establish regulations through which adopted and approved public plans and policies (such as the General Plan, Master Plans, Sector Plans, public urban renewal plans, and Sectional Map Amendment Zoning Changes) can serve as the criteria for judging individual physical development proposals;
  - (3) Assure the compatibility of proposed land uses with existing and proposed surrounding land uses, and existing and proposed public facilities and services, so as to promote the health, safety, and welfare of the present and future inhabitants of the Regional District;
  - (4) Encourage amenities and public facilities to be provided in conjunction with residential development;
  - (5) Encourage and stimulate balanced land development; and
  - (6) Improve the overall quality and variety of residential environments in the Regional District.

(CB-77-2006)

#### Sec. 27-508. - Uses.

- (a) The general principle for land uses in this zone is that uses shall be either residential in nature, or necessary to serve the dominant residential uses. These latter uses shall be integrated with the residential environment without disrupting the residential character or residential activities.
- (b) The uses allowed in the R-M Zone are as provided for in the Table of Uses (Division 3 of this Part).
- (c) A Regional Urban Community in the R-M Zone shall meet the following design standards:
  - (1) The maximum percentage of attached dwelling units, which includes but is not limited to townhouses, two over twos and triplexes, shall be fifty percent (50%) of the total



Subject Zoning Description

5/8/2019

Prince George's County, MD Code of Ordinances

units in the project;

- (2) End units on building groups shall be a minimum of twenty (20) feet in width and the minimum building width of a contiguous attached group shall be sixteen (16) feet per unit. A variety of townhouse sizes shall be provided. A maximum of ten percent (10%) of the units may have a minimum gross living space of 1,500 square feet;
- (3) The setback from any public or private right-of-way may be a minimum of seven (7) feet; and
- (4) For lots smaller than 1,800 square feet, a pro-rata reduction of the requirements for the number of on-site trees as set forth in the Landscape Manual shall be permitted proportional to lot size.

(CB-29-2008)

Sec. 27-509. - Regulations.

(a) GENERAL STANDARDS.

	RESIDENTIAL MEDIUM 3.6 <sup>2</sup>	RESIDENTIAL MEDIUM 5.8 <sup>2</sup>
(1) Minimum size of zone (except as provided for in <u>Section 27-510</u> )	10 adjoining gross acres <sup>1</sup>	10 adjoining gross acres <sup>1</sup>
(2) Base residential density	3.6 dwelling units per gross acre	5.8 dwelling units per gross acre
(3) Maximum residential density	5.7 dwelling units per gross acre	7.9 dwelling units per gross acre
(4) Maximum mixed retirement development density	8 units per gross acre	8 units per gross acre

Subject Zoning Description

1	Applies only to Comprehensive Design Zones for which Zoning Map Amendment applications were filed after October 31, 1978. For Comprehensive Design Zones approved pursuant to applications filed prior to this date, the minimum size is four (4) adjoining gross acres.
2	The base density shall not establish the minimum density for development in the zone.

(b) PUBLIC BENEFIT FEATURES AND DENSITY INCREMENT FACTORS.

	RESIDENTIAL MEDIUM 3.6	RESIDENTIAL MEDIUM 5.8
(1) For open space land at a ratio of at least 3.5 acres per 100 dwelling units (with a minimum size of 1 acre), an increment factor may be granted, not to exceed (This open space land should include any irreplaceable natural features, historic buildings, or natural drainage swales located on the property)	25% in dwelling units	25% in dwelling units

Subject Zoning Description

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(2) For enhancing existing physical features (such as break-front treatment of waterways, sodding of slopes susceptible to erosive action, thinning and grubbing of growth, and the like), an increment factor may be granted, not to exceed	2.5% in dwelling units	2.5% in dwelling units
(3) For a pedestrian system separated from vehicular rights-of-way, an increment factor may be granted, not to exceed	5% in dwelling units	5% in dwelling units
(4) For recreational development of open space (including minimum improvements of heavy grading, seeding, mulching, utilities, off-street parking, walkways, landscaping, and playground equipment), an increment factor may be granted, not to exceed	10% in dwelling units	10% in dwelling units
(5) For public facilities (except streets and open space areas) an increment factor may be granted, not to exceed	30% in dwelling units	30% in dwelling units

Subject Zoning Description

(6) For creating activity centers with space provided for quasi-public services (such as churches, day care centers for children, community meeting rooms, and the like), a density increment factor may be granted, not to exceed	10% in dwelling units	10% in dwelling units
(7) For incorporating solar access or active/passive solar energy in design, an increment factor may be granted, not to exceed	5% in dwelling units	5% in dwelling units

(c) PUBLIC BENEFIT FEATURES AND DENSITY/INTENSITY INCREMENT  
FACTORS FOR MIXED RETIREMENT DEVELOPMENT.

(1) For open space at a ratio of 3.5 acres per 100 dwelling units (with a minimum size of 1 acre) an increment factor may be granted, not to exceed	25% in dwelling units
(2) For enhancing existing physical features (such as breakfront treatment of waterways, sodding of slopes susceptible to erosion action, thinning and grubbing of growth, and the like), an increment factor may be granted, not to exceed	25% in dwelling units
(3) For a pedestrian system separated from vehicular rights-of-way, an increment factor may be granted, not to exceed	5% in dwelling units



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(4) For recreational/community/cultural facilities including at a minimum an indoor/outdoor swimming pool and a community center with facilities catering to the retired, elderly, or physically handicapped	50% in dwelling units
(5) For public facilities (except streets and open space areas),an increment factor may be granted, not to exceed	30% in dwelling units
(6) For creating activity centers with space provided for quasi-public services (such as churches, community meeting rooms, and the like), a density increment factor may be granted not to exceed	10% in dwelling units
(7) For incorporating solar access or active/passive solar energy in design, an increment factor may be granted, not to exceed	5% in dwelling units
(8) For providing 3 or more different dwelling types	15% in dwelling units for each additional dwelling unit type

- (d) Other regulations.
  - (1) Each lot shall have frontage on, and direct vehicular access to, a public street, except lots for which private streets or other access rights-of-way have been authorized pursuant to Subtitle 24 of this Code.
  - (2) Additional regulations concerning development and use of property in the R-M Zone are as provided for in Divisions 1, 4, and 5 of this Part, General (Part 2), Off-Street Parking and Loading (Part 11), Signs (Part 12), and the Landscape Manual.
- (e) Adjoining properties.
  - (1) For the purposes of this Section, the word "adjoining" also includes properties separated by streets, other public rights-of-way, or railroad lines.
- (f) Gross density.
  - (1) In establishing the maximum gross density, the District Council shall consider the design

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guidelines or standards intended to implement the development concept recommended by the Master Plan, Sector Plan, or Sectional Map Amendment Zoning Change and the existing zoning of the property being rezoned.

(CB-46-1985; CB-1-1989; CB-84-1990; CB-30-1996; CB-47-1996; CB-78-1996; CB-77-2006)

Sec. 27-510. - Minimum size exceptions.

(a) The minimum size requirements of Section 27-509 shall not apply if:

- (1) The District Council finds that an area of less than ten (10) acres is suitable because of its unique historical character, topography, landscape features, or compatibility with a public urban renewal plan; or
- (2) The subject property abuts an existing R-M Zone.

Appraiser License

12/15/2017

5,115,739

COMMISSION OF RE APPRAISERS & HOME INSPECTORS

10 03 31272  
MESSAGE(S):

CARRIE A ROSELA

6167 12-14-2017

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STATE OF MARYLAND  
DEPARTMENT OF LABOR, LICENSING AND REGULATION

COMMISSION OF RE APPRAISERS & HOME INSPECTORS  
CERTIFIES THAT:  
CARRIE A ROSELA

Lawrence J. Hogan, Jr.  
Governor  
Boyd K. Rutherford  
Lt. Governor  
Kelly M. Schulz  
Secretary


IS AN AUTHORIZED: 03 - CERTIFIED RESIDENTIAL

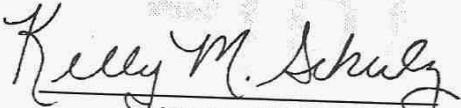
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31272

EXPIRATION  
12-29-2020

EFFECTIVE  
12-14-2017

CONTROL NO  
5115739

  
Signature of Bearer

  
Secretary DLLR

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