APPRAISAL OF REAL PROPERTY



LOCATED AT

Mars Avenue (06-0549980) Suitland, MD 20746 Map 80, Grid E1, Subdivision 2800, Block 13, Lots 9 & 10

FOR

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

OPINION OF VALUE

18,000

AS OF

May 10, 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. AB190509A Borrower N/A Property Address Mars Avenue (06-0549980) City State MD Zip Code 20746 Suitland County Prince George's I ender Prince Georges County This report was prepared under the following USPAP reporting option: Appraisal Report This report was prepared in accordance with USPAP Standards Rule 2-2(a). Restricted Appraisal Report This report was prepared in accordance with USPAP Standards Rule 2-2(b). Reasonable Exposure Time My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: 0-90 days 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 0 to 90 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 - 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 Mars Avenue Tax Id#06-0549980. The subject property is a 4,000 square foot non buildable mostly level lot. The subject property is zoned R-T which current standards state the site needs to be 6,500 sq ft in order to build. However, the subject falls under the zoning ordinance 27-443 which states lots 5,000 sq ft and larger are buildable if the plat is before November 29, 1949. The subject's plat (#A-1293) is for Dupont Heights is dated 1906. The subject's current lot size of 4,000 sq ft is not buildable under current regulations or the zoning ordinance. The highest and best use for the subject property lot is to be assembled with the Dupont Avenue Lots 43 & 44 which are directly to the west of the subject. Separately neither lot is buildable however, assembled the lot of 8,000 sq ft becomes buildable under both the current and zoning ordinance. When the highest and best use of the subject property is for assembly the market value of the parcel is to be determined by performing a before and after assembly analysis with the adjacent parcel. In this case the adjacent parcel is the Dupont Avenue Lots 43 & 44 which is to the west of the subject property. The Dupont Avenue Lots 43 & 44 are zoned R-T like the subject property and is 4,000 sq ft. The evaluation conclusion for the subject lot will be based on the valuation of the Dupont Ave Lots 43 & 44 As Is and As Assembled with the subject property. The difference between the As Is and As Assembled values is the implied market value of the subject property. I am unaware of any easements or maintenance agreement between the owners of the subject property and the owners of the adjacent properties. Typical utility easements (telephone, electric) do not detract from the market value of the property. This area has public utilities available. The As Is Value of Dupont Avenue Lots 43 & 44 is \$25,000 and the Assembled value of Dupont Avenue Lots 43 & 44 and the subject parcel is \$42,000. The subject's market value is \$18,000. 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. SUPERVISORY APPRAISER: (only if required) Signature: Signature: Name: Anissa Rae Beatty Name: Date Signed: <u>05/14/2019</u> Date Signed: State Certification #: 03-20531State Certification #: or State License #: or State License #: State: MD Expiration Date of Certification or License: 09/07/2020 Expiration Date of Certification or License: Effective Date of Appraisal: May 10, 2019 Supervisory Appraiser Inspection of Subject Property:

Did Not

Exterior-only from Street

Interior and Exterior

LAND APPRAISAL REPORT

<u>L</u>	<u>AND APPRAISAL REPOR</u>	
	Property Address: Mars Avenue (06-0549980)	City: Suitland State: MD Zip Code: 20746
	County: Prince George's Legal Descr	cription: Map 80, Grid E1, Subdivision 2800, Block 13, Lots 9 & 10
5	Assessor's Parcel #: 06-0549980	Tax Year: Exempt R.E. Taxes: \$ 0 Special Assessments: \$ 0
凹	Market Area Name: Prince Georges County	Map Reference: 47894 Census Tract: 8019.07
SUBJECT	Current Owner of Record: Prince Georges County	Borrower (if applicable): N/A
တ	Project Type (if applicable): PUD De Minimis PUD	Other (describe) HOA: \$ per year per month
	Are there any existing improvements to the property?	Yes If 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:	ket 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
Ŀ	Property Rights Appraised:	Leased Fee Other (describe)
ASSIGNMENT		s to provide an opinion of the market value of Mars Avenue (Tax Id#06-0549980),
Į₹	Suitland, Maryland 20746.	to provide all opinion of the market value of wars Avenue (Tax 10#00-0049900),
<u>ত</u>	• •	
SS	Intended User(s) (by name or type): Prince Georges County	
⋖		
	Client: Prince Georges County	Address: 1400 McCormick Drive #226, Largo, Maryland 20774
	Appraiser: Anissa Rae Beatty	Address: 1244 Ritchie Hwy - Suite 19, Arnold, MD 21012
	Characteristics	Predominant One-Unit Housing Present Land Use Change in Land Use
	Location: Urban Suburban Rural	Occupancy PRICE AGE One-Unit 75 % Not Likely
	Built up:	Owner 70 $\$(000)$ (yrs) $2-4$ Unit 5% Likely * \square In Process *
	Growth rate: Rapid Stable Slow	Tenant 55 Low 0 Multi-Unit 5% * To:
	Property values: 🔀 Increasing 🗌 Stable 🔲 Declining	☐ Vacant (0-5%) 490 High 95 Comm ¹ 15 %
	Demand/supply: ✓ Shortage ☐ In Balance ☐ Over Supply	
	Marketing time: Vunder 3 Mos. 3-6 Mos. Over 6 Mos.	
_		Factors Affecting Marketability
lõ	Item Good Average Fair	Poor N/A Item Good Average Fair Poor N/A
ΙĘ	Employment Stability	Adequacy of Utilities
2		
SC	Convenience to Employment	☐ Property Compatibility ☐ ☐ Protection from Detrimental Conditions ☐
삠	Convenience to Schools	Police and Fire Protection
¥	Adequacy of Public Transportation	General Appearance of Properties
	Recreational Facilities	Appeal to Market
RKET AREA DESCRIPTION		Suitland, Prince George's County, Maryland, which is primarily comprised of single-family
뿧	Into dubject property to located in oc	cial use properties. Employment centers, schools, hospitals, places of worship and shopping
AR		good access to Washington, D.C., the surrounding Washington, D.C. Metro Area, and the
≥		To Area has been experiencing increasing prices (3.4% increase from last year) and a shortage of
		tial real estate market in Prince George's Count is the most affordable market area in the
		0,000 (11.1% increase from last year) and is currently experiencing a decline in active listing at
		pply and increasing prices, appears to be an attractive market for investors. The above
		Ipdate (March, 2019) and can be found in the addendum of this report. The subject property's
		age Sold Price of \$208,348 from the first quarter of 2018 to \$223,688 from the first quarter of
	2019. This represents a 7.36% increase. See Addendum	290 3010 1 1100 01 \$200,540 110111 tile 1113t quarter 01 2010 to \$225,000 110111 tile 1113t quarter 01
	Dimensions: 40x100	Site Area: 4,000 sf
	Zoning Classification: R-T	Description: R-T Townhouse - permits one-family detached and
		es the maximum amount of freedom in the design of attached dwellings and their
		sent improvements comply with existing zoning requirements? Yes No No Improvements
	1	maximum dwelling units per net acre; three-family dwelling - 9, two-family dwelling - 8,
	other attached dwellings - 6 with a minimum area for dev	
	other attached awenings o with a minimum area for dev	velophicht is 2 doles.
	Are CC&Rs applicable? Yes No Vunknown Have the	the documents been reviewed? Yes 🔀 No Ground Rent (if applicable) \$ /
	Comments:	To accumulate poor reviewed.
	Highest & Best Use as improved: Present use, or Other us	use (explain) Lot Assemblage
	Triginost a Boot 650 do improvod.	Lot Assemblage
	Actual Use as of Effective Date: Vacant Land	Use as appraised in this report: Lot Assemblage
		of the subject property is assembly with one of the adjacent lots. The highest and best
z		4 which are directly to the west of the subject. Separate neither lot is buildable
<u> </u>		ubject parcel is not suitable for being improved with townhomes due to the required 2
I⊑	acre site needed for townhomes.	inject parcer is not suitable for being improved with townhomes due to the required 2
S.	Utilities Public Other Provider/Description Off-site Impr	provements Type Public Private Frontage None
ES		
SITE DESCRIPTION	lw. 🔽 🗆	
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	l	
	I	
		None Underground Hillities Other (describe)
		on buildable mostly level lot. The subject property is zoned R-T which current standards state the
		oject falls under the zoning ordinance 27-443 which states lots 5,000 sq ft and larger are buildable
		1-1293) is for Dupont Heights is dated 1906. The subject's current lot size of 4,000 sq ft is not
		am unaware of any easements or maintenance agreement between the owners of the
	l	ties. Typical utility easements (telephone, electric) do not detract from the market
	value of the property. This area has public utilities available	<u>auic.</u>



L	AND APP My research did did					niect property fo	or the	three years	prior to the et			B190509A	
≿	Data Source(s):					ojoot proporty re	JI 1110	ando youro	p.101 to the o		ppraioa		
HISTORY	1st Prior Subject		-			y and/or any cu		-	_			ale was on	
≅	Date: 03/03/1978 Price: 0	3								emption to this ssued by the C			
TRANSFER	Source(s): Property A	ssessment								77 deed#4896/			
NSF	2nd Prior Subject	Sale/Transfer											
图	Date: Price:												
	Source(s):		-										
	FEATURE	SUBJECT PROPER	TY	С	OMPARABL	E NO. 1			COMPARABL	E NO. 2		COMPARABLE	NO. 3
	Address Mars Avenue	,		Nova Ave	-	-			hmont Ave		l	fferson Heig	•
	Suitland, MD Proximity to Subject	20746		Capitol He 3.19 miles		J 20743		2.72 mile	leights, MI s NF	D 20743	4.50 mile	nt Heights, es NF	MD 20743
	Sale Price	\$	Ĭ		\$	25,0	000		\$	10,000		\$	35,000
	Price/ Sq.Ft.	\$	\$		5.43			\$	2.50		\$	7.73	
	Data Source(s) Verification Source(s)		- 1-	Assessme Deed	nt Recor	ds		_	S#100397 ent Recor		_	_S#1000203 nent Record	3512;DOM 52
	VALUE ADJUSTMENT	DESCRIPTION		DESCR	PTION	+ (-) \$ Adju			RIPTION	+(-) \$ Adjust		CRIPTION	+(-) \$ Adjust
	Sales or Financing		U	Jnknown				Cash			Cash		
등	Concessions Date of Sale/Time			None Note	ed	4.4		None No		.005	None No		. 707
APPROACH	Rights Appraised	Fee Simple		06/2017 Fee Simpl		1,3	312	C 5/18 S Fee Simp		+225	C 4/18 S Fee Sim		+787
PR	Location	Suitland		Capitol He		+1,0	000	Capitol F		+400		nt Heights	+1,400
	Site Area (in Sq.Ft.)	40,008,000		1,600				4,000			4,525		0
RISON	Zoning Development Status	R-T Platted and Record		R-55 Platted and	Docord		0	R-55	d Recorded	0	R-55	d Recorded	0
AR	Improvements	None		None	Recorded			None	a Recorded		None	a Recorded	
COMPA	Site Utility	Impacted//Typica	al T	Typical				Typical			Typical		
ပိုင်	Net Adjustment (Total, in S	<u> </u>		X +		0.4	040	X +	\$	005	X +		0.407
SALES	ivet Aujustinent (Total, III s	ν)		Net T	9.2 %		312	Net T	6.3 %	625	Net	6.2 %	2,187
S	Adjusted Sale Price (in \$)			Gross	9.2 %\$	27,3	312	Gross	6.3 %	10,625		6.2 %\$	37,187
	Summary of Sales Compa	• • •								sembly the marke			
	determined by perforr which is to the west o	•			•					•	•		
	conclusion for the sub											•	
	between the As Is and	d As Assembled val	lues is	the implie	d market v	alue of the s	ubje	ct property	<i>l</i> .				
	I am unaware of any o											nt properties	. Typical
	utility easements (tele The As Is Value of Du	•						•	•			t narcel is \$4	2 000 The
	subject's market value	•										-	
	#11 are for the Assen												
	PROJECT INFORMATION Legal Name of Project:	N FOR PUDS (If applica	able)		The Subject	t is part of a Pla	anned	Unit Develo	pment.				
PUD	Describe common elemen	ts and recreational facil	lities:										
١													
	Indicated Value by Cale	a Campariaan Approa	oob ¢										
	Indicated Value by: Sale Final Reconciliation Th	e As Is Value of Du			18,000 s 43 & 44	is \$25,000 au	nd th	ne Assemb	led value o	f Dunont Avenue	Lote 43 &	. 44 is \$42 00	n The
N	subject's market value		pontr	Wende Lot	3 40 W 44	10 ψ20,000 α	na ti	10 7 10001111	nea value o	п Виропіт (успис	L013 40 G	. ++ 15	io. The
ATI	This appraisal is made	🗙 "as is", or	subject	t to the follow	wing conditi	ons:							
RECONCILIATION		subject to other Hyp						•	•				
REC	Based upon an inspe	ction of the subject	t prop	perty, defin	ed Scope	of Work, St	taten	nent of As	sumptions	and Limiting Cor	nditions, a	nd Appraiser	s Certifications,
	my (our) Opinion of \$ 18,0	000	, as	of:		May	10, 2	2019		, which i	s the effe	ctive date of	this appraisal.
	If indicated above, this A true and complete c												
ATTACH.	properly understood with											7	
I	★ Limiting cond./Cerl			ddendum		Location M				od Addendum		Additional Sa	
∀	Photo Addenda		cel Map)		Hypothetica				raordinary Assumpt	ions		
	Client Contact: <u>Benja</u> E-Mail: bhobbs@co.					Clien Address:		<u> </u>		rges County #226, Largo, N	Apriland 1	20774	
	APPRAISER	pg.mu.us				Addiooo.				AISER (if requir		20114	
										applicable)	,		
				1									
တ္တ		/ . /			$\prec_{\prime\prime}$		Sup	ervisory or					
IS.		ssa Rae Beatty	Second	d Jea	XVIII			Appraiser Na	.me:				
ATI	Company: <u>Treffer A</u> Phone: (410) 544-77		Fax:	1	\rightarrow		Pho	npany:			Fax:		
SIGNATURES	E-Mail: appraisals@t		. un. –				E-M						
S	Date of Report (Signature)	05/14/2019					Date	e of Report (
	License or Certification #:	<u> </u>			Stat	te: MD		ense or Certif	ication #:				State:
	Designation: <u>Certificers</u> Expiration Date of License	ed Residential or Certification:	09/07	7/2020				ignation: iration Date o	of License or	Certification:			
	Inspection of Subject:	➤ Did Inspect		Did Not Insp	ect (Deskto	p)		ection of Su		Did Inspect	Did N	lot Inspect	
		May 10, 2019		<u> </u>			Date	e of Inspection	on:	<u> </u>			



FEATURE				<u> </u>			-ile No.: AB190509A	
	SUBJECT PROPERTY		COMPARABLE	NO. 4	COMF	PARABLE NO. 5	COMPARAB	LE NO. 6
Address Mars Avenue	e (06-0549980)	6404 57	th Ave					
Suitland, MD	20746	Riverda	le, MD 20737	7				
Proximity to Subject		8.78 mil	es N					
Sale Price	\$		\$	20,000		\$	\$	
Price/ Sq.Ft.	\$	\$	5.00		\$		\$	
Data Source(s)	ľ	Dui alle 4NAI			<u>*</u>		·	
/erification Source(s)		_	S#100108875					
			ment Records					
VALUE ADJUSTMENT	DESCRIPTION	DES	CRIPTION	+(-) \$ Adjust	DESCRIPTION	N +(-) \$ Adjust	DESCRIPTION	+ (-) \$ Adjus
Sales or Financing		Cash						
Concessions		None No	oted					
Date of Sale/Time		C 6/17 S		+1,050				
	F 0: 1	1		+1,050				
Rights Appraised	Fee Simple	Fee Sim						
ocation	Suitland	Riverda	le	-2,000				
Site Area (in Sq.Ft.)	40,008,000	4,000		0				
oning	R-T	R-55		0				
Development Status	Platted and Recorded		nd Recorded					
			ia Recorded					
mprovements	None	None						
ite Utility	Impacted//Typical	Typical						
et Adjustment (Total, in \$	(3	T +	X - \$	-950	+	- \$	- - \$	
	7			-900				
		Net	4.8 %		Net	%	Net %	
djusted Sale Price (in \$)		Gross	15.3 %\$	19,050	Gross	% \$	Gross %\$	
ummary of Sales Compa	rison Approach Sa	les Comr	narison Comi	ments Compa	rables #1, -#4	•		
Rights Appraised: This category.	The subject property a	and all of	the compara	ble sales offe	r Fee Simple o	ownership rights. No	adjustment was ne	cessary in
Location: A market	research was comple	eted on th	ne Capitol He	ights/Fairmou	nt Heights ma	rket and the Riverda	ale market. There w	as
approximately 6% of	difference in the avera	age sold i	price from the	e subject's ma	rket and the C	Capitol Heights/Fairn	nount Heights marke	et and
herefore, a 4% pos	sitive adjustment was	applied.	The Riverdal	e market had	approximately	a 20% difference in	the average sold p	rice and the
	d therefore, a 10% ne						· · · · · · · · · · · · · · · · · · ·	
Subject's market an	u mereiore, a 10% ne	egative a	ujustinent wa	is applied.				
Site Area: No adjus	tment for site area wa	as deeme	ed necessary	as all of the	comparable sa	les are relatively clo	se in site area and	are all less
	feet having the same							
triair 0,000 square i	cet naving the same	utility and	a fariotionality	y at their site t	1203.			
Zoning: The subject	t is zoned R-T and all	of the co	omparable sa	ales are zoned	R-55 both zo	<u>nes have similar rec</u>	julations and require	ments. No
adjustment was ned	cessary in this catego	ry. The	subject parce	el is not suitab	le for being im	proved with townho	mes due to the requ	ired 2 acre
site needed for tow		•				•	•	
site fieeded for town	illionics.							
							esary in this catego	
Development Statu	s: The subject and a	ll of the c	comparable s	ales are not-b	uildable. No a	djustment was nece	ssary in this catego	y .
Development Statu	s: The subject and a	ll of the c	omparable s	ales are not-b	uildable. No a	djustment was nece	ssary in this catego	Ŋ.
	s: The subject and a							
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Α	DDITIONAL	_ COMPAR	ABLE SAL	.ES		F	le No.: AB190509A	
	FEATURE	SUBJECT PROPERTY	COMPARABLE	NO. 7	COMPARABLE		COMPARABLE	NO. 9
	Address Mars Avenue Suitland, MD	•	6409 K St Capitol Heights, MD	20743	911 Cypresstree Dr Capitol Heights, MD		907 Cypresstree Dr Capitol Heights, MD	
	Proximity to Subject Sale Price	\$	4.64 miles NE	45,000	4.31 miles N	32,000	4.52 miles N	36,000
	Price/ Sq.Ft.	\$	\$ 6.00	+0,000	\$ 4.34	02,000	\$ 4.53	
	Data Source(s)		BrightMLS#1001500	0875	BrightMLS#1000033	3305	BrightMLS#1000033	3237
	Verification Source(s)	DECODIDATION	Assessment Record		Assessment Record		Assessment Record	_
	VALUE ADJUSTMENT Sales or Financing	DESCRIPTION	DESCRIPTION Cash	+(-) \$ Adjust	DESCRIPTION Cash	+ (-) \$ Adjust	DESCRIPTION Cash	+(-) \$ Adjust
	Concessions		None		None		None	
	Date of Sale/Time		C 12/17, S 1/18	+1,687	C 3/18, S 3/18	+960	C 3/18, S 3/18	+1,080
	Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
	Location	Suitland	Capitol Heights		Capitol Heights		Capitol Heights	+2,160
	Site Area (in Sq.Ft.) Zoning	40,008,000 R-T	7,500 R-55		7,375 R-55		7,950 R-55	+50 0
	Development Status	Platted and Recorded	Platted and Recorded	0	Platted and Recorded	0	Platted and Recorded	0
	Improvements	None	None		Gate		None	
	Site Utility	Impacted//Typical	Typical		Typical		Typical	
	Net Adjustment (Total, in \$	<u> </u>	X + □ - \$	4 007	X + □ - \$	2.505	⋈ + □ - \$	2 200
	Not Adjustition (Total, in w)	Net 10.9 %	4,887	Net 11.0 %	3,505	Net 9.1 %	3,290
	Adjusted Sale Price (in \$)		Gross 10.9 %\$	49,887		35,505		39,290
	Summary of Sales Compar	ison Approach <u>Sa</u>	les Comparison Com			,	/4 :	<u> </u>
		As noted in the Marke e comparable sales h				area is curren	tly experiencing incre	easing
	Pights Appraised: T	he subject property a	and all of the compar	ahla salas offa	ar Fae Simple owners	shin rights. No	adjustment was nec	eccary in
	this category.	ne subject property a	and all of the compan	able sales one	ir ree oimple owners	siip rigitts. No	adjustifient was fied	
		research was comple						
		ifference in the avera itive adjustment was						
섷		d therefore, a 10% ne			approximatory a 20 /	amoronoo m	and avolage cold pil	00 0110 010
Š								
APPROACH		ustment was necess		s and change i	in utility and function	ality of the lot b	peing buildable. Site	area
	adjustments have be	een made at \$1.00 p	er square foot.					
SIS	Zoning: The subject	is zoned R-T and all	of the comparable s	ales are zoned	d R-55 both zones ha	ave similar reg	ulations and requiren	nents. No
PAF		essary in this catego						
8 0	site needed for town	nhomes.						
SALES COMPARISON	Dovolonment Status	s: The subject and al	Il of the comparable (salos ara build	able under the zenin	a ordinanco 27	7 442 which states to	to 5 000
7		buildable if the plat is	•			••		
တ်		e and no adjustment						
	-							
	İ							

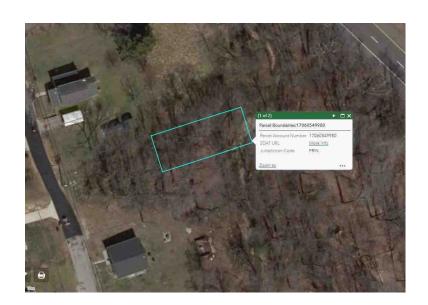


ΑI	DDITIONAL	COMPAR	ABLE	SAL	ES			Fi	le No.: AB190509A	
	FEATURE	SUBJECT PROPERTY		COMPARABLE	NO. 10		COMPARABLE	NO. 11	COMPARAB	LE NO. 12
	Address Mars Avenue		5715 Jost			1003 60t				
-	Suitland, MD	20746	Fairmount	t Heights,	MD 20743	Fairmour	nt Heights, I	MD 20743		
	Proximity to Subject Sale Price	\$		\$	38,000		\$	41,000	\$	
		\$	\$	7.31	38,000	\$	6.43		\$	
	Data Source(s)	<u>*</u>	BrightMLS				S#MDPG2		·	
	Verification Source(s)		Assessme	ent Record		Assessm	ent Record			
	VALUE ADJUSTMENT	DESCRIPTION	DESCR	IPTION	+(-) \$ Adjust		RIPTION	+ (-) \$ Adjust	DESCRIPTION	+ (-) \$ Adjust
	Sales or Financing		Cash			Cash				
	Concessions Date of Sale/Time		None	0/40	. 570	None	2.4/4.0	. 207		
_		Fee Simple	C 8/18, S Fee Simpl		+570	C 1/19, S Fee Simp		+307		
		Suitland	Fairmount		+2.280		nt Heights	+2,460		
		40,008,000	5,200		+2,800			+1,620		
	•	R-T	R-55		0	R-55		0		
		Platted and Recorded	Platted and	Recorded			d Recorded			
	•	None	None			None				
H	Site Utility	Impacted//Typical	Typical			Typical				
			X +	\$	5,650	X +	\$	4,387	+ \\$	
	, - (, +)		Net	14.9 %	5,000	Net	10.7 %	-1,001	Net %	
	Adjusted Sale Price (in \$)		Gross	14.9 %\$	43,650		10.7 %\$	45,387		
	Summary of Sales Compari	ison Approach								
•										
ᆽ										
۶I										
APPROACH										
ΑЫ										
Z										
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A										
S										
Ö										
SALES COMPARISON										
SA										
•										



Land Subject Photos

Borrower	N/A			
Property Address	Mars Avenue (06-0549980)			
City	Suitland	County Prince George's	State MD	Zip Code 20746
Lender/Client	Prince Georges County			



Subject

Mars Avenue (06-0549980)

Sales Price Gross Living Area Total Rooms Total Bedrooms Total Bathrooms

Location Suitland

View

Site 40,008,000

Quality Age



Subject

Subject Street

Land Comparables Photos 1-3

Borrower	N/A			
Property Address	Mars Avenue (06-0549980)			
City	Suitland	County Prince George's	State MD	Zip Code 20746
Lender/Client	Prince Georges County			



Comparable 1

Nova Ave (Lots 2 and 3)

3.19 miles NE Prox. to Subject

Sale Price 25,000

Gross Living Area **Total Rooms** Total Bedrooms Total Bathrooms

Location Capitol Heights

View

Site 4,600

Quality Age



Gross Living Area Total Rooms Total Bedrooms Total Bathrooms

Location Capitol Heights

Comparable 2

10,000

2.72 miles NE

View

4,000 Site

Quality Age



Comparable 3

5810 Jefferson Heights Dr 4.50 miles NE Prox. to Subject

Sale Price 35,000

Gross Living Area **Total Rooms** Total Bedrooms Total Bathrooms

Location Fairmount Heights

View

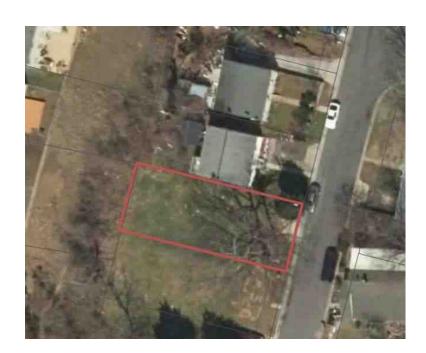
Site 4,525

Quality Age



Land Comparable Photos 4-6

Borrower	N/A			
Property Address	Mars Avenue (06-0549980)			
City	Suitland	County Prince George's	State MD	Zip Code 20746
Lender/Client	Prince Georges County			



Comparable 4

6404 57th Ave

Prox. to Subject 8.78 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

Land Comparable Photos 7-9

Borrower	N/A			
Property Address	Mars Avenue (06-0549980)			
City	Suitland	County Prince George's	State MD	Zip Code 20746
Lender/Client	Prince Georges County			



Comparable 7

6409 K St

4.64 miles NE Prox. to Subject Sale Price 45,000

Gross Living Area **Total Rooms**

Total Bedrooms Total Bathrooms

Location Capitol Heights

View

Site 7,500

Quality Age



Comparable 8

911 Cypresstree Dr

Prox. to Subject 4.31 miles N Sale Price 32,000

Gross Living Area Total Rooms Total Bedrooms Total Bathrooms

Location Capitol Heights

View

7,375 Site

Quality Age



Sale Price Gross Living Area **Total Rooms** Total Bedrooms Total Bathrooms

Location Capitol Heights

36,000

View

Site 7,950

Quality Age



Land Comparable Photos 10-12

Borrower	N/A			
Property Address	Mars Avenue (06-0549980)			
City	Suitland	County Prince George's	State MD	Zip Code 20746
Lender/Client	Prince Georges County			



Comparable 10

5715 Jost St Prox. to Subject

Sale Price 38,000

Gross Living Area Total Rooms Total Bedrooms Total Bathrooms

Location Fairmount Heights

View

Site 5,200

Quality Age



Comparable 11

1003 60th Ave

Prox. to Subject

Sale Price 41,000

Gross Living Area Total Rooms Total Bedrooms Total Bathrooms

Location Fairmount Heights

View Site

Site 6,380

Quality Age

Comparable 12

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

Supplemental Addendum

File No. AB190509A	١
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Borrower	N/A			
Property Address	Mars Avenue (06-0549980)			
City	Suitland	County Prince George's	State MD	Zip Code 20746
Lender/Client	Prince Georges County			

Purpose of the Appraisal

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

Scope of the Appraisal

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

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

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

-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 <u>The Dictionary of Real Estate Appraisal</u> 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

Borrower

City

Property Address

Lender/Client

N/A

Suitland

Mars Avenue (06-0549980)

Prince Georges County

Supplemental Addendum	File No. AB190509A
County Prince George's	State MD Zip Code 20746

value of the property. The value is predicated 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.

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.

Neighborhood Market Conditions

The market area is approximately bound by: The subject property is south of Route 4; east of Washington, D.C. line; north of Branch Avenue; west of I 495.

The subject property is located in Suitland, 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 listings down 9.7% from

The residential real estate market in Prince George's Count 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 (March, 2019) and can be found in the addendum of this report.

The subject property's more immediate area of Suitland has experienced rising Average Sold Price of \$208,348 from the first quarter of 2018 to \$223,688 from the first quarter of 2019. This represents a 7.36% increase. The SmartCharts Market Statistics report where this information is sourced from can be found in the addendum of this report.

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 3% annual increase.

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).

Site Comments

The subject property is a 4,000 square foot non buildable mostly level lot. The subject property is zoned R-T which current standards state the site needs to be 6,500 sq ft in order to build. However, the subject falls under the zoning ordinance 27-443 which states lots 5,000 sq ft and larger are buildable if the plat is before November 29, 1949. The subject's plat (#A-1293) is for Dupont Heights is dated 1906. The subject's current lot size of 4,000 sq ft is not buildable under current regulations or the zoning ordinance. The highest and best use for the subject property lot is to be assembled with the Dupont Avenue Lots 43 & 44 which are directly to the west of the subject I am unaware of any easements or maintenance agreement between the owners of the subject property and the owners of the adjacent properties. Typical utility easements (telephone, electric) do not detract from the market value of the property. This area has public utilities available.

Final Reconciliation

The adjusted sale prices via the sales comparison approach fall in close range and support the final estimate of value. The values indicated via the sales comparison analysis are used as the final estimate because of the quality of the data.

Zoning

R-T Townhouse - permits one-family detached and attached, two-family, and three-family dwellings; promotes the maximum amount of freedom in the design of attached dwellings and their grouping and layout. R-T Attached dwelling, maximum dwelling units per net acre; three-family dwelling - 9, two-family dwelling - 8, other attached dwellings - 6 with a minimum area for development is 2 acres.

Sale Price/Data Source/Verification Source

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

Highest and Best Use

Borrower

City

Property Address

Lender/Client

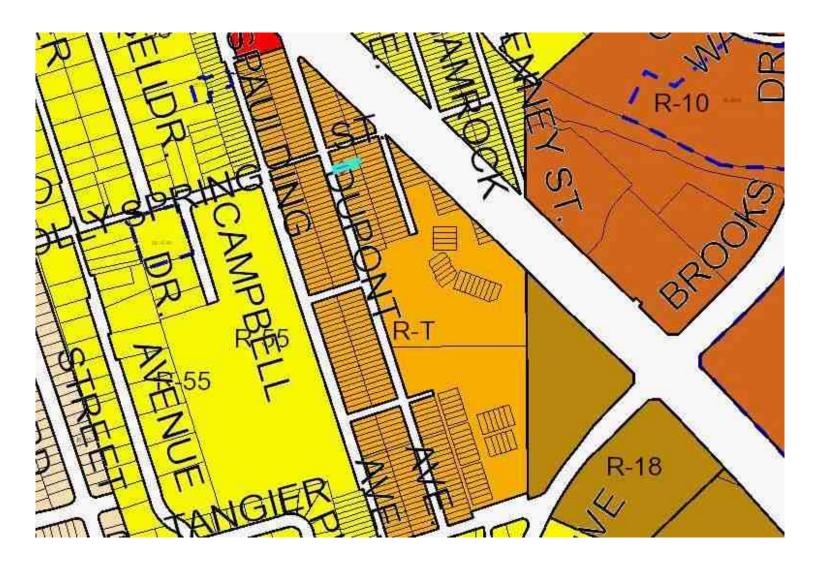
Suitland

Prince Georges County

Su	File No. AB190509A					
N/A						
Mars Avenue (06-0549980)						
Suitland	County Prince George's	State MD	Zip Code 20746			

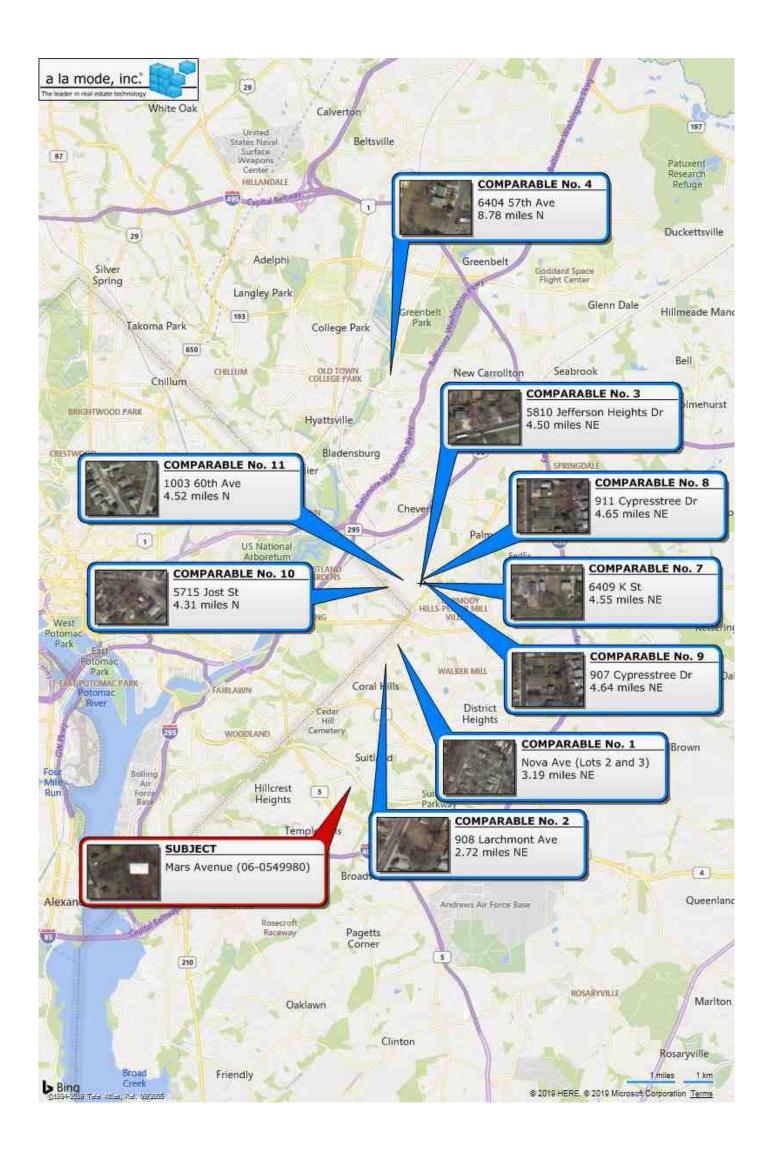
The highest and best use of the subject property is assembly with one of the adjacent lots. The highest and best use is to assemble with the Dupont Avenue Lots 43 & 44 which are directly to the west of the subject. Separate neither lot is buildable however, assembled the lot becomes buildable.

Zoning Map



Location Map

Borrower	N/A			
Property Address	Mars Avenue (06-0549980)			
City	Suitland	County Prince George's	State MD	Zip Code 20746
Lender/Client	Prince Georges County			



Bright Market Update



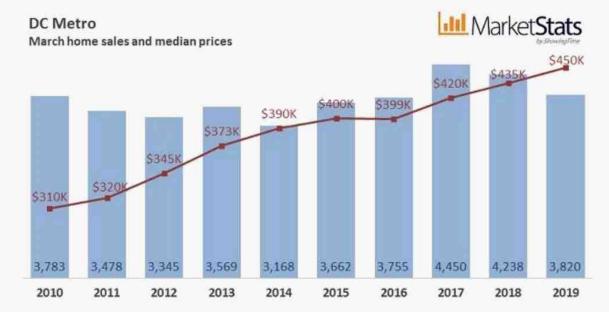
Washington, D.C. Metro Area – March 2019 Housing Market Update

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.

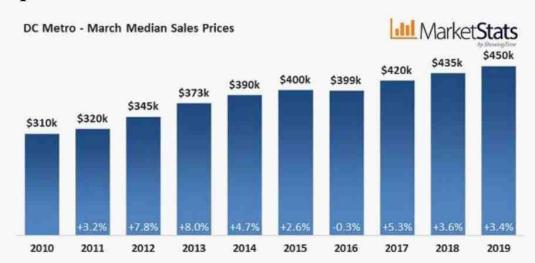
OVERVIEW

- 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 30th 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.



Bright Market Update

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

		March Year-to-Date				
Locale (# Mar sales)	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%

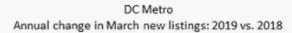
©2019 MarketStats by ShowingTime. Data Source: MRIS. Stats calculated 4/4/2019

Bright Market Update

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.





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

SmartCharts

Market Statistics - Detailed Report

JJThomas Weigand

2018

20746, Suitland, MD

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

Sold Summary

	2018	2017	% Change
Sold Dollar Volume	\$66,410,097	\$58,700,272	13.13%
Avg Sold Price	\$226,656	\$205,246	10.43%
Median Sold Price	\$230,000	\$215,150	6.90%
Units Sold	293	286	2.45%
Avg Days on Market	50	61	-18.03%
Avg List Price for Solds	\$228,328	\$208,229	9.65%
Avg SP to OLP Ratio	98.0%	97.4%	0.64%
Ratio of Avg SP to Avg OLP	100.0%	96.9%	3.26%
Attached Avg Sold Price	\$192,495	\$169,870	13.32%
Detached Avg Sold Price	\$251,027	\$232,324	8.05%
Attached Units Sold	122	124	-1.61%
Detached Units Sold	171	162	5.56%

Financing (Sold)

Assumption	0
Cash	49
Conventional	98
FHA	98
Other	20
Owner	0
VA	26

Days on Market (Sold)

0	3
1 to 10	48
11 to 20	44
21 to 30	43
31 to 60	69
61 to 90	46
91 to 120	17
121 to 180	15
181 to 360	7
361 to 720	1
721+	0

- Notes:

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

Sold Detail

			Resi	dential			Condo/Coop
	2 or L	ess BR	3 BR 4 or More BR			lore BR	All
Price Ranges	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	1	0	20
\$100K to \$149,999	2	0	8	3	2	0	9
\$150K to \$199,999	0	3	13	3	10	0	13
\$200K to \$299,999	2	5	54	27	42	10	20
\$300K to \$399,999	0	0	6	9	26	0	0
\$400K to \$499,999	0	0	0	0	5	0	0
\$500K to \$599,999	0	0	0	0	0	0	0
\$600K to \$799,999	0	0	0	0	0	0	0
\$800K to \$999,999	0	0	0	0	0	0	0
\$1M to \$2,499,999	0	0	0	0	0	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	.0
\$5,000,000+	0	0	0	0	0	0	0
Total	4	8	81	42	86	10	62
Avg Sold Price	\$171,000	\$215,812	\$230,769	\$240,020	\$273,830	\$245,960	\$148,669
Prev Year - Avg Sold Price	\$181,000	\$169,464	\$205,767	\$207,311	\$256,625	\$228,530	\$126,023
Avg Sold % Change	-5.52%	27.35%	12.15%	15.78%	6.70%	7.63%	17.97%
Prev Year - # of Solds	7	8	67	50	88	10	56

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Zoning Ordinance page 1

	ZONE								
	R-T 7	R-30 ⁷	R-30C ⁷	R-18 ⁷	R-18C ⁷	R-10A	R-10	R-H	
Lot shown on a plat recorded prior to November 29, 1949 (CB-114-1989)	5,000	5,000	5,000	5,000	5,000		5,000	5,000	
Lot that is part of a resubdivision of land on a plat that was originally recorded prior to November 29, 1949, and was composed of lots having an average net area of 5,000 square feet or less (CB-114-1989)	5,000	5,000	5,000	5,000	5,000	9	5,000	5,000	
Lot, shown on a recorded plat, that is in a minor portion of a block, the majority (more than half) of which and the immediate surrounding area of which has been subdivided prior to September 22, 1957, with lots having net areas of 5,500 square feet or less (CB-114-1989)	5,500	5,500	5,500	5,500	5,500	S	5,500	5,500	
One-family metropolitan dwellings (CB-33-2005)	2,200	\$		\$		-	120	\$	
One-family semidetached dwellings	1,500	1,500	1,500	1,500	1,500	-	31	2	

Zoning Ordinance page 2

	ZONE								
	R-T 7	R-30 ⁷	R-30C ⁷	R-18 ⁷	R-18C ⁷	R-10A	R-10	R-H	
One-family detached dwellings:									
In general	6,500	6,500	6,500	6,500	6,500	199	6,500	6,500	
Lot shown on a plat recorded after February 1, 1970	g g	(4)	9	(4)	9	(4)	i i	(4)	
Lot shown on a plat recorded on or before February 1, 1970			8		*	(#C		·	
Lot shown on a plat recorded on or before July 1, 1966	ē.	*	e.	*	E.	*	ē	*	
Lot shown on a valid preliminary plat of subdivision filed with the Commission on or before July 1, 1966, and subdivision plat recorded on or before July 1, 1967	3	55	8	100	8	25	g.	237	
Lot in a cluster development (CB-114-1989)	Ę.		¥		¥		¥	16	
Lot that was created under the intra-family conveyance provisions of Subtitle 24, Sec., 107(c)(15) ²⁴	-	88	4	(4)	4	(4)	2	100	

SDAT

5/10/2019 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 - 06 Account Number - 0549980 Owner Name: PRINCE GEORGES COUNTY Use: Principal Residence: EXEMPT RM 3020 C A B UPPER MARLBORO MD 20772 Mailing Address: Deed Reference: /04896/ 00409 MARS AVE SUITLAND 20746-0000 Premises Address: Legal Description: LOTS 9.10 Sub District: Assessment Year: Plat No: Grid: Subdivision: Map: Parcel: Section: Block: Lot: A-1293 0080 2800 2018 Plat 00F1 0000 13 Special Tax Areas: Town: NONE Ad Valorem: Tax Class: 8 Primary Structure Built Above Grade Living Area Property Land Area **Finished Basement County Use** 4,000 SF 901 **Stories** Basement Туре Exterior Full/Half Bath Garage **Last Major Renovation** /alue Information **Base Value** Value Phase-in Assessments As of 01/01/2018 As of 07/01/2018 As of 07/01/2019 8,700 8,700 Land: Improvements 0 0 Total: 8,700 8,700 8,700 8,700 Preferential Land: 0 0 Transfer Information Seller: LEDBETTER, AMOS V Date: 03/03/1978 Price: \$0 Deed1: /04896/ 00409 Deed2: Type: Seller: Date: Price: Type: Deed1: Deed2: Seller: Date: Price: Deed1: Deed2: Type: Exemption Information 07/01/2019 Partial Exempt Assessments: Class 07/01/2018 County: 500 8,700.00 8,700.00 500 8,700.00 8,700.00 State: 500 0.00|0.00 0.00|0.00 Municipal: Tax Exempt: Special Tax Recapture: **Exempt Class:** NONE Homestead Application Information Homestead Application Status: No Application Homeowners' Tax Credit Application Information Homeowners' Tax Credit Application Status: No Application Date:

1/2

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

Appraiser License

FHA/VA Case No. 244-1634502

Certified Residential License

09/05/2017

5,062,406

COMMISSION OF RE APPRAISERS & HOME INSPECTORS

10 03 20531 ANISSA R BEATTY MESSAGE(S):

6065 09-03-2017

DLLR LICENSE * REGISTRATION * CERTIFICATION * PERMIT

STATE OF MARYLAND

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

DEPARTMENT OF LABOR, LICENSING AND REGULATION

COMMISSION OF RE APPRAISERS & HOME INSPECTORS CERTIFIES THAT: ANISSA R BEATTY

IS AN AUTHORIZED: 03-CERTIFIED RESIDENTIAL

EXPIRATION EFFECTIVE CONTROL NO 50 62 4 0 6 Section Signature of Bearer WHERE REQUIRED BY LAW THIS MUST BE CONSPICUOUSLY DISPLAYED IN OFFICE TO WHICH IT AN

10 03 20531

5,062,406

10 03 20531 COMMISSION OF RE APPRAISERS & HOME INSPECTORS 500 N. CALVERT STREET BALTIMORE, MD 21202-3651

ANISSA R BEATTY 604 BELLE DORA CT.

ARNOLD

MD 21012

STATE OF BARRY AND
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STATE OF COMMISSION OF RE APPRAISERS & HOME INSPECTORS CERTIFIES THAT: ANISSA R BEATTY

IS AN AUTHORIZED: 03 - CERTIFIED RESIDENTIAL

LIC/REG/CERT EXPIRATION EFFECTIVE CONTROL NO
20551 09-07-2020 09-05-2017 5062406

With Leading House Signature of Beaver Signature of Beaver Secretary DLJ.R.

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