APPRAISAL OF REAL PROPERTY



LOCATED AT

7801 SARAKAL RD
CLINTON, MD 20735
MAP 108, GRID A4, LOT 12

FOR

The Prince George's County Government
1400 McCormick Drive, Suite 336
Largo, MD 20774

OPINION OF VALUE

$20,000

AS OF

06/19/2019

BY

Jacquelin Sonceau, SRA
Beltway Appraisals, LLC
8014 Patuxent Landing Loop
Laurel, MD 20724
(301) 317-8514
Jack.Sonceau@beltwayappraisals.com
http://www.Beltwayappraisals.com

Beltway Appraisals, LLC
JACQUELIN SONCEAU, SRA
8014 PATUXENT LANDING LOOP
LAUREL, MD 20724

(301) 317-8514

The Prince George's County Government
1400 McCormick Drive
Largo, MD 20774

Re: Property: 7801 SARAKAL RD
CLINTON, MD 20735
Borrower: N/A N/A
File No.: 1906005

In accordance with your request, we have appraised the above referenced property. The report of that appraisal is attached.

The purpose of this appraisal is to estimate the market value of the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.

This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The value conclusions reported are as of the effective date stated in the body of the report and contingent upon the certification and limiting conditions attached.

It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Sincerely,



Jacquelin Sonceau, SRA
30012316
7/11/2019

USPAP Compliance Addendum

Loan #
File # 1906005

Borrower	N/A N/A						
Property Address	7801 SARAKAL RD						
City	CLINTON	County	Prince George's	State	MD	Zip Code	20735
Lender/Client	The Prince George's County Government						

APPRAISAL AND REPORT IDENTIFICATION

This Appraisal Report is one of the following types:

☒ Appraisal Report — This report was prepared in accordance with the requirements of the Appraisal Report option of USPAP Standards Rule 2-2(a).

☐ Restricted Appraisal Report — This report was prepared in accordance with the requirements of the Restricted Appraisal Report option of USPAP Standards Rule 2-2(b). The intended user of this report is limited to the identified client. This is a Restricted Appraisal Report and the rationale for how the appraiser arrived at the opinions and conclusions set forth in the report may not be understood properly without the additional information in the appraiser's workfile.

ADDITIONAL CERTIFICATIONS

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

- The statements of fact contained in this report are true and correct.
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no (or the specified) present or prospective interest in the property that is the subject of this report and no (or specified) 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.
- This appraisal report was prepared in accordance with the requirements of Title XI of FIRREA and any implementing regulations.

PRIOR SERVICES

☒ 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.

PROPERTY INSPECTION

☐ I have NOT made a personal inspection of the property that is the subject of this report.

☒ I HAVE made a personal inspection of the property that is the subject of this report.

APPRAISAL ASSISTANCE

Unless otherwise noted, no one provided significant real property appraisal assistance to the person signing this certification. If anyone did provide significant assistance, they are hereby identified along with a summary of the extent of the assistance provided in the report.

ADDITIONAL COMMENTS

Additional USPAP related issues requiring disclosure and/or any state mandated requirements:

MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY

☒ A reasonable marketing time for the subject property is 30 day(s) utilizing market conditions pertinent to the appraisal assignment.

☒ A reasonable exposure time for the subject property is 0-30 day(s).

APPRAISER

Signature

Name Jacquelin Sonceau, SRA

Date of Signature 07/01/2019

State Certification # 30012316

or State License #

State MD

Expiration Date of Certification or License 07/11/2019

Effective Date of Appraisal 06/19/2019

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature

Name

Date of Signature

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

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LAND APPRAISAL REPORT

File No.: 1906005

SUBJECT

Property Address: 7801 SARAKAL RD City: CLINTON State: MD Zip Code: 20735

County: Prince George's Legal Description: MAP 108, GRID A4, LOT 12

Assessor's Parcel #: 09-0986505 Tax Year: 2019 R.E. Taxes: $ 15 Special Assessments: $ 0

Market Area Name: Belle-Fonte Map Reference: 108 Census Tract: 8012.14

Current Owner of Record: PRINCE GEORGES COUNTY Borrower (if applicable): N/A N/A

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

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

If Yes, give a brief description:

ASSIGNMENT

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: The intended use of this appraisal report is to assist the client with internal decision making regarding the subject property. The appraiser is not responsible for the unauthorized use of this report.

Intended User(s) (by name or type): The client, The Prince George's County Government

Client: The Prince George's County Government Address: 1400 McCormick Drive, Suite 336, Largo, MD 20774

Appraiser: Jacquelin Sonceau, SRA Address: 8014 Patuxent Landing Loop, Laurel, MD 20724

MARKET AREA DESCRIPTION

Characteristics				Predominant Occupancy		One-Unit Housing			Present Land Use		Change in Land Use
Location:	☐ Urban	☒ Suburban	☐ Rural			PRICE $(000)		AGE (yrs)			
Built up:	☐ Over 75%	☒ 25-75%	☐ Under 25%	☒ Owner	84				One-Unit	80 %	☒ Not Likely
Growth rate:	☐ Rapid	☒ Stable	☐ Slow	☒ Tenant	11	109	Low	1	2-4 Unit	0 %	☐ Likely * ☐ In Process *
Property values:	☐ Increasing	☒ Stable	☐ Declining	☒ Vacant (0-5%)		825	High	90	Multi-Unit	10 %	* To:
Demand/supply:	☐ Shortage	☒ In Balance	☐ Over Supply	☐ Vacant (>5%)		305	Pred	41	Comm'l	10 %	
Marketing time:	☒ Under 3 Mos.	☐ 3-6 Mos.	☐ Over 6 Mos.							0 %	
										%	

Factors Affecting Marketability

Item	Good	Average	Fair	Poor	N/A	Item	Good	Average	Fair	Poor	N/A
Employment Stability	☐	☒	☐	☐	☐	Adequacy of Utilities	☐	☒	☐	☐	☐
Convenience to Employment	☐	☒	☐	☐	☐	Property Compatibility	☐	☒	☐	☐	☐
Convenience to Shopping	☐	☒	☐	☐	☐	Protection from Detrimental Conditions	☐	☒	☐	☐	☐
Convenience to Schools	☐	☒	☐	☐	☐	Police and Fire Protection	☐	☒	☐	☐	☐
Adequacy of Public Transportation	☐	☒	☐	☐	☐	General Appearance of Properties	☐	☒	☐	☐	☐
Recreational Facilities	☐	☒	☐	☐	☐	Appeal to Market	☐	☒	☐	☐	☐

Market Area Comments: The subject's neighborhood is bordered by Joint Base Andrews to the north; Bellefonte Lane to the east; route 223 to the south; Old Alexandria Ferry Road to the west. The subject is in close proximity to Joint Base Andrews and this could have a negative affect the subject's marketability. Good access to all amenities, including public schools of all levels, churches, shopping, employment, and major highways. Major employment centers in the DC metro area are within typical commuting times. The subject is less than a mile (as the crow flies) from Tanglewood Regional Center School. Market conditions are stable. Currently conventional, VA, and FHA mortgages are available at historically low rates. Median days on the market for properly priced properties in the overall subject neighborhood is under 3 months. Market trend data supplied above was obtained from the general market for the past twelve months within a 2 mile radius of the subject property.

SITE DESCRIPTION

Dimensions: Irregular lot Site Area: 11,176 Sq.Ft.

Zoning Classification: RR Description: RESIDENTIAL RURAL

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

Uses allowed under current zoning: Permits approximately one-half-acre residential lots; subdivision lot sizes depend on date of recordation; allows a number of nonresidential special exceptions uses

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

Comments:

Highest & Best Use as improved: ☐ Present use, or ☒ Other use (explain) The Highest and best use of the subject is as improved as a residential dwelling.

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

Summary of Highest & Best Use: In order to estimate the highest and best use of the subject property, we have considered those uses that are legally permissible, physically possible, maximally productive and financially feasible. The use that represents the highest and best use of the property is as improved as a residential dwelling.

Utilities	Public	Other	Provider/Description
Electricity	☒	☐	Available
Gas	☒	☐	Available
Water	☒	☐	Available
Sanitary Sewer	☒	☐	Available
Storm Sewer	☒	☐	Available
Telephone	☒	☐	Available
Multimedia	☐	☐	

Off-site Improvements	Type	Public	Private
Street	Asphalt	☒	☐
Width	Average for area		
Surface	Average for area		
Curb/Gutter	Concrete/Concrete	☒	☐
Sidewalk	None	☐	☐
Street Lights	Post	☒	☐
Alley	None	☐	☐

Frontage	Unknown
Topography	Rolling
Size	11,176 sf +/-
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 ☒ No FEMA Flood Zone X FEMA Map # 24033C0265E FEMA 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 affect value. The subject property appears to be located in the FEMA flood zone X. Flood hazard map interpretation is believed accurate, it is not guaranteed.

GP LAND

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LAND APPRAISAL REPORT

File No.: 1906005

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): SDAT, brightMLS

1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing: No sales of subject in the last 3 years or comparables in the last year except as noted above or below.
Date: 09/05/1984	
Price: 0	
Source(s): SDAT, brightMLS	
2nd Prior Subject Sale/Transfer	
Date:	
Price:	
Source(s):	

SALES COMPARISON APPROACH

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	7801 Sarakal Rd Clinton, MD 20735	6213 Kolb St Fairmount Heights, MD 20743		7508 Livingston Rd Oxon Hill, MD 20745		Springwood Dr Temple Hills, MD 20748	
Proximity to Subject		8.66 MILES N		6.59 MILES W		3.46 MILES NW	
Sale Price	$ 0		$ 17,000		$ 35,000		$ 20,000
Price/ Sq.Ft.	$	$ 2.36		$ 1.84		$ 1.63	
Data Source(s) Verification Source(s)	MRIS Tax,MDAT	brightMLS#MDPG459512;DOM 46 Observation/CountyTax Record		brightMLS#1004251524;DOM 91 Observation/CountyTax Record		brightMLS#1004751145;DOM 291 Observation/CountyTax Record	
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+(-) $ Adjust	DESCRIPTION	+(-) $ Adjust	DESCRIPTION	+(-) $ Adjust
Sales or Financing Concessions	N/A	Cash Slr pd$0		Cash Slr pd$0		Cash Slr pd$0	
Date of Sale/Time	N/A	04/19		01/19		11/18	
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Location	Avg Residential	Avg Residential		Avg Residential		Avg Residential	
Site Area (in Sq.Ft.)	11,176	7,200	+8,000	19,060	-15,800	12,300	-2,200
Utility	Average	Average		Average		Average	
Zoning	RR	R55		RR		RR	
Site Condition	Raw Land	Raw Land		Raw Land		Raw Land	
Net Adjustment (Total, in $)		☒ + ☐ −	$ 8,000	☐ + ☒ −	$ -15,800	☐ + ☒ −	$ -2,200
Adjusted Sale Price (in $)		Net 47.1 % Gross 47.1 %	$ 25,000	Net 45.1 % Gross 45.1 %	$ 19,200	Net 11.0 % Gross 11.0 %	$ 17,800

Summary of Sales Comparison Approach: The sales presented are considered comparable based on location, size, zoning and utility compared to the subject property. Other sales analyzed would require less desirable adjustments and were not utilized for that reason. Sales recited are from the subjects market area and are in an acceptable proximity to the subject. All value affecting dissimilarities were adjusted according to market reaction. The indicated range of values brackets the value of the subject. Comparable sale #1 and #2 carried the most weight in the reconciliation, because they are the most recent sales.

PUD

PROJECT INFORMATION FOR PUDs (if applicable) ☐ The Subject is part of a Planned Unit Development.

Legal Name of Project: N/A

Describe common elements and recreational facilities: None.

RECONCILIATION

Indicated Value by: Sales Comparison Approach $ 20,000

Final Reconciliation: The Sales Comparison Approach provides the most reliable opinion of value. All sales were considered when determining the final opinion of value.

This appraisal is made ☒ "as is", or ☐ subject to the following conditions: The land sales presented are the best comparables available due to the lack of available residential land sales similar to the subject.

☒ 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: $ 20,000 , as of: 06/19/2019 , 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 22 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report, which contains the following attached exhibits:

☒ Scope of Work ☒ Limiting cond./Certifications ☐ Narrative Addendum ☒ Location Map(s) ☒ Flood Addendum ☒ Additional Sales ☒ Photo Addenda ☒ Parcel Map ☐ Hypothetical Conditions ☒ Extraordinary Assumptions ☐

SIGNATURES

Client Contact: Benjamin Hobbs, Sr. Client Name: The Prince George's County Government

E-Mail: bhobbs@co.pg.md.us Address: 1400 McCormick Drive, Suite 336, Largo, MD 20774

APPRAISER	SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)
Appraiser Name: Jacquelin Sonceau, SRA	Supervisory or Co-Appraiser Name:
Company: Beltway Appraisals, LLC	Company:
Phone: (301) 317-8514 Fax: (301) 542-0171	Phone: Fax:
E-Mail: Jack.Sonceau@beltwayappraisals.com	E-Mail:
Date of Report (Signature): 07/01/2019	Date of Report (Signature):
License or Certification #: 30012316 State: MD	License or Certification #: State:
Designation: SRA	Designation:
Expiration Date of License or Certification: 07/11/2019	Expiration Date of License or Certification:
Inspection of Subject: ☒ Did Inspect ☐ Did Not Inspect (Desktop)	Inspection of Subject: ☐ Did Inspect ☐ Did Not Inspect
Date of Inspection: 06/19/2019	Date of Inspection:

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ADDITIONAL COMPARABLE SALES

File No.: 1906005

SALES COMPARISON APPROACH

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 4		COMPARABLE NO. 5		COMPARABLE NO. 6	
Address	7801 Sarakal Rd Clinton, MD 20735	908 Larchmont Ave Capitol Heights, MD 20743					
Proximity to Subject		7.15 MILES NW					
Sale Price	$ 0		$ 10,000		$		$
Price/ Sq.Ft.	$	$ 2.50		$		$	
Data Source(s)	MRIS Tax,MDAT	brightMLS#1003971441;DOM 185					
Verification Source(s)		Observation/CountyTax Record					
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+(-) $ Adjust	DESCRIPTION	+(-) $ Adjust	DESCRIPTION	+(-) $ Adjust
Sales or Financing Concessions	N/A	Cash Slr pd$0					
Date of Sale/Time	N/A	05/18					
Rights Appraised	Fee Simple	Fee Simple					
Location	Avg Residential	Avg Residential					
Site Area (in Sq.Ft.)	11,176	4,000	+14,400				
Utility	Average	Average					
Zoning	RR	R55					
Site Condition	Raw Land	Raw Land					
Net Adjustment (Total, in $)		☒ + ☐ −	$ 14,400	☐ + ☐ −	$	☐ + ☐ −	$
Adjusted Sale Price (in $)		Net 144.0 % Gross 144.0 %	$ 24,400	Net % Gross %	$	Net % Gross %	$

Summary of Sales Comparison Approach: The sales presented are considered comparable based on location, size, zoning and utility compared to the subject property. Other sales analyzed would require less desirable adjustments and were not utilized for that reason. Sales recited are from the subjects market area and are in an acceptable proximity to the subject. All value affecting dissimilarities were adjusted according to market reaction. The indicated range of values brackets the value of the subject. Comparable sale #1 and #2 carried the most weight in the reconciliation, because they are the most recent sales.

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Supplemental Addendum

File No. 1906005

Borrower	N/A N/A						
Property Address	7801 SARAKAL RD						
City	CLINTON	County	Prince George's	State	MD	Zip Code	20735
Lender/Client	The Prince George's County Government						

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

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- 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 performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to 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*.
- I have made a personal inspection of the property that is the subject of this report.
- No one provided significant real property appraisal assistance to the person signing this certification.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report, I *Jacquelin Sonceau* has completed the continuing education program for Designated Members of the Appraisal Institute.

Definition of exposure time, per the Appraisal Institute: “Exposure Time” is: 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; a retrospective estimate based on an analysis of past events assuming a competitive and open market.

All four comparable sales are over 1 mile from the subject property. This distance is farther than standard search parameters but it was necessary to expand this parameter to find comparables that were similar in overall appeal, design, condition, utility, and amenities. The sales presented were considered the best available.

The comparable sales used in this report have not all closed within the past 90 days of the effective date of the appraisal, and/or are within 1 mile of the subject. The comparables used were the best available to the appraiser, as of the date of the inspection.

Per the MLS, the neighborhood housing trend has been stable over the past 12 months, therefore, no time adjustment is waranted to the comparable sales.

The subject of this appraisal assignment is an unimproved parcel of land. The property is zoned X and the highest and best use is as a residential dwelling. As of the effective date of this assignment the property had no additional approvals or entilements, per the owner or owners representative. Therefore, the appraiser makes the extraordinary assumption that no approvals or entilements exists. Approvals required for development include an approved site plan as well as permits for grading and water/well and sewer/septic hookup.

The sales comparison approach is the most appropriate method for determining the market value of the subject property. In developing the sales comparison approach the market area of the subject as well as competing market areas were sourced for sales of competing properties.

Supplemental Addendum

File No. 1906005

Borrower	N/A N/A						
Property Address	7801 SARAKAL RD						
City	CLINTON	County	Prince George's	State	MD	Zip Code	20735
Lender/Client	The Prince George's County Government						

COMMENTS ON SALES COMPARISON

The comparables presented are considered the best available featuring design, appeal, condition, utility, and amenities similar to the subject property. Other comparables analyzed would require less desirable adjustments and were not utilized for that reason. The comparables recited are from the subject neighborhood, are in acceptable proximity to the subject, are recent, and the most comparable sale and listing found. All value affecting dissimilarities were adjusted according to market reaction. The indicated range of values brackets the value of the subject. Features regarding each comparable is listed below.

COMPARABLE #1: recent sale; in close proximity of subject and located in the same county; inferior lot size, warranting a positive adjustment; similar zoning as the subject; similar condition as the subject; similar utility as the subject;

COMPARABLE #2: recent sale; in close proximity of subject and located in the same county; superior lot size, warranting a negative adjustment; the same zoning as the subject; similar condition as the subject; similar utility as the subject;

COMPARABLE #3: recent sale; in close proximity of subject and located in the same county; superior lot size, warranting a negative adjustment; the same zoning as the subject; similar condition as the subject; similar utility as the subject;

COMPARABLE #4: recent sale; in close proximity of subject and located in the same county; inferior lot size, warranting a positive adjustment; similar zoning as the subject; similar condition as the subject; similar utility as the subject;

TAX RECORD

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 -** 09 **Account Number -** 0986505

Owner Information

Owner Name:	PRINCE GEORGES COUNTY	**Use:**	EXEMPT
		Principal Residence:	NO
Mailing Address:	LL C A B UPPER MARLBORO MD 20772	**Deed Reference:**	/05963/ 00360

Location & Structure Information

Premises Address: 7801 SARAKAL RD
CLINTON 20735-0000

Legal Description:

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	A-1641
0108	00A4	0000		0470			12	2017	Plat Ref:	

Special Tax Areas: **Town:** NONE
Ad Valorem:
Tax Class: 8

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
			11,176 SF	901

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation

Value Information

	Base Value	Value	Phase-in Assessments	
		As of 01/01/2017	As of 07/01/2018	As of 07/01/2019
Land:	18,800	18,800		
Improvements	0	0		
Total:	18,800	18,800	18,800	18,800
Preferential Land:	0			0

Transfer Information

Seller: WELCH,ROBERT L &	**Date:** 09/05/1984	**Price:** $0
Type:	**Deed1:** /05963/ 00360	**Deed2:**
Seller:	**Date:**	**Price:**
Type:	**Deed1:**	**Deed2:**
Seller:	**Date:**	**Price:**
Type:	**Deed1:**	**Deed2:**

Exemption Information

Partial Exempt Assessments:	Class	07/01/2018	07/01/2019
County:	500	18,800.00	18,800.00
State:	500	18,800.00	18,800.00
Municipal:	500	0.00|0.00	0.00|0.00

Tax Exempt: **Special Tax Recapture:**
Exempt Class: NONE

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

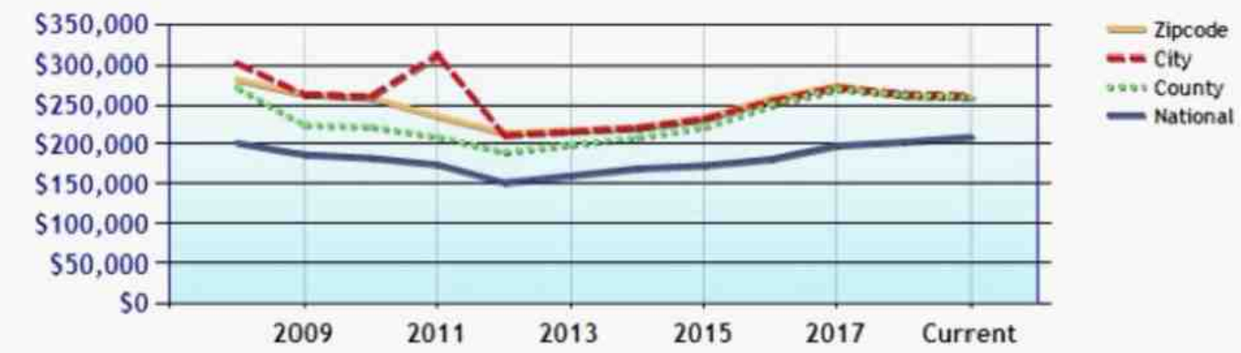
Homeowners' Tax Credit Application Status: No Application **Date:**

BRIGHT MLS HOUSING - Page 1

Home Values near Zip Code 20735

	Zipcode	City	County	National
Median Sale Price	$261,000	$262,450	$260,000	$209,892

Median Sale Price - Ten Year Chart



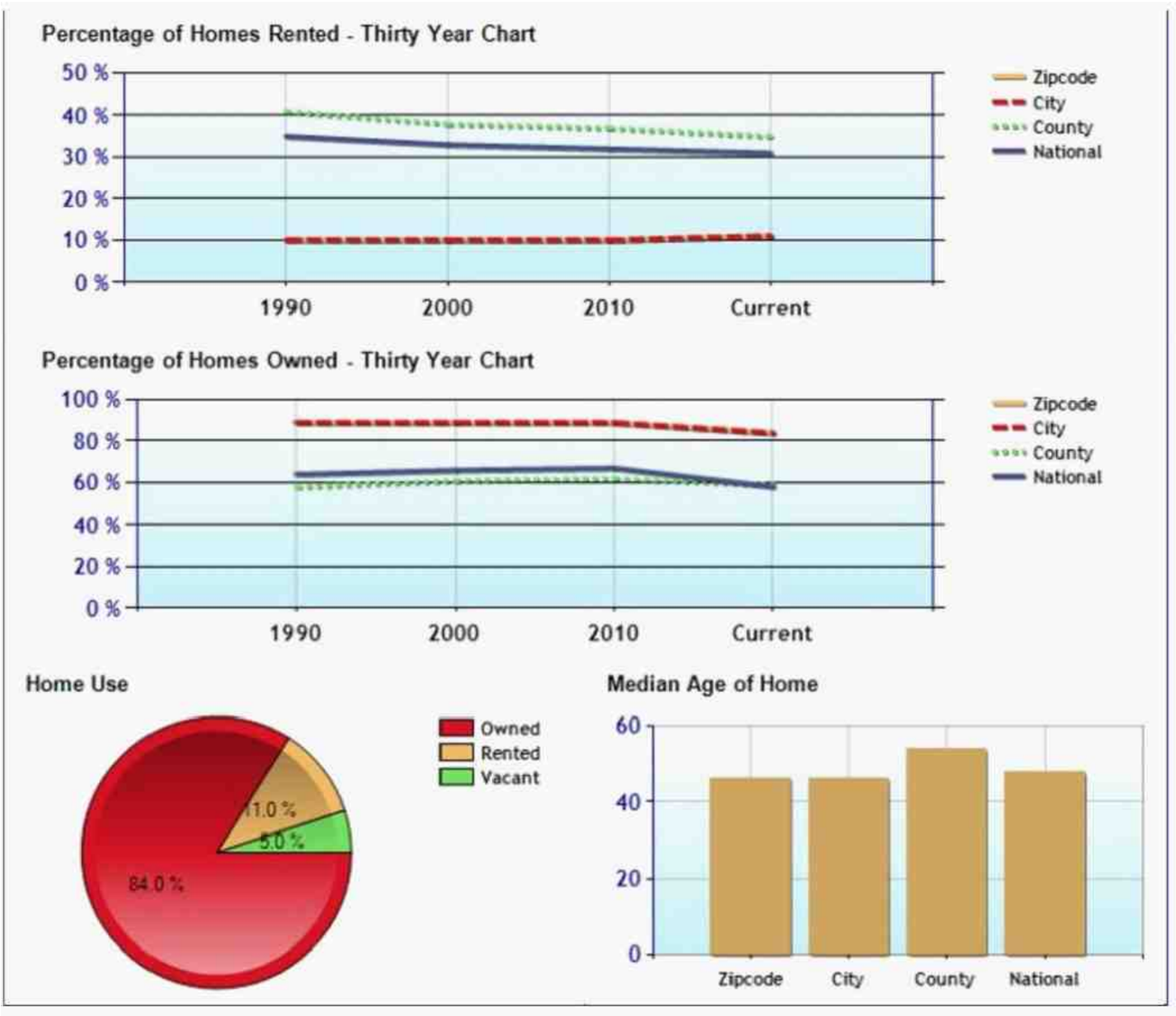
Homes Statistics near Zip Code 20735

	Zipcode	City	County	National
Median Age of Home	46.0	46.0	54.0	48.0
Homes Owned	84.0%	84.0%	59.0%	58.0%
Homes Rented	11.0%	11.0%	35.0%	31.0%
Homes Vacant	5.0%	5.0%	7.0%	11.0%

Average Rental Cost - Ten Year Chart

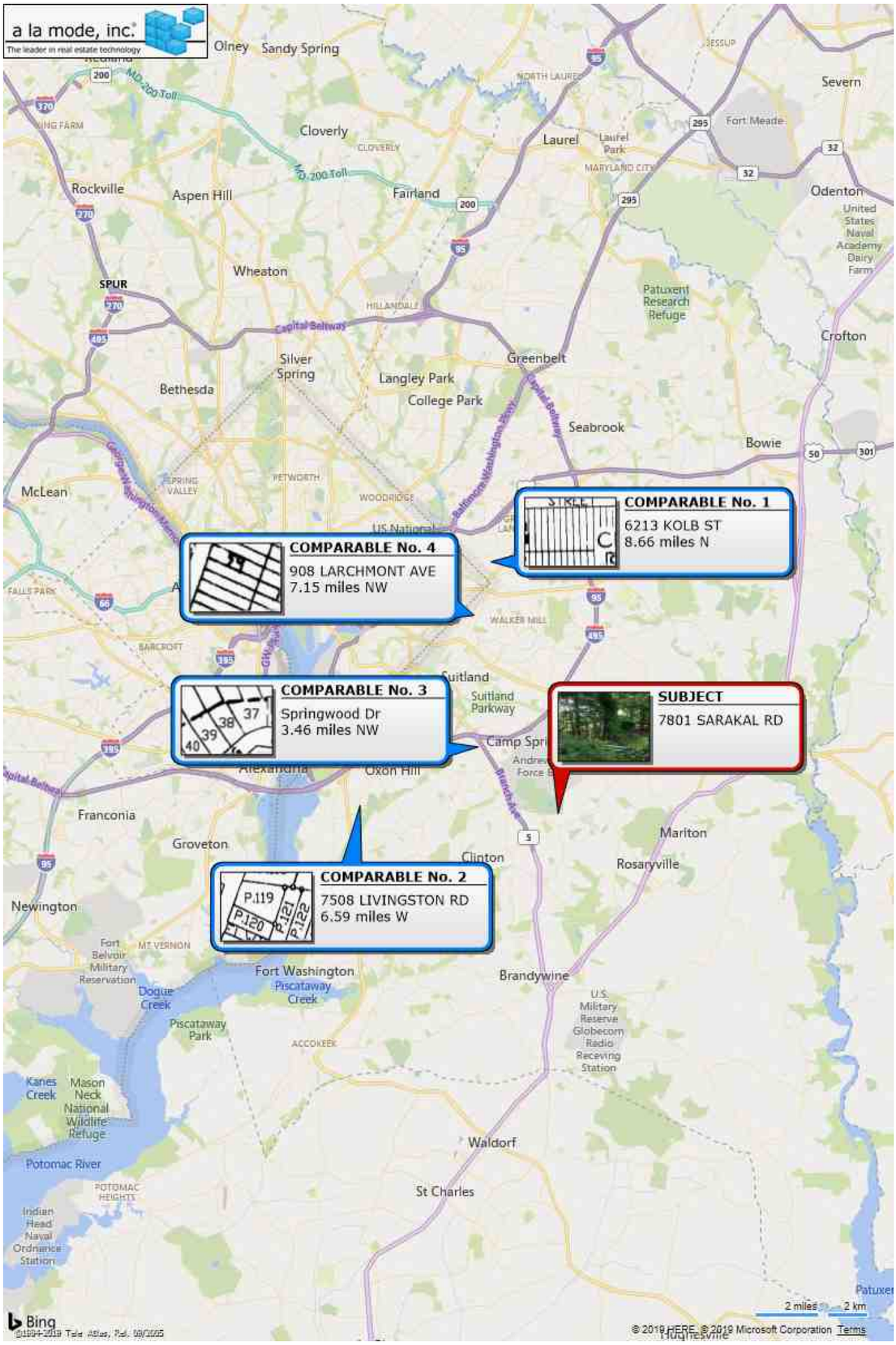


BRIGHT MLS HOUSING - Page 2



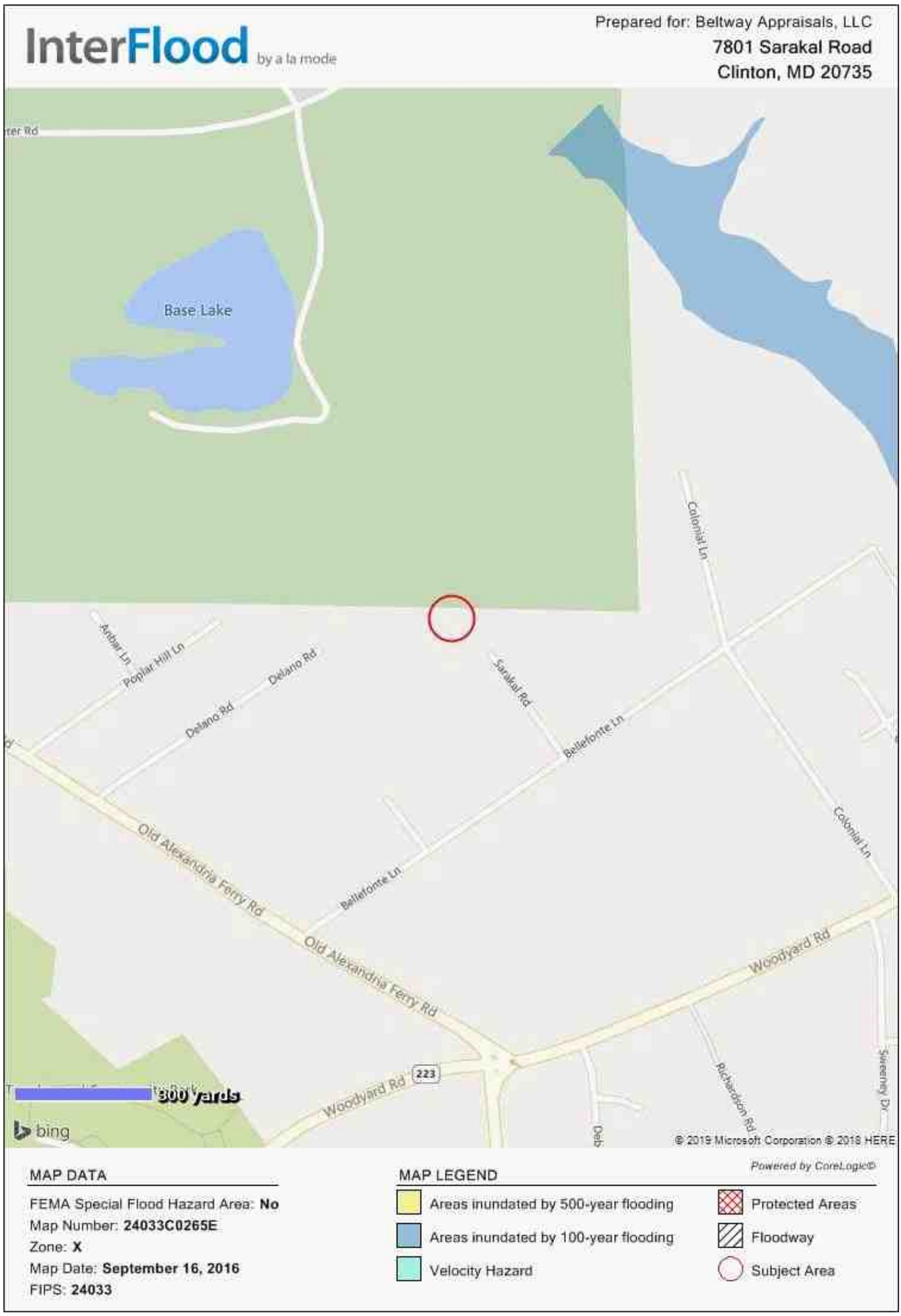
Location Map

Borrower	N/A N/A						
Property Address	7801 SARAKAL RD						
City	CLINTON	County	Prince George's	State	MD	Zip Code	20735
Lender/Client	The Prince George's County Government						



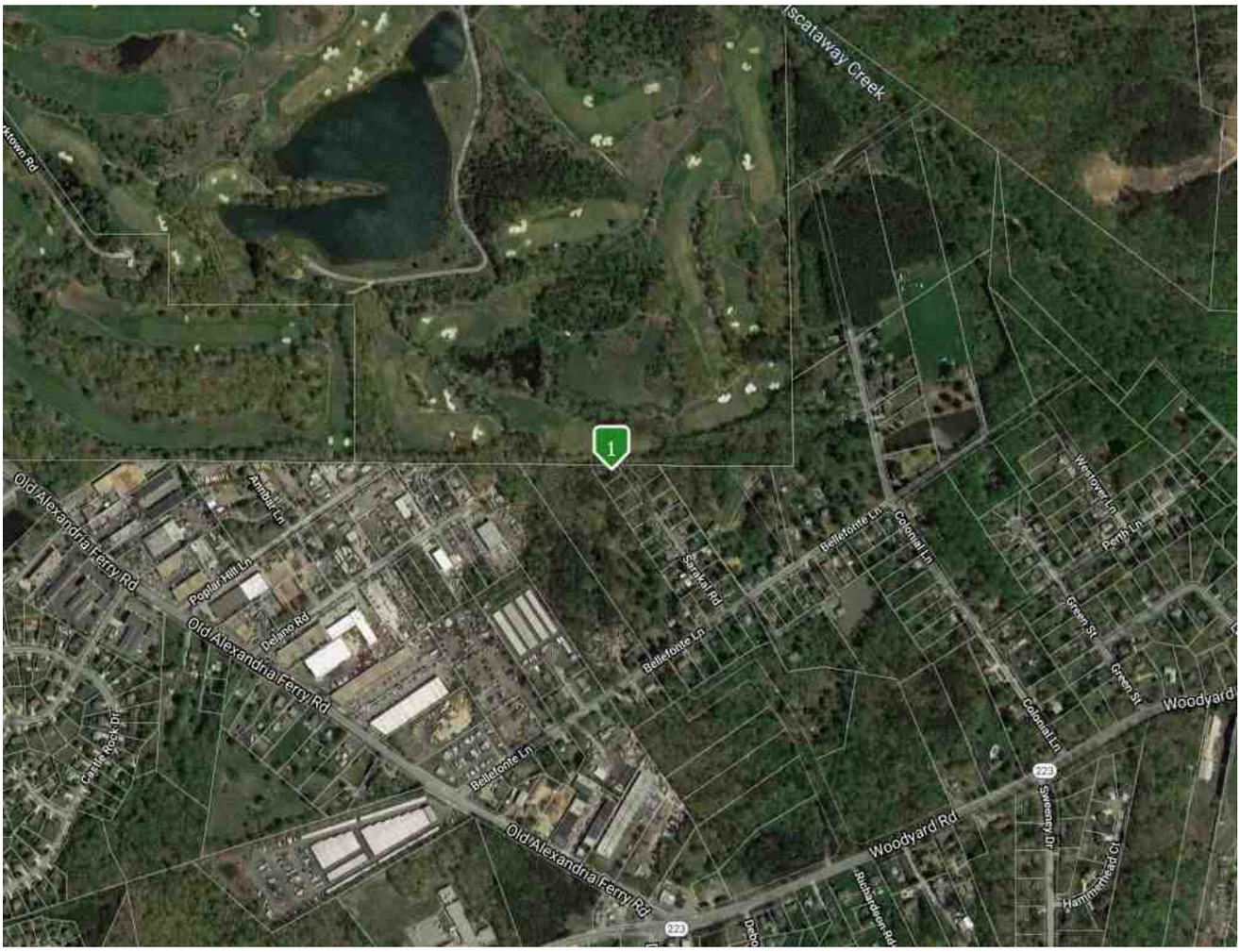
Flood Map

Borrower	N/A N/A						
Property Address	7801 SARAKAL RD						
City	CLINTON	County	Prince George's	State	MD	Zip Code	20735
Lender/Client	The Prince George's County Government						



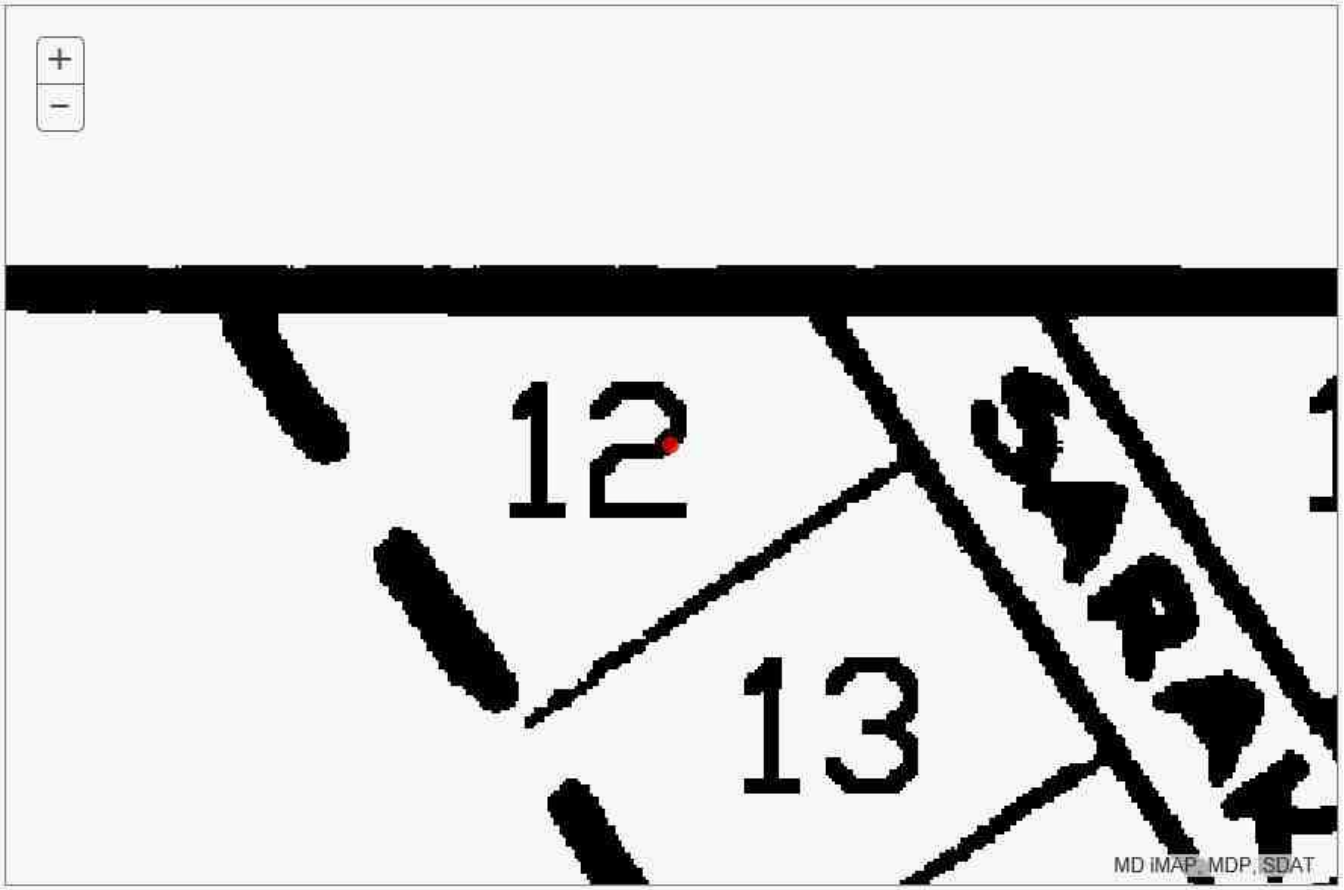
Aerial Map

Borrower	N/A N/A						
Property Address	7801 SARAKAL RD						
City	CLINTON	County	Prince George's	State	MD	Zip Code	20735
Lender/Client	The Prince George's County Government						



Plat Map

Borrower	N/A N/A						
Property Address	7801 SARAKAL RD						
City	CLINTON	County	Prince George's	State	MD	Zip Code	20735
Lender/Client	The Prince George's County Government						



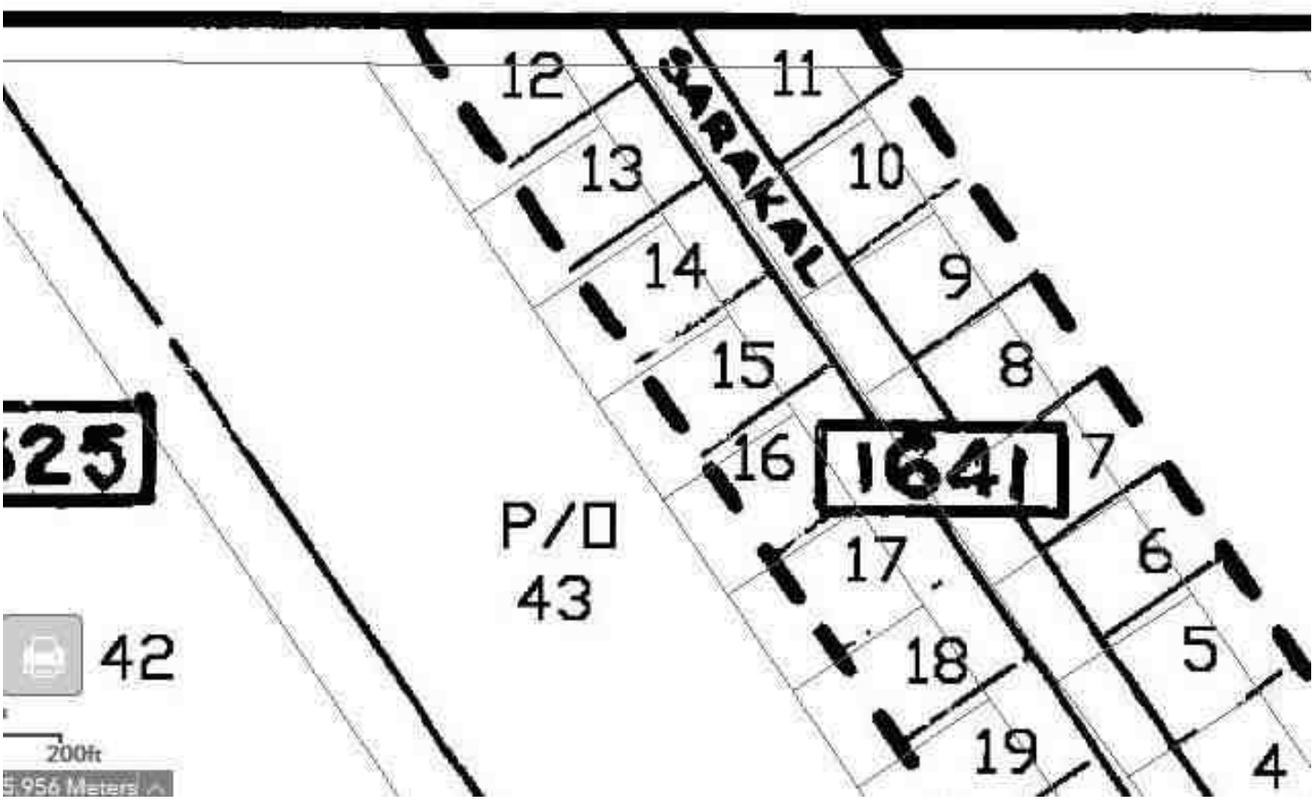
PGAtlas

Borrower	N/A N/A						
Property Address	7801 SARAKAL RD						
City	CLINTON	County	Prince George's	State	MD	Zip Code	20735
Lender/Client	The Prince George's County Government						



MERLIN

Borrower	N/A N/A						
Property Address	7801 SARAKAL RD						
City	CLINTON	County	Prince George's	State	MD	Zip Code	20735
Lender/Client	The Prince George's County Government						



Subject Photo Page

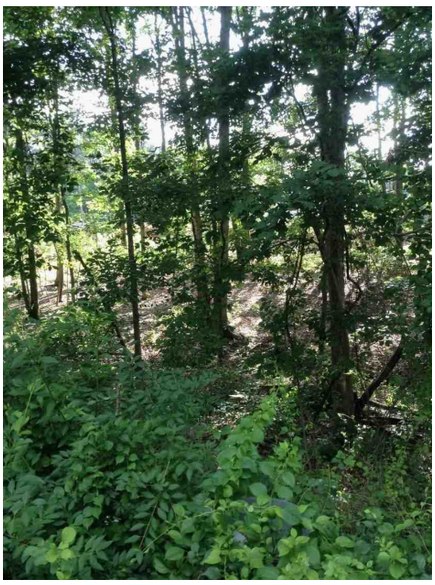
Borrower	N/A N/A						
Property Address	7801 SARAKAL RD						
City	CLINTON	County	Prince George's	State	MD	Zip Code	20735
Lender/Client	The Prince George's County Government						



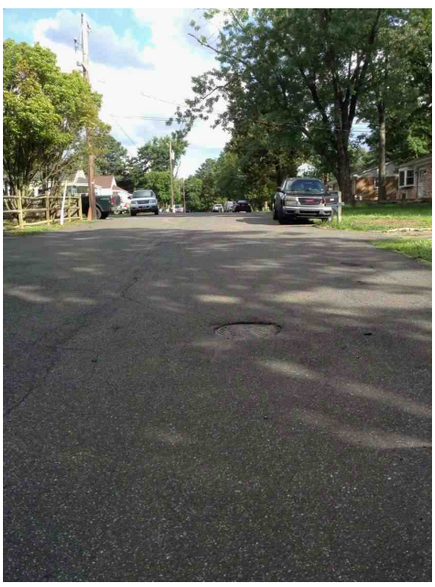
Subject Front

7801 Sarakal Rd

Sales Price	0
Gross Living Area	
Total Rooms	
Total Bedrooms	
Total Bathrooms	
Location	Avg Residential
View	sq. ft.+/-
Site	11,176
Quality	
Age	



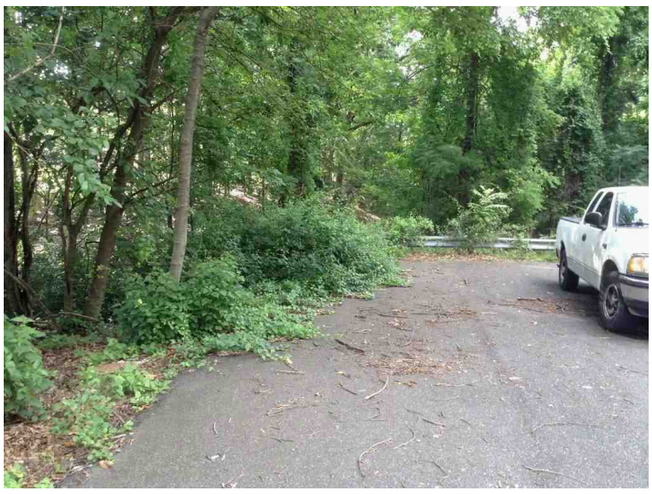
Subject Rear



Subject Street

Photograph Addendum

Borrower	N/A N/A						
Property Address	7801 SARAKAL RD						
City	CLINTON	County	Prince George's	State	MD	Zip Code	20735
Lender/Client	The Prince George's County Government						



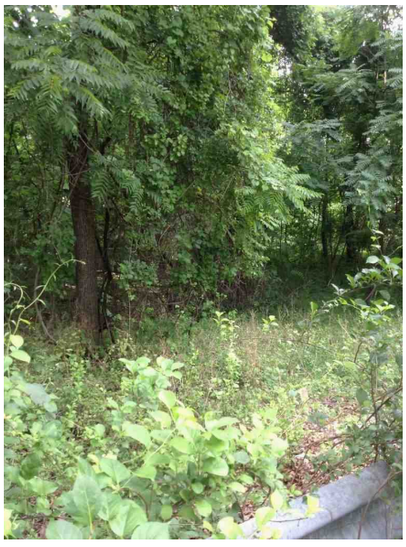
Northwest view of Sarakal Road



Alternate site view



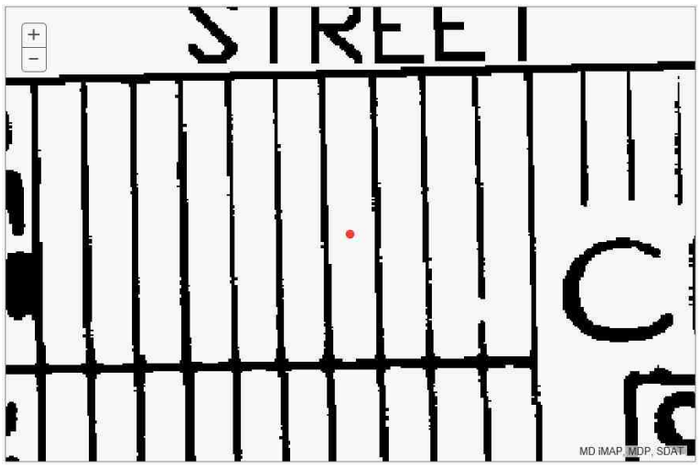
Alternate site view



Alternate site view

Comparable Photo Page

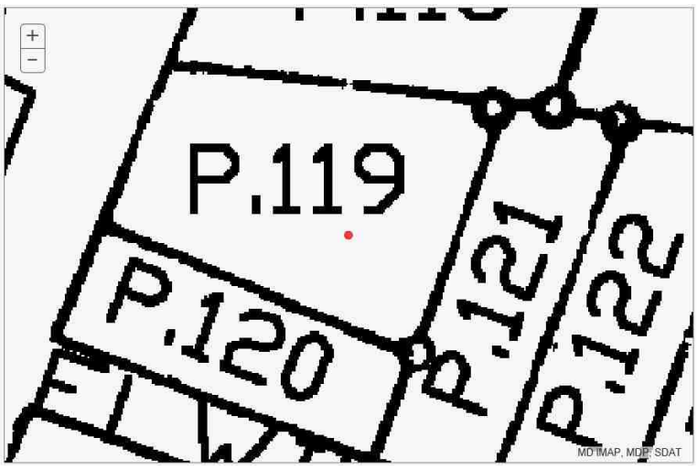
Borrower	N/A N/A						
Property Address	7801 SARAKAL RD						
City	CLINTON	County	Prince George's	State	MD	Zip Code	20735
Lender/Client	The Prince George's County Government						



Comparable 1

6213 Kolb St

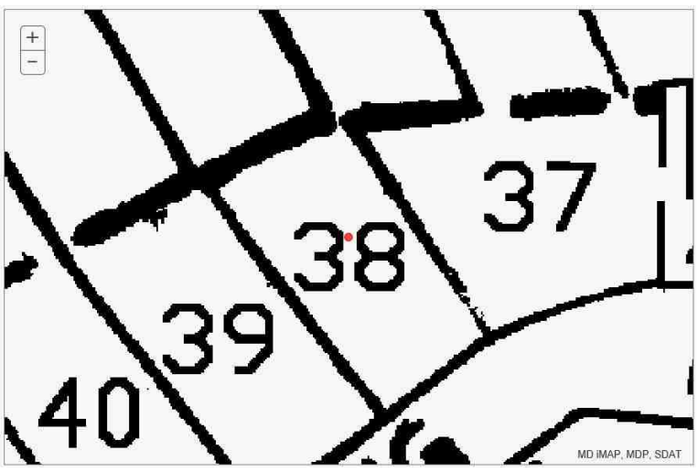
Prox. to Subject	8.66 MILES N
Sale Price	17,000
Gross Living Area	
Total Rooms	
Total Bedrooms	
Total Bathrooms	
Location	Avg Residential
View	
Site	7,200
Quality	
Age	



Comparable 2

7508 Livingston Rd

Prox. to Subject	6.59 MILES W
Sale Price	35,000
Gross Living Area	
Total Rooms	
Total Bedrooms	
Total Bathrooms	
Location	Avg Residential
View	
Site	19,060
Quality	
Age	



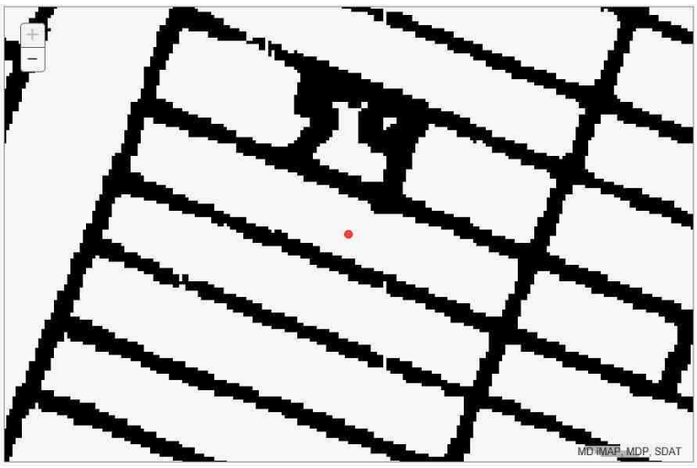
Comparable 3

Springwood Dr

Prox. to Subject	3.46 MILES NW
Sale Price	20,000
Gross Living Area	
Total Rooms	
Total Bedrooms	
Total Bathrooms	
Location	Avg Residential
View	
Site	12,300
Quality	
Age	

Comparable Photo Page

Borrower	N/A N/A						
Property Address	7801 SARAKAL RD						
City	CLINTON	County	Prince George's	State	MD	Zip Code	20735
Lender/Client	The Prince George's County Government						



Comparable 4

908 Larchmont Ave

Prox. to Subject	7.15 MILES NW
Sale Price	10,000
Gross Living Area	
Total Rooms	
Total Bedrooms	
Total Bathrooms	
Location	Avg Residential
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	

LICENSE

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

STATE OF MARYLAND
DLLR
DEPARTMENT OF LABOR, LICENSING AND REGULATION

LICENSE * REGISTRATION * CERTIFICATION * PERMIT

STATE OF MARYLAND

DEPARTMENT OF LABOR, LICENSING AND REGULATION

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

COMMISSION OF RE APPRAISERS & HOME INSPECTORS

CERTIFIES THAT:

JACQUELIN F SONCEAU

IS AN AUTHORIZED: 03- CERTIFIED RESIDENTIAL

LIC/REG/CERT	EXPIRATION	EFFECTIVE	CONTROL NO
12316	07-11-2019	06-13-2016	4866634

Signature of Bearer

Kelly M. Schulz
Secretary DLLR

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