APPRAISAL OF REAL PROPERTY



LOCATED AT

11731 Old Gunpowder Road Beltsville, MD 20705 MAP 12, GRID E3, PARCEL 32

FOR

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

OPINION OF VALUE

\$252,000

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: 11731 Old Gunpowder Road

Beltsville, MD 20705

Borrower: N/A N/A File No.: 2002004

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.

~

Jacquelin Sonceau, SRA 300012316 7/11/2019

USPAP Compliance Addendum

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Borrower	N/A N/A			
Property Address	11731 Old Gunpowder Road			
City	Beltsville	County Prince George's	State MD	Zip Code 20705
Lender/Client	The Prince George's County Government			

	PRAISAL AND REPORT II Appraisal Report is one of the f		
	Appraisal Report Restricted Appraisal Report	This report was prepared in accordance with the This report was prepared in accordance with the intended user of this report is limited to the identity	requirements of the Appraisal Report option of USPAP Standards Rule 2-2(a). requirements of the Restricted Appraisal Report option of USPAP Standards Rule 2-2(b). The ified client. This is a Restricted Appraisal Report and the rationale for how the appraiser arrived eport may not be understood properly without the additional information in the appraiser's workfile.
	DITIONAL CERTIFICATION		
	tify that, to the best of my know The statements of fact contain	ledge and belief: ed in this report are true and correct.	
•	The report analyses, opinions, opinions, and conclusions.	and conclusions are limited only by the reported as	ssumptions and are my personal, impartial, and unbiased professional analyses,
•	I have no (or the specified) pre parties involved.	sent or prospective interest in the property that is th	ne subject of this report and no (or specified) personal interest with respect to the
١.	I have no bias with respect to t	he property that is the subject of this report or the p	varties involved with this assignment.
٠	My engagement in this assignr	ment was not contingent upon developing or report	ing predetermined results.
•			elopment or reporting of a predetermined value or direction in value that favors the cause or the occurrence of a subsequent event directly related to the intended use of
١.	My analyses, opinions, and co	nclusions were developed and this report has been	prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
•	This appraisal report was prepared	ared in accordance with the requirements of Title X	I of FIRREA and any implementing regulations.
DD.	OR SERVICES		
	I have NOT performed services immediately preceding accepta I HAVE performed services, as preceding acceptance of this a	ance of this assignment.	g the property that is the subject of this report within the three-year period property that is the subject of this report within the three-year period immediately mments below.
		spection of the property that is the subject of this rection of the property that is the subject of this repor	
APF	PRAISAL ASSISTANCE		to the person signing this certification. If anyone did provide significant assistance, they
		immary of the extent of the assistance provided in t	
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	DITIONAL COMMENTS		
Addi	tional USPAP related issues red	quiring disclosure and/or any state mandated requir	rements:
NΔΛ	DESTING TIME AND EVD	OSURE TIME FOR THE SUBJECT PROPE	DTV
X	A reasonable marketing time	for the subject property is15	day(s) utilizing market conditions pertinent to the appraisal assignment.
	A reasonable exposure time PRAISER	for the subject property is 0-30	day(s). SUPERVISORY APPRAISER (ONLY IF REQUIRED)
		1	
	gnature Languagia Cons	J	Signature
	ame <u>Jacquelin Sono</u> ate of Signature 04/03/2		Name Date of Signature
	ate Certification # 300123		State Certification #
	State License # ate MD		or State License # State
	piration Date of Certification or	License <u>07/11/2022</u>	Expiration Date of Certification or License
Ef	fective Date of Appraisal 0	3/06/2020	Supervisory Appraiser Inspection of Subject Property Did Not Exterior-only from Street Interior and Exterior

FHA/VA Case No. Page # 4 AND APPRAISAL REPORT File No.: 2002004 Property Address: State: MD City: Beltsville Zip Code: 20705 11731 Old Gunpowder Road County: Prince George's Legal Description: MAP 12, GRID E3, PARCEL 32 Assessor's Parcel #: 01-0040766 Tax Year: 2020 R.E. Taxes: \$ 81 Special Assessments: \$ Market Area Name: Map Reference: Census Tract: 8074.04 12 Beltsville Current Owner of Record: PRINCE GEORGES COUNTY Borrower (if applicable): N/A N/A ☐ PUD De Minimis PUD Other (describe) Project Type (if applicable): HOA: \$ per year per month **X** No If Yes, indicate current occupancy: ✓ Vacant Are there any existing improvements to the property? ☐ Yes Owner Tenant Not habitable If Yes, give a brief description: The purpose of this appraisal is to develop an opinion of: Market Value (as defined), or other type of value (describe) Current (the Inspection Date is the Effective Date) This report reflects the following value (if not Current, see comments): Retrospective Prospective Leasehold Property Rights Appraised: Fee Simple Leased Fee Other (describe) 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 The Prince George's County Government Client: Address: 1400 McCormick Drive, Suite 336, Largo, MD 20774 8014 Patuxent Landing Loop, Laurel, MD 20724 Appraiser: Jacquelin Sonceau, SRA Change in Land Use Predominant Characteristics One-Unit Housing Present Land Use Occupancy Location: Urban **Suburban** Rural **PRICE** AGE One-Unit Not Likely 70% Built up: \$(000) 2-4 Unit In Process * Over 75% 25-75% Under 25% **X** Owner (yrs) 0 % Likely * 60 X Stable X Tenant 15 % * To: Slow Multi-Unit Growth rate: Rapid 35 109 Iow 2 X Stable Declining **X** Vacant (0-5%) Property values: Increasing 695 High 107 Comm'l 10 % Shortage In Balance Over Supply Pred Demand/supply: Vacant (>5%) 354 50 Vacant 5 % Under 3 Mos Marketing time: 3-6 Mos Over 6 Mos % **Factors Affecting Marketability** <u>Item</u> **Item** Poor N/A N/A Good Adequacy of Utilities **Employment Stability** X X X XXXX Convenience to Employment **Property Compatibility** Convenience to Shopping **Protection from Detrimental Conditions** Convenience to Schools Police and Fire Protection General Appearance of Properties Adequacy of Public Transportation Recreational Facilities Appeal to Market Market Area Comments: Market conditions are stable. Currently conventional, VA, and FHA mortgages are available at historically low rates MARKET 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 Area: Dimensions: Irregular lot 37.567 Sq.Ft Zoning Classification: Description: ONE-FAMILY DETACHED RESIDENTIAL Yes No No Improvements Do present improvements comply with existing zoning requirements? 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 Yes No X Unknown Have the documents been reviewed? Ground Rent (if applicable) Yes No 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: Use as appraised in this report: Vacant Lot Vacant Lot 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. Provider/Description Utilities Public Other Off-site Improvements Public Private Frontage Estimated to be 510 feet Electricity <u>Available</u> Street <u>Asphalt</u> X **Topography** Slopes back to front X Gas Size Available Width Average for area 5.86 ac +/-Water Surface Shape Available Average for area Irregular X Sanitary Sewer Curb/Gutter XX Drainage Concrete/Concrete Available Natural Storm Sewer X View Available Sidewalk Concrete Average Residential Telephone Available Street Lights Post Multimedia Alley None Cul de Sac Corner Lot Other site elements: Inside Lot ■ Underground Utilities Other (describe) FEMA Spec'l Flood Hazard Area Yes No FEMA Flood Zone FEMA Map # FEMA Map Date 9/16/2016 24033C0041E 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



FHA/VA Case No.	Page # 5

Data Cauraa/al.		prior sa	ales of transfers of the sub	ject property for th	e three years prior to the eff	ective date of this a	ippraisai.	
Data Source(s): S	DAT, brightMLS ject Sale/Transfer	Analy	usis of sala/transfer history	and/or any ourron	t agreement of sale/listing:	NI a sida		
1st Prior Sut Date: 03/07/1 Price: 0 Source(s): Tax Re- 2nd Prior Sut Date:		any	sale or transfer of t	he comparable	e sales prior to, or in a sources of any prior s	addition to, tho		in the past
Source(s): Tax Re	cord. brightMLS		past three years.	i current data	sources of any prior s	sale of transle	r or the subject prop	erty within
2nd Prior Sul	ject Sale/Transfer		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,					
Date:								
1 1100.								
Source(s): FEATURE	SUBJECT PROPER	DTV I	COMPARABLE	NO 1	COMPARABLE	NO 2	COMPARABLI	E NO 3
	d Gunpowder Road		11030 Brookland Re		1800 Enterprise Rd	. INU. Z	6101 Walker Mill R	
	MD 20705		Glenn Dale, MD 207		Bowie, MD 20721		Capitol Heights, MD	
Proximity to Subject			6.95 MILES SE		11.47 MILES SE		13.17 MILES S	
Sale Price	\$	0		300,000	\$	200,000		252,000
Price/ Sq.Ft.	\$		\$ 43,041.61		\$ 88,495.58		\$ 77,538.46	
Data Source(s)	brightMLS		brightMLS#1000032		brightMLS#1000327		brightMLS#100003	
Verification Source(s) VALUE ADJUSTME	Observation/Tax R T DESCRIPTION		Observation/County DESCRIPTION		Observation/County DESCRIPTION		Observation/County DESCRIPTION	T
Sales or Financing	NI DESCRIPTION		Cash	+ (-) \$ Adjust	Cash	+(-) \$ Adjust	Conventional	+(-) \$ Adjust
Concessions	N/A		None Noted		None Noted		None Noted	
Date of Sale/Time	N/A		cd:06/18se:06/18	0	cd:09/18se:10/18	0	cd:07/18se:10/18	
Rights Appraised	Fee Simple		Fee Simple		Fee Simple		Fee Simple	
Location	Beltsville		Glenn Dale	0	Bowie		Capitol Heights	(
Total and the Country	37,567		6.97	-48,000		+155,000		+112,000
Utility Zoning Net Adjustment (Tota	Average		Average		Average		Average	
Zoning	R-80		RE	C	RR	0	R55	
Net Adjustment (Tota	, in \$)		_ + 🗶 - \$	-48,000	X +	155,000	X +	112,000
Adjusted Sale Price (\$	252,000		355,000		364,000
Summary of Sales Co					comparable based or justments and were r			
reconciliation, b	ecause it is the clos	est to	the subject in proxi			sale #1 carried	the most weight in t	the
reconciliation, b	ecause it is the clos	est to	the subject in proxi			saie #1 carried	the most weight in t	the
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Date of Inspection:

03/06/2020

FHA/VA Case No.	Page # 6
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	<u>L CUMPAR</u>					ile No.: 2002004	
FEATURE	SUBJECT PROPERTY	COMPARABLE		COMPAR	ABLE NO. 5	COMPARAB	LE NO. 6
Address 11731 Old G		4565 Wheeler Hills					
Beltsville, MI Proximity to Subject	J 20705	Oxon Hill, MD 2074	5				
Sale Price	\$ 0	15.75 MILES S	89,250		\$	\$	
Price/ Sq.Ft.	\$	\$ 66,111.11	69,250	\$	Ψ	\$	
Data Source(s)	brightMLS	brightMLS#MDPG1	36762	<u> </u>		<u> </u>	
Verification Source(s)	Observation/Tax Recd	Observation/County					
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+(-) \$ Adjust
Sales or Financing		Cash	() + 112,000		() + 113/201		() + 1.13,000
Concessions	N/A	None Noted					
Date of Sale/Time	N/A	s06/19;c03/19	C				
Rights Appraised	Fee Simple	Fee Simple					
Location	Beltsville	Oxon Hill	C				
Site Area (in Sq.Ft.)	37,567	1.35	+194,000				
Utility	Average	Average					
Zoning	R-80	R-80					
	<u> </u>						
let Adjustment (Total, in \$	5)	X + □ - \$	194,000		\$	- \$	
Adjusted Sale Price (in \$)		\$	283,250		\$	\$	
Summary of Sales Compa		e sales presented are					
the subject property	 Other sales analyz 	ed would require less	s desirable ad	justments and we	ere not utilized for	that reason. Sales	recited are
from the subjects m	arket area and are in	an acceptable proxi	mity to the sul	oject. All value at	ffecting dissimilari	ties were adjusted a	ccording to
market reaction. Th	ne indicated range of	values brackets the	value of the su	ubject. Comparal	ole sale #1 carried	d the most weight in	the
reconciliation, beca	use it is the closest to	the subject in proxir	mity and lot siz	ze.			



File No. 2002004

Supplemental Addendum

		<u> </u>		2002001	
Borrower	N/A N/A				
Property Address	11731 Old Gunpowder Road				
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 county; similar zoning as the subject; market reaction warrants a negative adjustment for the superior lot size; similar condition as the subject; wooded lot;

COMPARABLE #2: recent sale; in close proximity of subject and located in the same county; similar zoning as the subject; market reaction warrant a positive adjustment for the inferior lot size; similar condition as the subject; partly wooded lot:

COMPARABLE #3: recent sale; in close proximity of subject and located in the same county; similar zoning as the subject; market reaction warrant a positive adjustment for the inferior lot size; similar condition as the subject; partly wooded lot;

COMPARABLE #4: recent sale; in close proximity of subject and located in the same county; same zoning as the subject; market reaction warrant a positive adjustment for the inferior lot size; similar condition as the subject; wooded lot;

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, and between 1-10 acres in lot size.

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. 2002004 Borrower N/A N/A Property Address 11731 Old Gunpowder Road State MD Beltsville County Prince George's Zip Code 20705 Lender/Client The Prince George's County Government

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

City

- 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	JAM
	quelin Sonceau, SRA

Date Signed <u>04/03/2020</u>

State Certification #

Or State License #

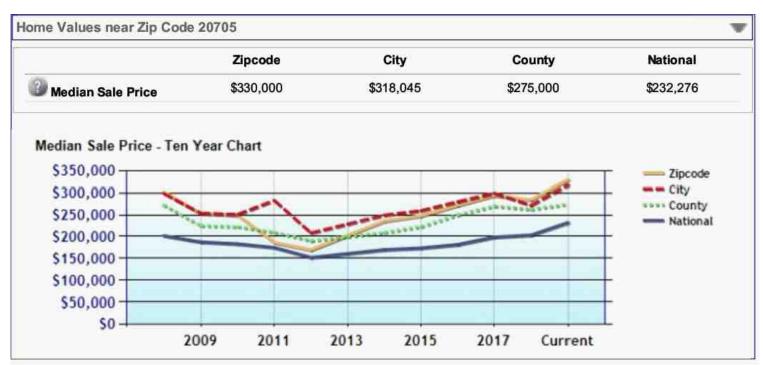
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Signature	
Name	
Date Signed	
State Certification #	State
Or State License #	State

State MD

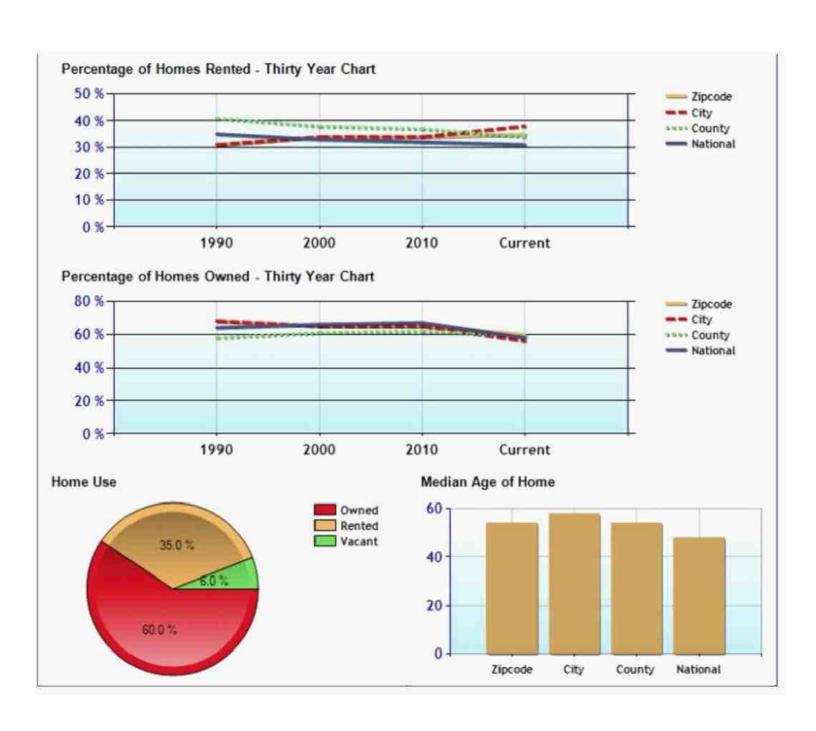
State

BRIGHT MLS HOUSING - Page 1





BRIGHT MLS HOUSING - Page 2

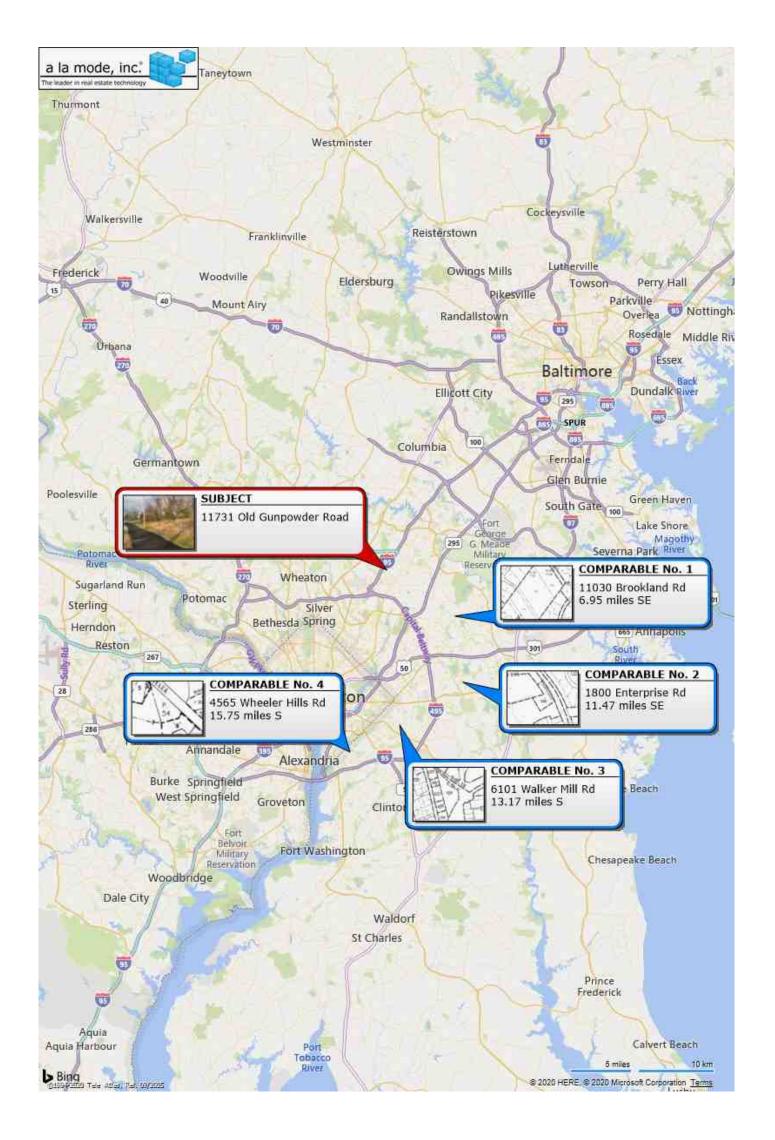


TAX RECORD

Owner Name:	View GroundRent Registration		tion	nt Reden	Rer	GroundR	ew (Vie		ар	ew M
Owner Name:							ne	e: Nor	lecaptur	Tax R	ecial
PRINCE GEORGES COUNTY	040766	ber - 00	ount N	t - 01 Ac	tric	Dist			ifier:	ldenti	ount
Mailing Address: MICHAEL LANGLO IS 11731 OLD GUNPOWDER RD BELTSVILLE MD 20705 Legal Description:	\$18 (ACC) (ACC) (ACC)	nation	ner In	(
Mailing Address		TY	ES CC	E GEOR	NC	PRIN				ame:	er Na
11731 OLD GUNPOWDER RD BELTSVILLE MD 20705			0.10	I ANI		MICI				d dua.	A
	Deed Reference: /05000/ 00039	RD	POWD	OLD GU	31	1173			55.	aures	ing A
Name	ation	Inform			-10	DEL					
Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: E 2020 F 1 1 1 1 1 1 1 1 1	Control of the Contro				31	1173			ress:	Add	nises
Town: None Primary Structure Built Above Grade Living Area Finished Basement Area C 5.8600 AC 90.000 9			05-00	VILLE 2	TS	BEL.					
Primary Structure Built Above Grade Living Area Finished Basement Area 5.8600 AC 9.00		tion: I	on:		l:						
Primary Structure Built	2020 Plat Ref:			0000		01.17	1000	104	0032	0E3	2 0
Stories Basement Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements Phase-in Assessments As of 01/01/2020 07/01/2019 07/01/										one	vn: N
Stories Basement Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements Phase-in Assessments As of 01/01/2020 07/01/2019 07/01/	ment Area Property Land Area County Us	d Base	Fini	iving Ar	e L	ve Grade	bov	ilt A	ture Bu	Struc	narv
Value Information	5.8600 AC 902										
Value Information Value Phase-in Assessments As of As of 01/01/2020 07/01/2019	Sarage Last Notice of Major Improvements	ath G	ull/Ha	Quality		Exterior	e E	Type	ement	Bas	ries
Base Value											
As of		ation	lue In								
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Improvements	07/01/2019 07/01/2020		23		เกก	201 30					ıd.
Total: 201,300 201,300 201,300 201,300 201,300 201,300 Price: \$0 <		,0			,00	Control of the Control			s	ment	1222
Preferential Land: 0 0	201.300 201.300	00			300	11.00			 .		
Seller: MARYLAND NATL CAPT Date: 03/07/1979 Price: \$0 Type: Deed1: /05066/ 00839 Deed2: Seller: Date: Price: Type: Deed1: Deed2: Seller: Date: Price: Type: Deed1: Deed2: Exemption Information Partial Exempt Assessments: Class 07/01/2019 07/01/2019 County: 500 201,300.00 201,300.0 State: 500 201,300.00 201,300.0 Municipal: 500 0.00 0.00 0.00 0.00 Special Tax Recapture: None Homestead Application Information		· ·	-55.7			S. S			and:	tial L	ferer
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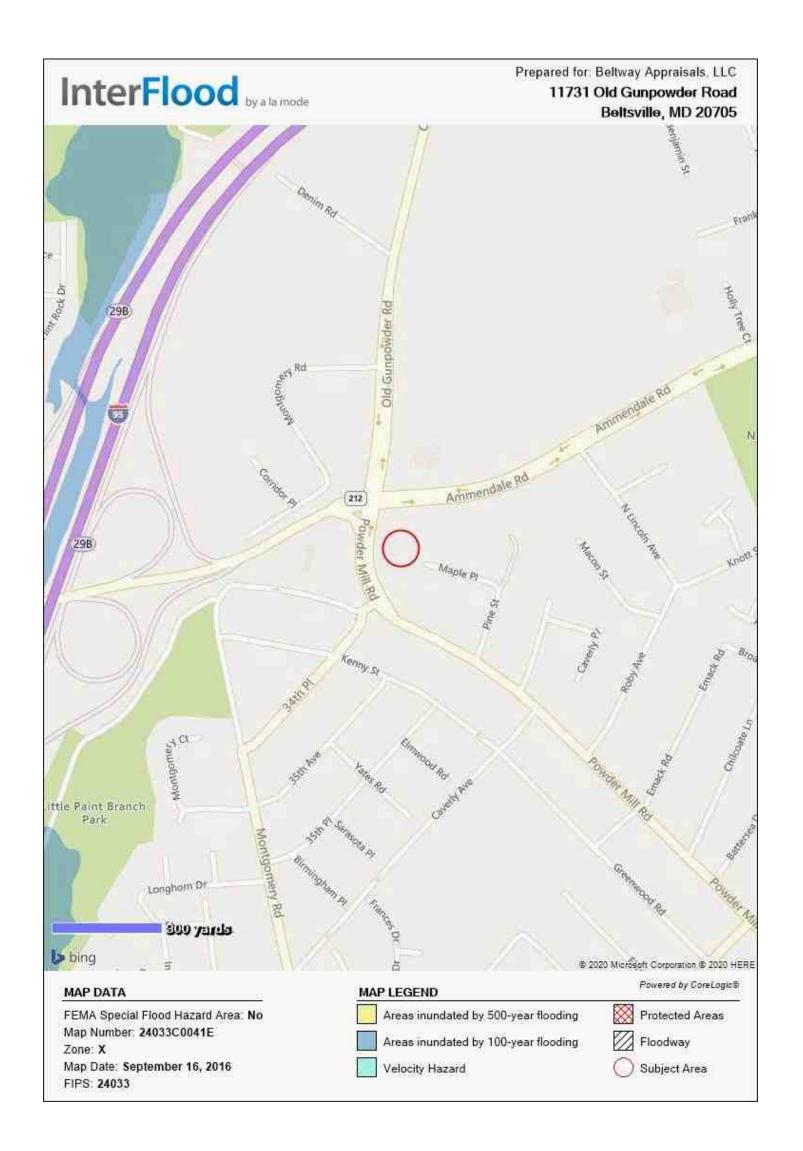
Location Map

Borrower	N/A N/A						
Property Address	11731 Old Gunpowder Road						
City	Beltsville	County	Prince George's	State	MD	Zip Code	20705
Lender/Client	The Prince George's County Government						



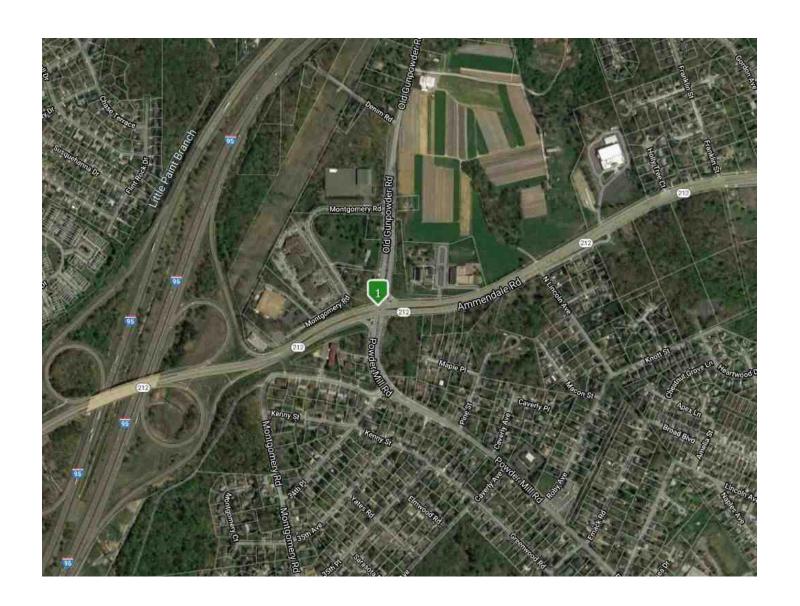
Flood Map

Borrower	N/A N/A						
Property Address	11731 Old Gunpowder Road						
City	Beltsville	County	Prince George's	State	MD	Zip Code	20705
Lender/Client	The Prince George's County Government						



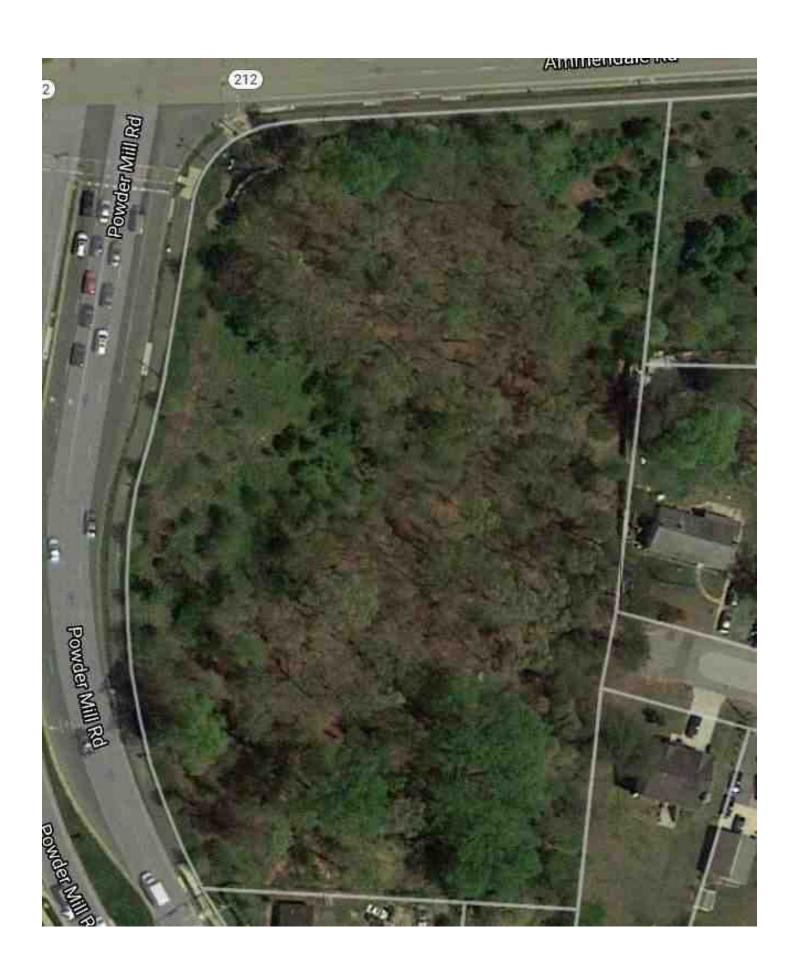
Aerial Map

Borrower	N/A N/A						
Property Address	11731 Old Gunpowder Road						
City	Beltsville	County F	Prince George's	State	MD	Zip Code	20705
Lender/Client	The Prince George's County Government						



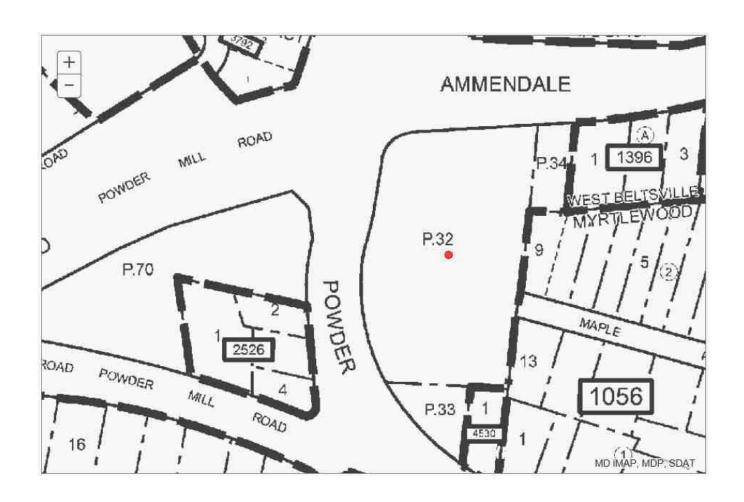
Close Aerial View

Borrower	N/A N/A						
Property Address	11731 Old Gunpowder Road						
City	Beltsville	County F	Prince George's	State	MD	Zip Code	20705
Lender/Client	The Prince George's County Government						



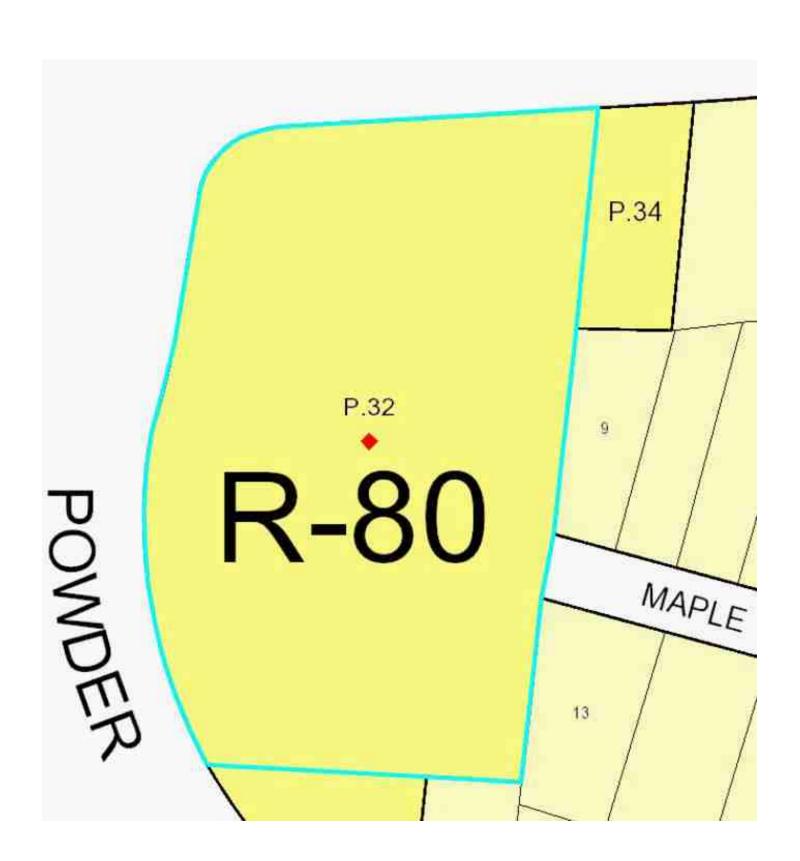
Plat Map

Borrower	N/A N/A						
Property Address	11731 Old Gunpowder Road						
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	11731 Old Gunpowder Road						
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	11731 Old Gunpowder Road						
City	Beltsville	County	Prince George's	State	MD	Zip Code	20705
Lender/Client	The Prince George's County Government						



Subject Front

11731 Old Gunpowder Road

Sales Price Gross Living Area Total Rooms Total Bedrooms Total Bathrooms

Location Beltsville View sq. ft.+/-Site 37,567

Quality Age









Photograph Addendum

Borrower	N/A N/A						
Property Address	11731 Old Gunpowder Road						
City	Beltsville	County	Prince George's	State	MD	Zip Code	20705
Lender/Client	The Prince George's County Government						



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

Alternate site view







Side view from Ammendale Road looking west



Side view from Ammendale Road looking east
County sign at the corner of Ammendale



County sign at the corner of Ammendale Road and Old Gunpowder Road

Photograph Addendum

Borrower	N/A N/A						
Property Address	11731 Old Gunpowder Road						
City	Beltsville	County	Prince George's	State	MD	Zip Code	20705
Lender/Client	The Prince George's County Government						





Photo from the front of the property looking west across the street at the intersection of Ammendale Road and Old Gunpowder Road

Photo from the front of the property looking north across the street west at the intersection of Ammendale Rd and Old Gunpowder Road



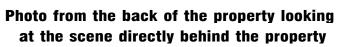
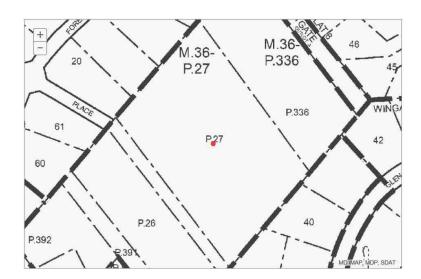




Photo from the side of the property looking east across the street from Ammendale Road

Comparable Photo Page

Borrower	N/A N/A						
Property Address	11731 Old Gunpowder Road						
City	Beltsville	County	Prince George's	State	MD	Zip Code	20705
Lender/Client	The Prince George's County Government						



Comparable 1

11030 Brookland Rd

Prox. to Subject 6.95 MILES SE Sale Price 300,000

Gross Living Area Total Rooms Total Bedrooms Total Bathrooms

Location Glenn Dale

View

Site 6.97

Quality Age



Comparable 2

1800 Enterprise Rd

Prox. to Subject 11.47 MILES SE Sale Price 200,000

Gross Living Area Total Rooms Total Bedrooms Total Bathrooms

Location Bowie

View

Site 2.26

Quality Age



Comparable 3

6101 Walker Mill Rd

Prox. to Subject 13.17 MILES S Sale Price 252,000

Gross Living Area Total Rooms Total Bedrooms Total Bathrooms

Location Capitol Heights

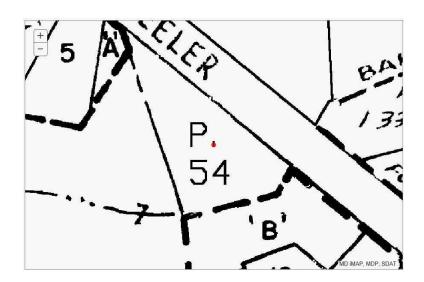
View

Site 3.25

Quality Age

Comparable Photo Page

Borrower	N/A N/A						
Property Address	11731 Old Gunpowder Road						
City	Beltsville	County	Prince George's	State	MD	Zip Code	20705
Lender/Client	The Prince George's County Government						



Comparable 4

4565 Wheeler Hills Rd

Prox. to Subject 15.75 MILES S

Sale Price 89,250

Gross Living Area Total Rooms Total Bedrooms Total Bathrooms

Location Oxon Hill

View Site

1.35

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 * REGISTRATION * CERTIFICATION * PERMIT STATE OF MARYLAND

Lawrence J. Hogan, Jr.

Boyd K. Rutherford Lt Governor

Kelly M. Schulz

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 07-11-2019

EFFECTIVE 06-13-2016

CONTROL NO 4866634

elly M. Schulz
Secretary DLLR

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