

APPRAISAL OF REAL PROPERTY



LOCATED AT

4207 AMMENDALE RD
BELTSVILLE, MD 20705
(RW 1288-502) (ENTIRE IMPS RAZED 7/1/03), GRID F3, PARCEL 34

FOR

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

OPINION OF VALUE

\$85,000

AS OF

03/06/2020

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, Suite 336
Largo, MD 20774

Re: Property: 4207 AMMENDALE RD
BELTSVILLE, MD 20705
Borrower: N/A N/A
File No.: 2002009

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
300012316
7/11/2022

USPAP Compliance Addendum

Loan #
File # 2002009

Borrower	N/A N/A		
Property Address	4207 AMMENDALE RD		
City	BELTSVILLE	County	Prince George's
		State	MD
		Zip Code	20705
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 15 day(s) utilizing market conditions pertinent to the appraisal assignment.

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

APPRAISER SUPERVISORY APPRAISER (ONLY IF REQUIRED)

<p>Signature </p> <p>Name <u>Jacquelin Sonceau, SRA</u></p> <p>Date of Signature <u>04/03/2020</u></p> <p>State Certification # <u>30012316</u></p> <p>or State License # _____</p> <p>State <u>MD</u></p> <p>Expiration Date of Certification or License <u>07/11/2022</u></p> <p>Effective Date of Appraisal <u>03/06/2020</u></p>	<p>Signature _____</p> <p>Name _____</p> <p>Date of Signature _____</p> <p>State Certification # _____</p> <p>or State License # _____</p> <p>State _____</p> <p>Expiration Date of Certification or License _____</p> <p>Supervisory Appraiser Inspection of Subject Property</p> <p><input type="checkbox"/> Did Not <input type="checkbox"/> Exterior-only from Street <input type="checkbox"/> Interior and Exterior</p>
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LAND APPRAISAL REPORT

File No.: 2002009

Property Address: 4207 AMMENDALE RD	City: BELTSVILLE	State: MD	Zip Code: 20705
County: Prince George's		Legal Description: (RW 1288-502) (ENTIRE IMPS RAZED 7/1/03), GRID F3, PARCEL 34	
Assessor's Parcel #: 01-0022863	Tax Year: 2019	R.E. Taxes: \$ 31	Special Assessments: \$ 0
Market Area Name: Beltsville	Map Reference: 12	Census Tract: 8074.04	
Current Owner of Record: PRINCE GEORGES COUNTY		Borrower (if applicable): N/A N/A	
Project Type (if applicable): <input type="checkbox"/> PUD <input type="checkbox"/> De Minimis PUD <input type="checkbox"/> Other (describe)	HOA: \$	<input type="checkbox"/> per year	<input type="checkbox"/> per month
Are there any existing improvements to the property? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If Yes, indicate current occupancy: <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant <input type="checkbox"/> Not habitable			
If Yes, give a brief description:			

The purpose of this appraisal is to develop an opinion of: <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe)			
This report reflects the following value (if not Current, see comments): <input checked="" type="checkbox"/> Current (the Inspection Date is the Effective Date) <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective			
Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe)			
Intended Use: The 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		

Characteristics	Predominant Occupancy	One-Unit Housing	Present Land Use	Change in Land Use
Location: <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	<input checked="" type="checkbox"/> Owner 60 <input checked="" type="checkbox"/> Tenant 35 <input checked="" type="checkbox"/> Vacant (0-5%) <input type="checkbox"/> Vacant (>5%)	PRICE AGE	One-Unit 70 %	<input checked="" type="checkbox"/> Not Likely
Built up: <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%		\$ (000) (yrs)	2-4 Unit 0 %	<input type="checkbox"/> Likely * <input type="checkbox"/> In Process *
Growth rate: <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow		109 Low 2	Multi-Unit 15 %	* To: _____
Property values: <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining		695 High 107	Comm'l 10 %	
Demand/supply: <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply		354 Pred 50	Other 5 %	
Marketing time: <input checked="" type="checkbox"/> Under 3 Mos. <input type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.				

Factors Affecting Marketability											
Item	Good	Average	Fair	Poor	N/A	Item	Good	Average	Fair	Poor	N/A
Employment Stability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Adequacy of Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Employment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Property Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Shopping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Protection from Detrimental Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Schools	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Police and Fire Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Adequacy of Public Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	General Appearance of Properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recreational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appeal to Market	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Market Area Comments: 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.

Dimensions: Irregular lot	Site Area: 21,555 Sq.Ft.
Zoning Classification: R-80	Description: ONE-FAMILY DETACHED RESIDENTIAL
Do present improvements comply with existing zoning requirements? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> No Improvements	
Uses allowed under current zoning: Provides for variation in the size, shape, and width of subdivision lots to better utilize the natural terrain and to facilitate planning of single-family developments with lots and dwellings of various sizes and styles.	
Are CC&Rs applicable? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown Have the documents been reviewed? <input type="checkbox"/> Yes <input type="checkbox"/> No Ground Rent (if applicable) \$ _____ /	
Comments:	
Highest & Best Use as improved: <input type="checkbox"/> Present use, or <input checked="" type="checkbox"/> Other use (explain) 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 for single-family development.	

Utilities	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private	Frontage	Estimated to be 85 feet
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available	Street	Asphalt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Topography	Slopes back to front
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available	Width	Average for area			Size	21,555 sf +/-
Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available	Surface	Average for area			Shape	Rectangular
Sanitary Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available	Curb/Gutter	Concrete/Concrete	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Drainage	Natural
Storm Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available	Sidewalk	Concrete	<input checked="" type="checkbox"/>	<input type="checkbox"/>	View	Average Residential
Telephone	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available	Street Lights	Post	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Multimedia	<input type="checkbox"/>	<input type="checkbox"/>		Alley	None	<input type="checkbox"/>	<input type="checkbox"/>		

Other site elements: <input checked="" type="checkbox"/> Inside Lot <input type="checkbox"/> Corner Lot <input type="checkbox"/> Cul de Sac <input checked="" type="checkbox"/> Underground Utilities <input type="checkbox"/> Other (describe)	
FEMA Spec'l Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No FEMA Flood Zone X FEMA Map # 24033C0041E 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.	



LAND APPRAISAL REPORT

File No.: 2002009

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, MRIS

1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing: <u>The prior sale/transfer of comparable sale #2 on 02/11/2019 was a non-arms length transaction. No evidence from current data sources of any sale or transfer of the comparable sales prior to, or in addition to, those cited above within the past year. No evidence from current data sources of any sale or transfer of the subject property prior to, or in addition to, those cited above within the past three years.</u>
Date: 08/28/2001	
Price: 200,000	
Source(s): Tax Record, brightMLS	
2nd Prior Subject Sale/Transfer	
Date: 06/03/1997	
Price: 154,600	
Source(s): Tax Record, brightMLS	

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	4207 Ammendale Rd Beltsville, MD 20705	11901 Ellington Dr Beltsville, MD 20705		8610 Good Luck Rd Lanham, MD 20706		5411 Odell Rd Beltsville, MD 20705	
Proximity to Subject		2.77 MILES E		6.18 MILES SE		1.59 MILES SE	
Sale Price	\$ 0	\$ 95,000	\$ 90,000	\$ 90,000	\$ 85,000	\$ 85,000	\$ 85,000
Price/ Sq.Ft.	\$	\$ 4.18	\$ 4.05	\$ 4.05	\$ 4.54	\$ 4.54	\$ 4.54
Data Source(s)	brightMLS	brightMLS#1000033839		brightMLS#MDPG503488		brightMLS#MDPG529904	
Verification Source(s)	Observation/Tax Rec	Observation/Tax Record		Observation/Tax Record		Observation/Tax Record	
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+(-) \$ Adjust
Sales or Financing Concessions		Cash		Cash		Cash	
		None Noted		None Noted		None Noted	
Date of Sale/Time	N/A	cd:12/17se:01/18	0	cd:03/19se:04/19	0	cd:06/19se:07/19	0
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Location	Beltsville	Beltsville		Lanham	0	Beltsville	
Site Area (in Sq.Ft.)	21,555	22,740	0	22,213 sf	0	18,720 sf	0
Utility	Average	Average		Average		Average	
Zoning	R80	RR	0	R80		R80	
Net Adjustment (Total, in \$)		<input type="checkbox"/> + <input type="checkbox"/> - \$		<input type="checkbox"/> + <input type="checkbox"/> - \$		<input type="checkbox"/> + <input type="checkbox"/> - \$	
Adjusted Sale Price (in \$)		Net % Gross % \$ 95,000		Net % Gross % \$ 90,000		Net % Gross % \$ 85,000	

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 #3 carried the most weight in the reconciliation, because it has the same zoning as the subject, is the most recent sale, is the closest to the subject in proximity and is located in the same city.

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.

Indicated Value by: Sales Comparison Approach \$ 85,000

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: Sales comparison approach is most applicable since it reflects value in the eyes of a typical buyer.

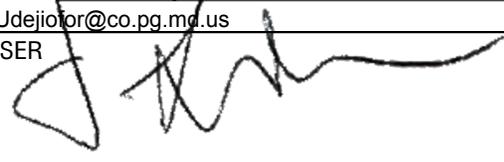
This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.

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:
 \$ 85,000, as of: 03/06/2020, 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:

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

Photo Addenda Parcel Map Hypothetical Conditions Extraordinary Assumptions

Client Contact: <u>Ikenna Udejiofor</u>	Client Name: <u>The Prince George's County Government</u>
E-Mail: <u>IUdejiofor@co.pg.md.us</u>	Address: <u>1400 McCormick Drive, Suite 336, Largo, MD 20774</u>
APPRAISER 	SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)
Appraiser Name: <u>Jacquelin Sonceau, SRA</u>	Supervisory or Co-Appraiser Name: _____
Company: <u>Beltway Appraisals, LLC</u>	Company: _____
Phone: <u>(301) 317-8514</u> Fax: <u>(301) 542-0171</u>	Phone: _____ Fax: _____
E-Mail: <u>Jack.Sonceau@beltwayappraisals.com</u>	E-Mail: _____
Date of Report (Signature): <u>04/03/2020</u>	Date of Report (Signature): _____
License or Certification #: <u>30012316</u> State: <u>MD</u>	License or Certification #: _____ State: _____
Designation: <u>SRA</u>	Designation: _____
Expiration Date of License or Certification: <u>07/11/2022</u>	Expiration Date of License or Certification: _____
Inspection of Subject: <input checked="" type="checkbox"/> Did Inspect <input type="checkbox"/> Did Not Inspect (Desktop)	Inspection of Subject: <input type="checkbox"/> Did Inspect <input type="checkbox"/> Did Not Inspect
Date of Inspection: <u>03/06/2020</u>	Date of Inspection: _____

ADDITIONAL COMPARABLE SALES

File No.: 2002009

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 4		COMPARABLE NO. 5		COMPARABLE NO. 6	
Address	4207 Ammendale Rd Beltsville, MD 20705	11905 Ellington Dr Beltsville, MD 20705					
Proximity to Subject		2.79 MILES E					
Sale Price	\$ 0		\$ 75,000		\$		\$
Price/ Sq.Ft.	\$	\$ 3.60		\$		\$	
Data Source(s)	brightMLS	brightMLS#1000033847					
Verification Source(s)	Observation/Tax Rec	Observation/Tax Record					
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+(-) \$ Adjust
Sales or Financing Concessions		Cash None Noted					
Date of Sale/Time	N/A	cd:12/17se:01/18	0				
Rights Appraised	Fee Simple	Fee Simple					
Location	Beltsville	Beltsville					
Site Area (in Sq.Ft.)	21,555	20,831	0				
Utility	Average	Average					
Zoning	R80	RR	0				
Net Adjustment (Total, in \$)		<input type="checkbox"/> + <input type="checkbox"/> - \$		<input type="checkbox"/> + <input type="checkbox"/> - \$		<input type="checkbox"/> + <input type="checkbox"/> - \$	
Adjusted Sale Price (in \$)		Net % Gross % \$ 75,000		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 #3 carried the most weight in the reconciliation, because it has the same zoning as the subject, is the most recent sale, is the closest to the subject in proximity and is located in the same city.

SALES COMPARISON APPROACH



Supplemental Addendum

File No. 2002009

Borrower	N/A N/A				
Property Address	4207 AMMENDALE RD				
City	BELTSVILLE	County	Prince George's	State	MD Zip Code 20705
Lender/Client	The Prince George's County Government				

NEIGHBORHOOD DESCRIPTION:

Note: Race and the racial composition of the neighborhood are not appraisal factors. No apparent adverse factors were noted that could 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 Washington metro area are within typical commuting times. The subject is less than a mile (as the crow flies) from Martin Luther King Jr. Middle School. The "other" land uses are vacant lots, a community park, and schools. These do not have a negative impact on the value or marketability of the subject.

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.

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 city and county; similar zoning as the subject; market reaction does not warrant an adjustment for the difference in lot size; similar condition as the subject; mainly clear lot; utilities at site;

COMPARABLE #2: recent sale; in close proximity of subject and located in the same county; same zoning as subject; market reaction does not warrant an adjustment for the difference in lot size; similar condition as the subject; utilities at site;

COMPARABLE #3: recent sale; in close proximity of subject and located in the same city and county; same zoning as the subject; market reaction does not warrant an adjustment for the difference in lot size; similar condition as the subject; plat approved and recorded; clear lot; utilities at site;

COMPARABLE #4: recent sale; in close proximity of subject and located in the same city and county; similar zoning as the subject; market reaction does not warrant an adjustment for the difference in lot size; similar condition as the subject; mainly clear lot; utilities at site;

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.

The comparable sales selection search parameters/criteria included within 36 months of the date of inspection, located in Prince George's County, within 50% below and above the lot size of the subject.

The global outbreak of a "novel coronavirus" known as COVID-19 was officially declared a pandemic by the World Health Organization (WHO). The reader is cautioned, and reminded that the conclusions presented in this appraisal report apply only as of the effective date(s) indicated. The appraiser makes no representation as to the effect on the subject property of any unforeseen event, subsequent to the effective date of the appraisal.

Certification

File No. 2002009

Borrower	N/A N/A			
Property Address	4207 AMMENDALE RD			
City	BELTSVILLE	County	Prince George's	State MD Zip Code 20705
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.



Signature _____
 Name Jacquelin Sonceau, SRA
 Date Signed 04/03/2020
 State Certification # 30012316 State MD
 Or State License # _____ State _____

Signature _____
 Name _____
 Date Signed _____
 State Certification # _____ State _____
 Or State License # _____ State _____

TAX RECORD

Search Result for PRINCE GEORGE'S COUNTY

[View Map](#)
 [View GroundRent Redemption](#)
 [View GroundRent Registration](#)

Special Tax Recapture: None
Account Identifier: **District - 01 Account Number - 0022863**

Owner Information

Owner Name:	PRINCE GEORGES COUNTY	Use:	EXEMPT
		Principal Residence:	NO
Mailing Address:	STE 310 9400 PEPPERCORN PL LARGO MD 20774-5358	Deed Reference:	/14943/ 00547

Location & Structure Information

Premises Address:	4207 AMMENDALE RD BELTSVILLE 20705-0000	Legal Description:	(RW 1288-502) (ENTIRE IMPS RAZED 7/1/03)
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Map: 0012	Grid: 00F3	Parcel: 0034	Neighborhood: 1040001.17	Subdivision: 0000	Section:	Block:	Lot:	Assessment Year: 2020	Plat No:	Plat Ref:
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Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
			21,555 SF	902

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
			/				

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2020	07/01/2019	07/01/2020
Land:	76,700	78,500		
Improvements	0	0		
Total:	76,700	78,500	76,700	77,300
Preferential Land:	0			0

Transfer Information

Seller: THOMAS, JEROME & SYLVIA E	Date: 08/28/2001	Price: \$200,000
Type: NON-ARMS LENGTH OTHER	Deed1: /14943/ 00547	Deed2:
Seller: KINGSBURY, CHARLES C JR & BARBARA J	Date: 06/03/1997	Price: \$154,600
Type: ARMS LENGTH IMPROVED	Deed1: /11464/ 00001	Deed2:
Seller: FREELAND, ELIZABETH	Date: 07/21/1983	Price: \$79,500
Type:	Deed1: /05726/ 00480	Deed2:

Exemption Information

Partial Exempt Assessments:	Class		07/01/2019	07/01/2020
County:	580		76,700.00	77,300.00
State:	580		76,700.00	77,300.00
Municipal:	580		0.00 0.00	0.00 0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

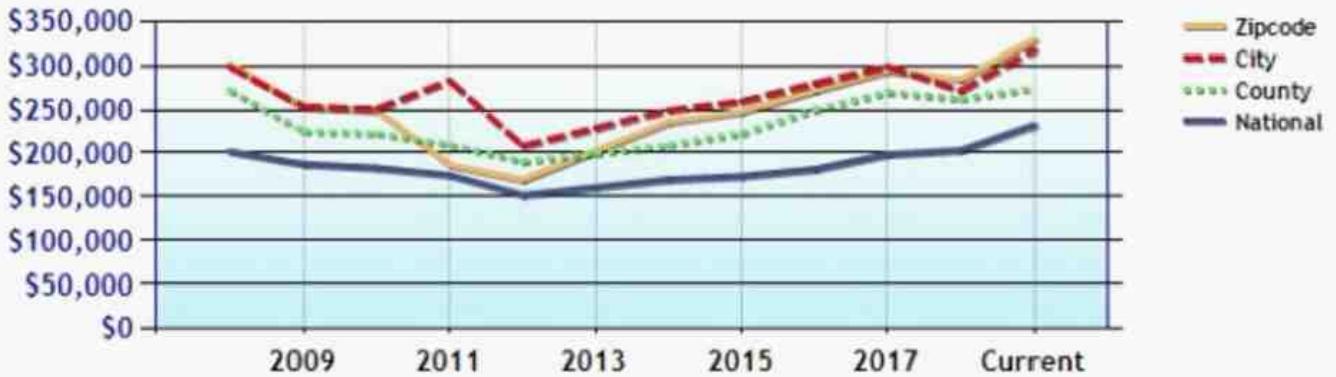
Homeowners' Tax Credit Application Status: No Application **Date:**

BRIGHT MLS HOUSING - Page 1

Home Values near Zip Code 20705

	Zipcode	City	County	National
Median Sale Price	\$330,000	\$318,045	\$275,000	\$232,276

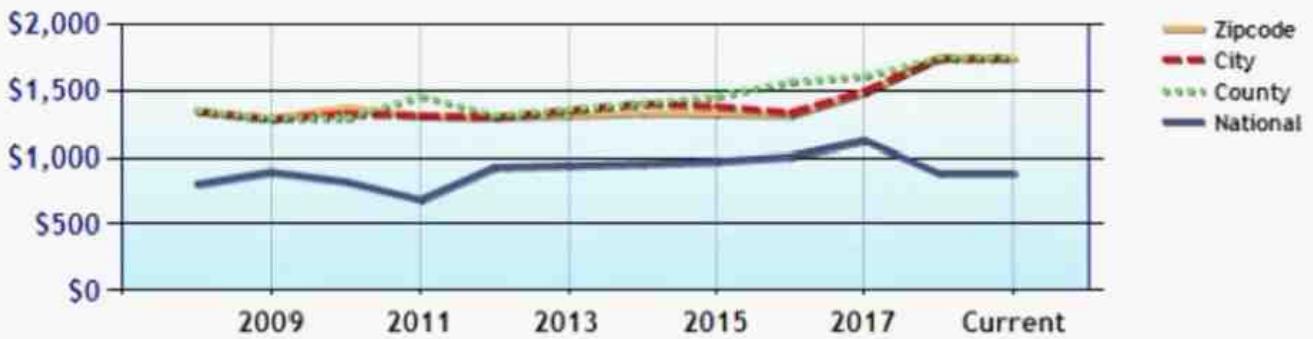
Median Sale Price - Ten Year Chart



Homes Statistics near Zip Code 20705

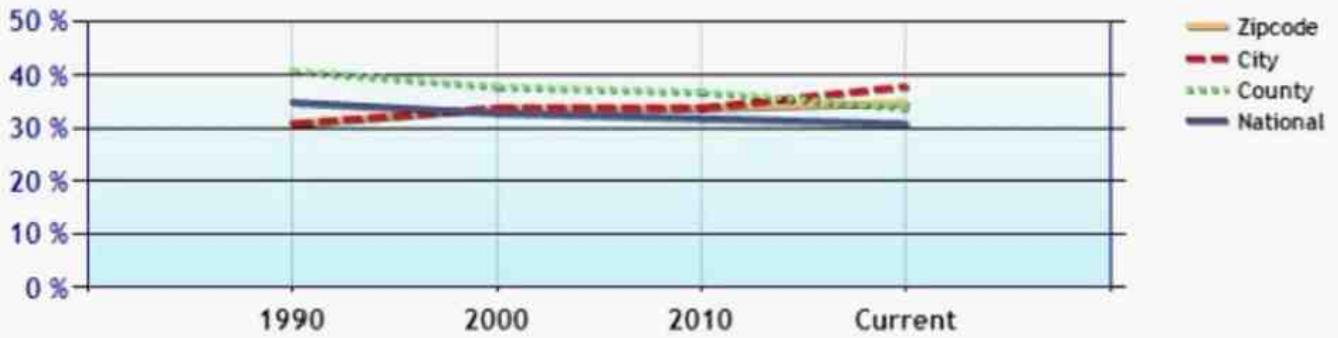
	Zipcode	City	County	National
Median Age of Home	54.0	58.0	54.0	48.0
Homes Owned	60.0%	56.0%	59.0%	58.0%
Homes Rented	35.0%	38.0%	34.0%	31.0%
Homes Vacant	6.0%	7.0%	7.0%	11.0%

Average Rental Cost - Ten Year Chart

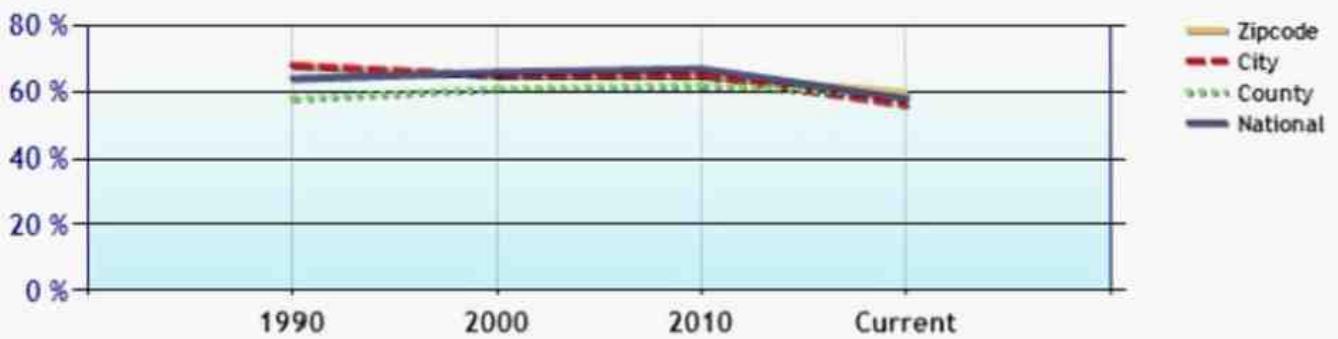


BRIGHT MLS HOUSING - Page 2

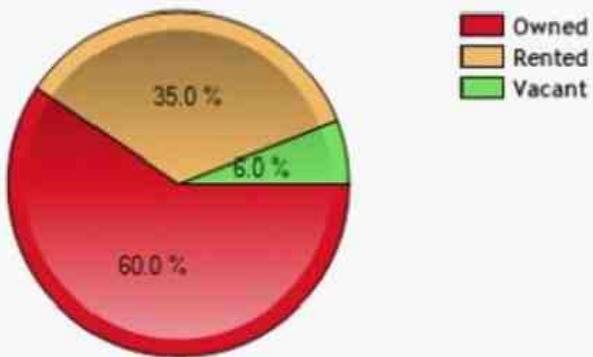
Percentage of Homes Rented - Thirty Year Chart



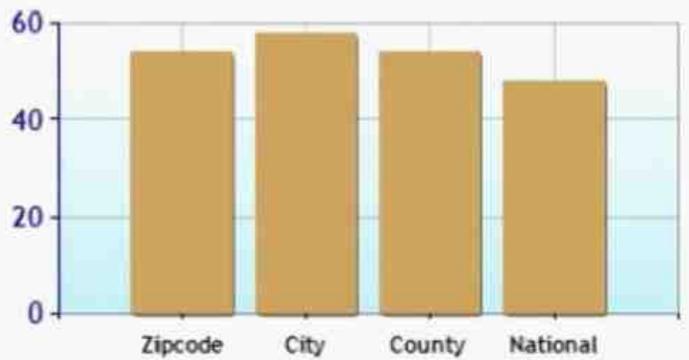
Percentage of Homes Owned - Thirty Year Chart



Home Use

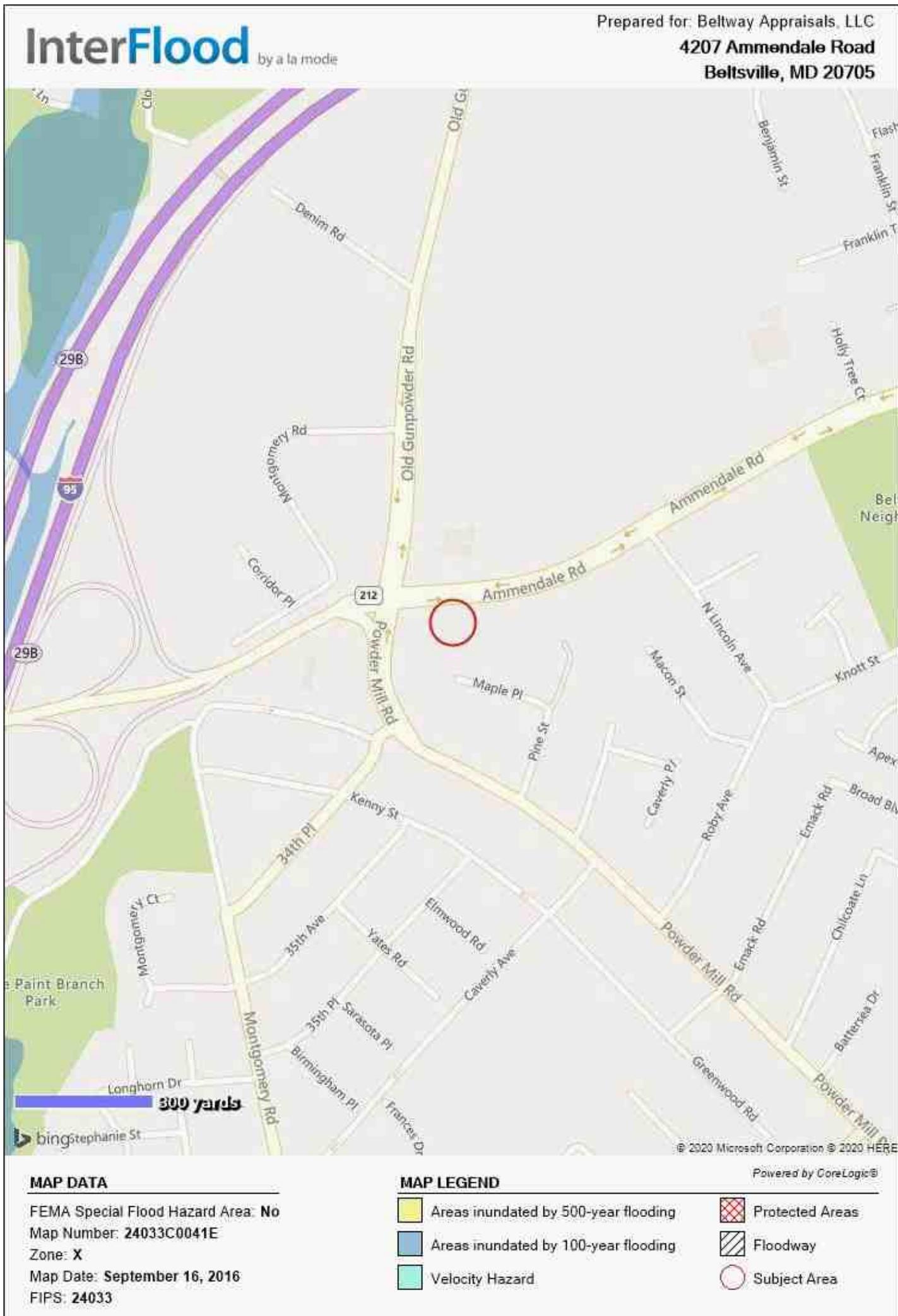


Median Age of Home



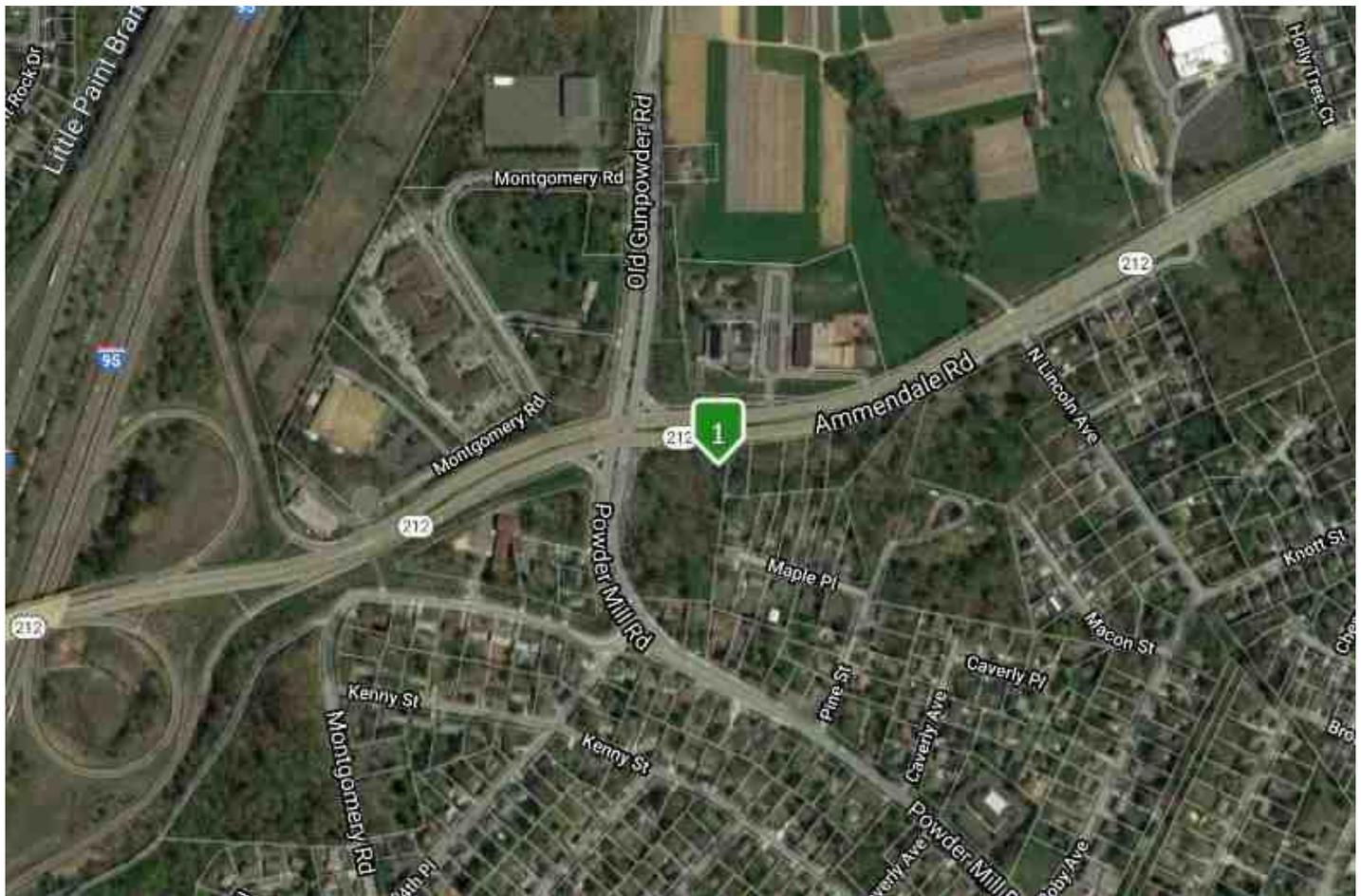
Flood Map

Borrower	N/A N/A				
Property Address	4207 AMMENDALE RD				
City	BELTSVILLE	County	Prince George's	State	MD Zip Code 20705
Lender/Client	The Prince George's County Government				



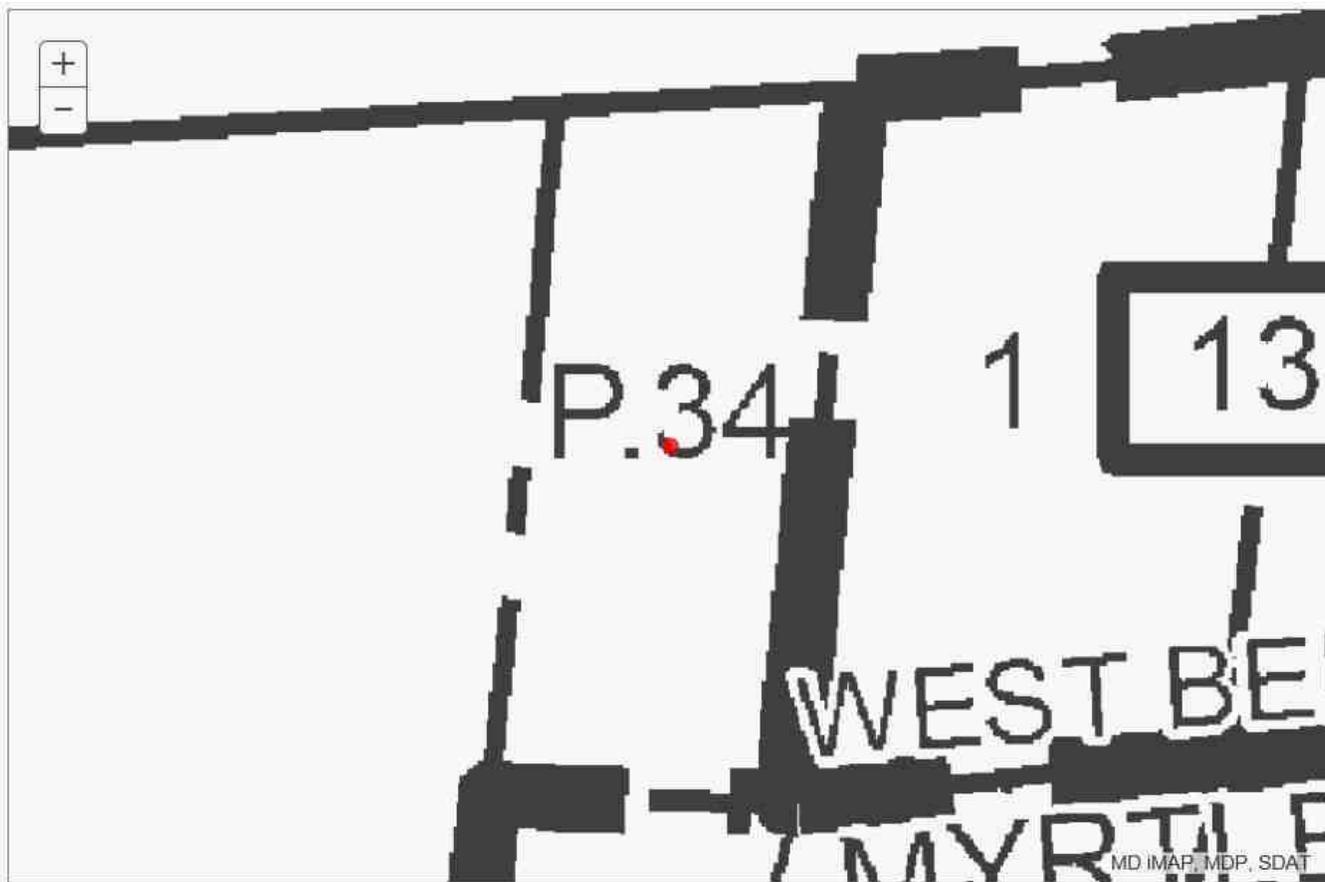
Aerial Map

Borrower	N/A N/A				
Property Address	4207 AMMENDALE RD				
City	BELTSVILLE	County	Prince George's	State	MD Zip Code 20705
Lender/Client	The Prince George's County Government				



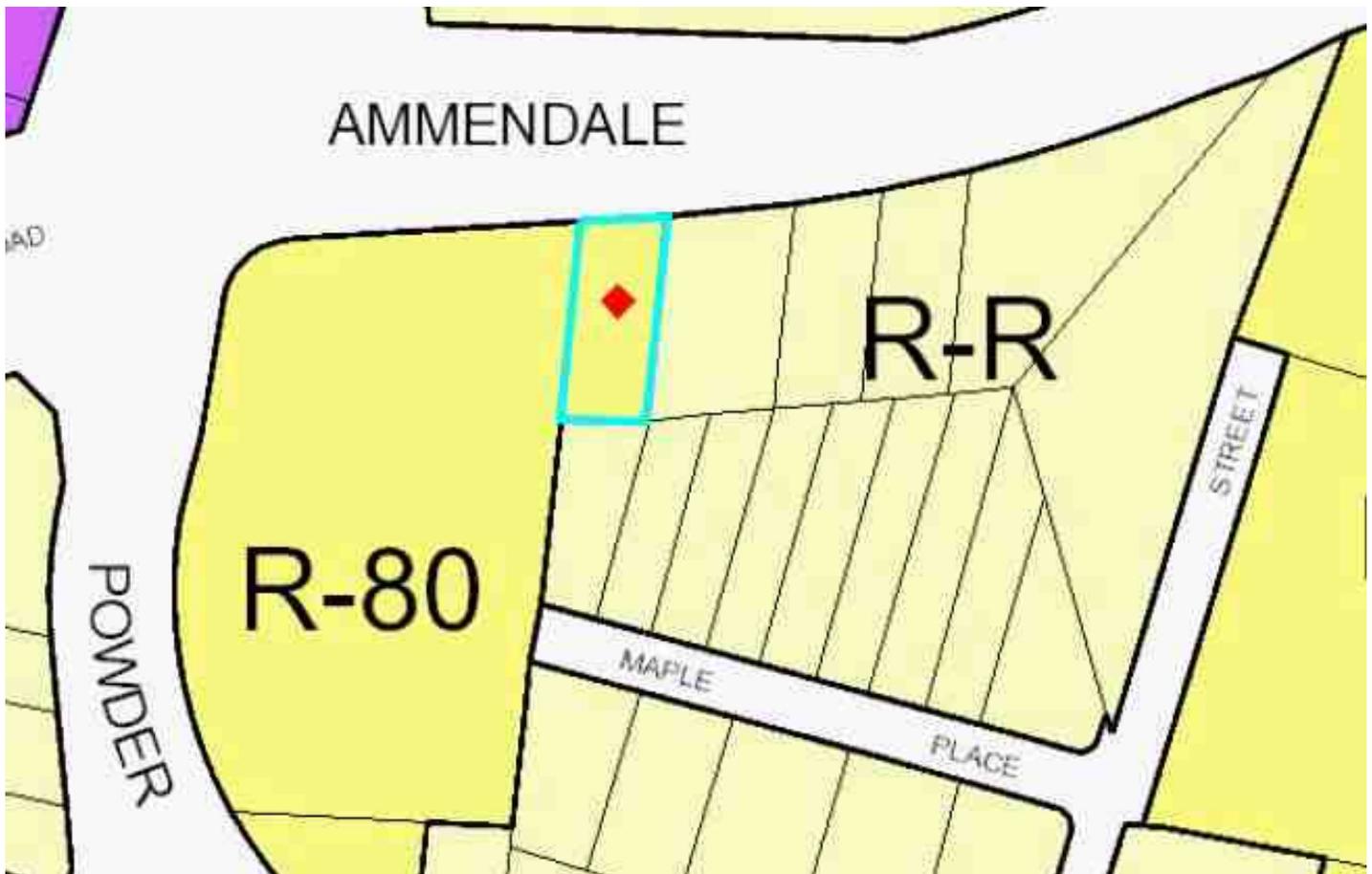
Plat Map

Borrower	N/A N/A				
Property Address	4207 AMMENDALE RD				
City	BELTSVILLE	County	Prince George's	State	MD Zip Code 20705
Lender/Client	The Prince George's County Government				



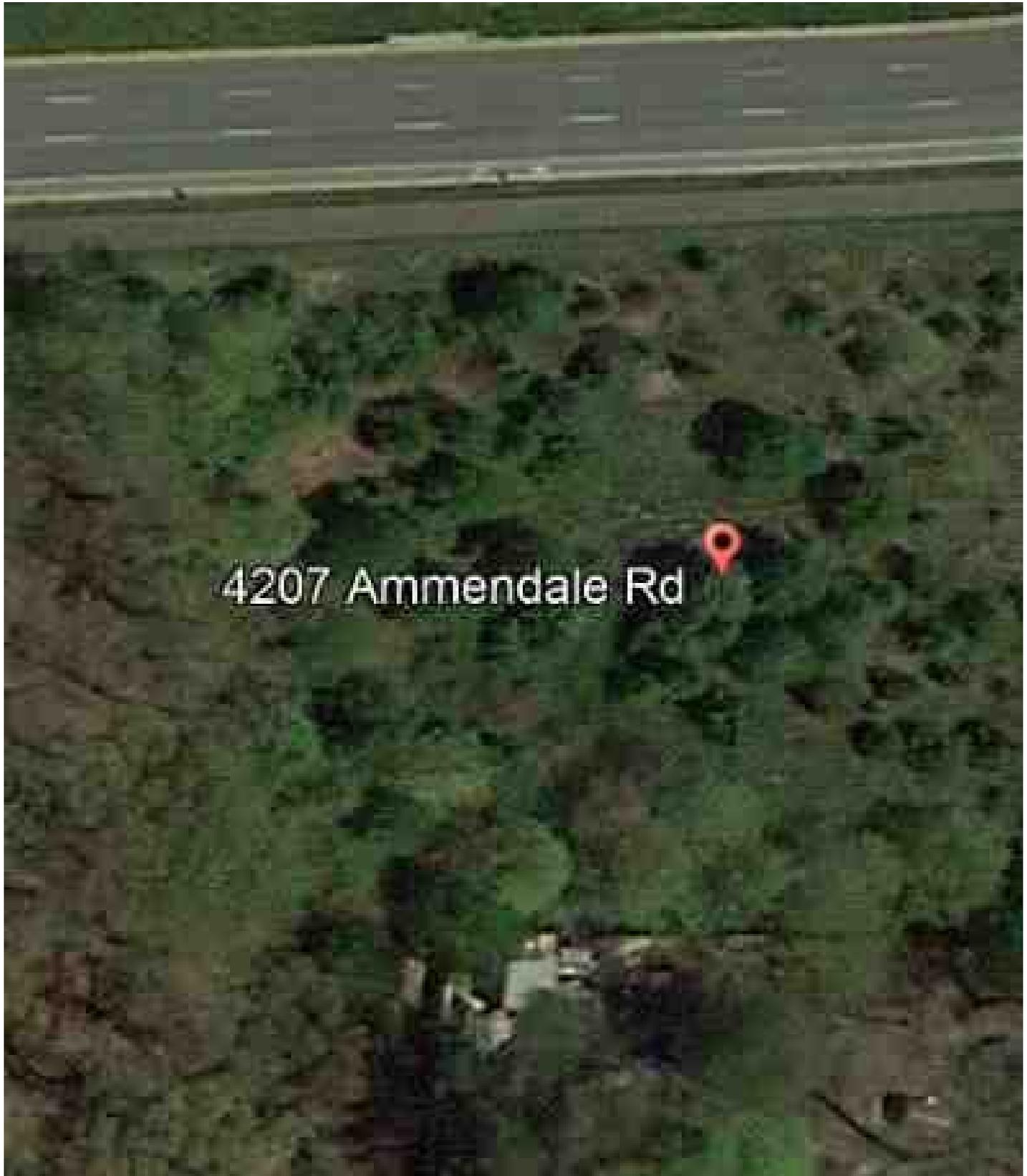
PGAtlas

Borrower	N/A N/A				
Property Address	4207 AMMENDALE RD				
City	BELTSVILLE	County	Prince George's	State	MD Zip Code 20705
Lender/Client	The Prince George's County Government				



Close Aerial view

Borrower	N/A N/A				
Property Address	4207 AMMENDALE RD				
City	BELTSVILLE	County	Prince George's	State	MD Zip Code 20705
Lender/Client	The Prince George's County Government				



Subject Photo Page

Borrower	N/A N/A				
Property Address	4207 AMMENDALE RD				
City	BELTSVILLE	County	Prince George's	State	MD Zip Code 20705
Lender/Client	The Prince George's County Government				



Subject Front

4207 Ammendale Rd
 Sales Price 0
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location Beltsville
 View sq. ft. +/-
 Site 21,555
 Quality
 Age



Subject Rear



Subject Street

Photograph Addendum

Borrower	N/A N/A				
Property Address	4207 AMMENDALE RD				
City	BELTSVILLE	County	Prince George's	State	MD Zip Code 20705
Lender/Client	The Prince George's County Government				



West bound view of Ammendale Road



Photo from the front of the property looking across the street at a school



Photo from the front of the property looking across the street at a church



Wooded site



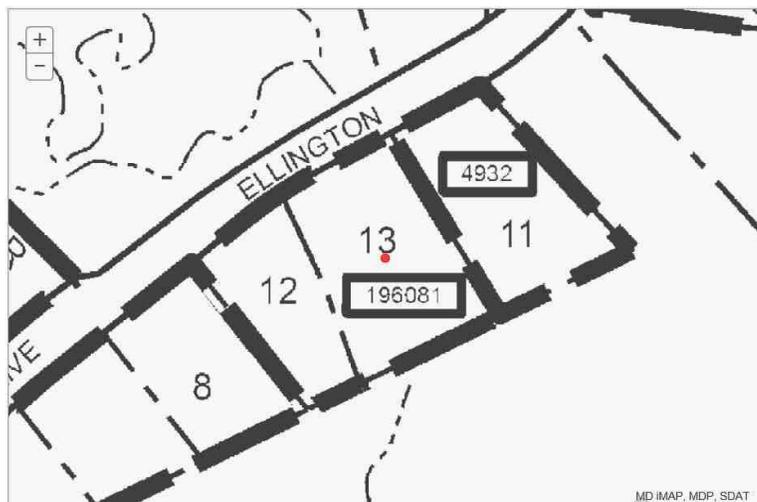
Photo from the back of the property looking at the scene directly behind the property



Photo from the back of the property looking at the scene directly behind the property

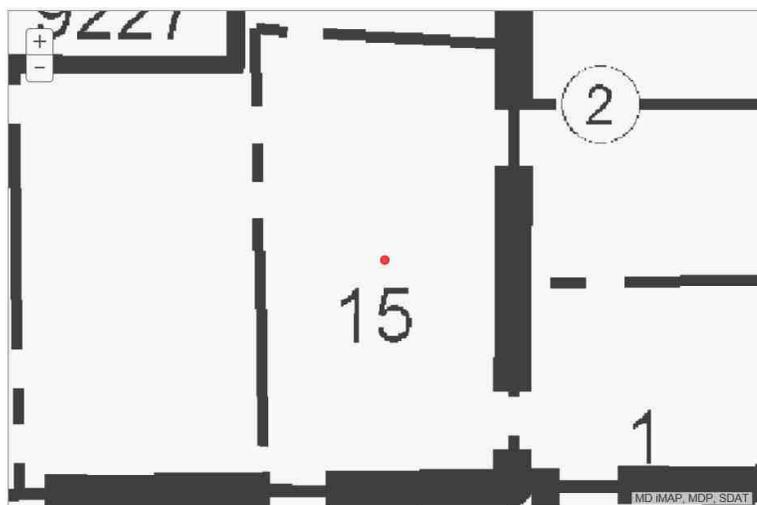
Comparable Photo Page

Borrower	N/A N/A				
Property Address	4207 AMMENDALE RD				
City	BELTSVILLE	County	Prince George's	State	MD Zip Code 20705
Lender/Client	The Prince George's County Government				



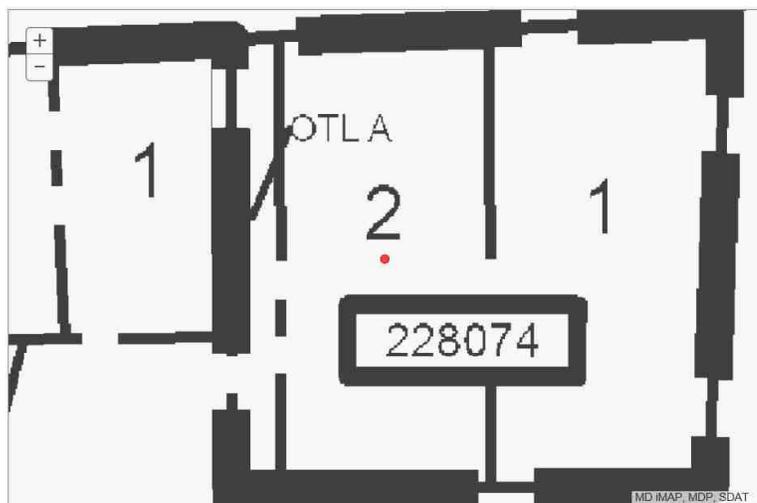
Comparable 1

11901 Ellington Dr
 Prox. to Subject 2.77 MILES E
 Sale Price 95,000
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location Beltsville
 View
 Site 22,740
 Quality
 Age



Comparable 2

8610 Good Luck Rd
 Prox. to Subject 6.18 MILES SE
 Sale Price 90,000
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location Lanham
 View
 Site 22,213 sf
 Quality
 Age

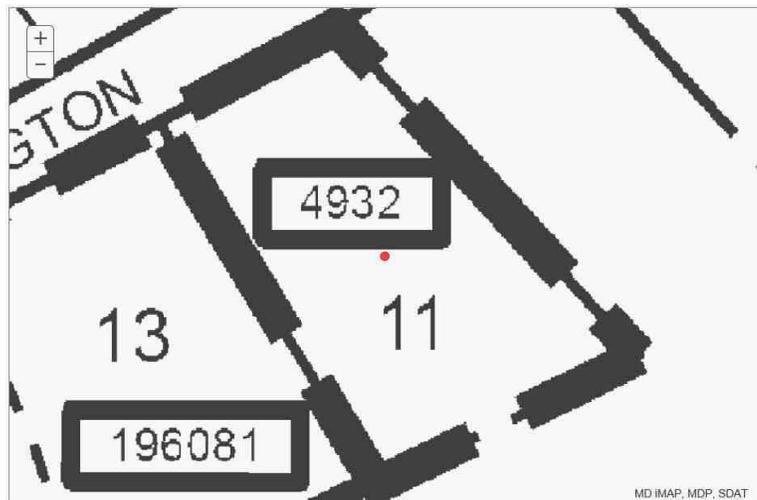


Comparable 3

5411 Odell Rd
 Prox. to Subject 1.59 MILES SE
 Sale Price 85,000
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location Beltsville
 View
 Site 18,720 sf
 Quality
 Age

Comparable Photo Page

Borrower	N/A N/A				
Property Address	4207 AMMENDALE RD				
City	BELTSVILLE	County	Prince George's	State	MD Zip Code 20705
Lender/Client	The Prince George's County Government				



Comparable 4

11905 Ellington Dr
 Prox. to Subject 2.79 MILES E
 Sale Price 75,000
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location Beltsville
 View
 Site 20,831
 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.



LICENSE * REGISTRATION * CERTIFICATION * PERMIT

Lawrence J. Hogan, Jr.
Governor

Boyd K. Rutherford
Lt. Governor

James E. Rzepkowski
Acting Secretary

STATE OF MARYLAND

DEPARTMENT OF LABOR, LICENSING AND REGULATION

COMMISSION OF RE APPRAISERS & HOME INSPECTORS
CERTIFIES THAT:

JACQUELIN F SONCEAU



IS AN AUTHORIZED: 03 - CERTIFIED RESIDENTIAL

LIC/REG/CERT
12316

EXPIRATION
07-11-2022

EFFECTIVE
06-16-2019

CONTROL NO
5370741

James E. Rzepkowski

Acting Secretary DLLR

Signature of Bearer

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