APPRAISAL OF REAL PROPERTY



LOCATED AT

0 Flagstaff St Landover, MD 20785 Outlot EE10-747

FOR

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

OPINION OF VALUE

45,000

AS OF

05/21/2021

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

JAN

(301) 317-8514

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

Re: Property: 0 Flagstaff St Landover, MD 20785 Borrower: N/A N/A File No.: 2105016

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.

seign.alamode.com/verify Serial:6C9FD290 Sincere

Jacquelin Sonceau, SRA 300012316 7/11/2022

Serial# 6C9FD290 esign.alamode.com/verify

Loan # File # 2105016

Page # 3

Property Address									
	0 Flagstaff	St							
City	Landover	George's County G	wornmont	County Princ	e George's		State MD	Zip Code	20785
Lender/Client	THE FILLE	George's County G	Jvernment						
APPRAISAL AI	ND REPORT ID	ENTIFICATION							
This Appraisal Rep	port is one of the fo	llowing types:							
🗙 Appraisal Rej	oort	This report was prepared	in accordance with	the requirements of	of the Appraisal Report	option of USPAP	Standards Rule	2-2(a).	
Restricted Ap	praisal Report	This report was prepared	in accordance with	the requirements of	of the Restricted Appra	isal Report option	of USPAP Stan	dards Rule 2-2	(b). The
		intended user of this repo	rt is limited to the id	lentified client. This	s is a Restricted Appra	sal Report and the	rationale for h	ow the appraise	r arrived
		at the opinions and conc	usions set forth in t	he report may not b	e understood properly	without the additi	onal informatio	n in the apprais	er's workfile.
ADDITIONAL C	ERTIFICATION	S							
I certify that, to the									
 The statemer 	its of fact containe	d in this report are true and	correct.						
 The report an 	alyses, opinions, a	and conclusions are limite	I only by the reporte	ed assumptions and	d are my personal, imp	artial, and unbiase	ed professional	analyses,	
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·		e property that is the subj	ct of this report or t	he narties involved	with this assignment				
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 My compens 	ation for completir	g this assignment is not c	ontingent upon the	development or rep	orting of a predetermi	ned value or direct	ion in value tha	t favors the cau	se
		value opinion, the attainme	nt of a stipulated re	sult, or the occurre	nce of a subsequent e	vent directly relate	d to the intende	d use of	
this appraisal									
 My analyses, 	opinions, and con	clusions were developed	and this report has I	been prepared, in co	onformity with the Uni	orm Standards of	Professional A	ppraisal Practic	е.
 This appraisa 	ıl report was prepa	red in accordance with the	requirements of Ti	tle XI of FIRREA and	d any implementing re	gulations.			
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Beltway Appraisals, LLC (301) 317-8514

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	JIJE 2		LUYAI DESU		10-141					
Assessor's Parcel #:	13-1555267			Tax Year	∵ 2021 R.E.	. Taxes: \$	8	Special A	ssessments: \$	0
	Kent Village				Map Reference: 59		•		ract: 8032.	
Current Owner of Record		GEORGES	COUNTY	E	Borrower (if applicable): N	/A N/A			
Project Type (if applicab		De Minin		Other (describe)			HOA: \$		per year	per n
Are there any existing in		property?	No 🗌	Yes If Yes, indicat	e current occupancy:		Owner 1	Tenant 🔉	Vacant	Not habitab
If Yes, give a brief descr		-F2		,,					. <u>.</u>	
The purpose of this appr				Value (as defined), or				Datasa		Description
This report reflects the f					spection Date is the E	ffective Da	ate)	Retrospe	ective	Prospective
Property Rights Appraise		· · · · · · · · · · · · · · · · · · ·	easehold		Other (describe)					
Intended Use: <u>The in</u>					with internal dec	ision ma	aking regard	ing the	subject prop	репту.
The appraiser is n ntended User(s) (by nar					vormment					
Interfueu Oser(s) (by fiai	ile ol type). In	le client, i n	e Prince Geo	orge's County Go	vernment					
liont: TI D.						0.11.7		10.007	7.4	
	e George's Cou		ment		AcCormick Drive				/4	
oppraiser: Jacque	elin Sonceau, Sl				Patuxent Landing				Ohanna	:
	Characteristic			Predominant Occupancy	One-Unit Hou	-	Present Lan			in Land Use
		Suburban	Rural		PRICE	-	One-Unit		Not Likely	
		25-75%	Under 25%	Owner 50	\$(000)		2-4 Unit	0 %	Likely *	In Proc
	· · · · · · · · · · · · · · · · · · ·	Stable	Slow	Tenant 40	60 Low	× ·	Multi-Unit		* To:	
	• 🗆	Stable	Declining	Vacant (0-5%)	849 High		Comm'l	10 %		
	•	n Balance	Over Supply	X Vacant (>5%)	340 Pred	60	Other	5 %		
larketing time: 🛛 🗙 l	Under 3 Mos. 📃 3	3-6 Mos.	Over 6 Mos.					%		
				Factors Affecting	Marketability					
ltem			erage Fair	Poor N/A	ltem		Go			Poor 1
mployment Stability			X	A	dequacy of Utilities				ζ 🗌	
onvenience to Employr	nent		\mathbf{X}	- Pi	roperty Compatibility				\Box	
onvenience to Shoppin	g		\mathbf{X}	- Pi	rotection from Detrime	ental Condi	itions			
onvenience to Schools					olice and Fire Protectic	on	Γ		< □	
dequacy of Public Tran					eneral Appearance of I	Properties	Γ			
ecreational Facilities					ppeal to Market	1				
arket Area Comments:	Market			Currently conventio		morteas			_	rates
	martor oc									Tales.
<u>Median days on the</u> above was obtained								trend da	ata supplied	
	a nom me genera		the past twen			e subjec	st property.			
							Site Area:		6,8	25 Sq.Ft.
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mega	ar lot R-20									
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	Page # 5	
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LAND APPRAISAL REPORT

L	AND APP	RAISAL	REPORT			F	ile No.: 2105016	
			r sales or transfers of the sub	pject property for the	e three years prior to the			
≻		ty Tax Record, MR						
TRANSFER HISTORY	1st Prior Subject S	<i>·</i>	nalysis of sale/transfer histor	v and/or any current	arreement of sale/listin		ence from current da	to couroos of
P			-		-			
IS	Date: 01/05/1982		ny sale or transfer of					•
	Price: \$0		ear. No evidence fror	n current data	sources of any pri	or sale or transfe	r of the subject prop	erty within
μ	Source(s): Tax Record,	brightMLS th	ne past three years.					
SF	2nd Prior Subject	Sale/Transfer						
A	Date:							
R	Price:							
	Source(s): Tax Record		001404040	E NO. 4	00145454		0014545454	
	FEATURE	SUBJECT PROPERTY	COMPARABL		COMPARA	BLE NO. 2	COMPARABLI	E NO. 3
	Address 0 Flagstaff St	t	900 Cedar Heights	Dr	6111 Jost St		6113 Parkwood Rd	
	Landover, MI	D 20785	Capitol Heights, MI	D 20743	Fairmount Height	ts, MD 20743	Landover, MD 2078	35
	Proximity to Subject		1.62 miles SW		1.75 miles SW		1.61 miles NW	
	Sale Price	\$	\$	85,000		\$ 45,000	\$	45,000
	Price/ Sq.Ft.	\$	\$ 7.73		\$ 6.00	+ -10,000	\$ 8.62	
	Data Source(s)				+ 0.00		¢ 0.02	
	()	brightMLS	U	,		,	bright MLS#MDPG59	,
	Verification Source(s)	Observation/Tax Re		yTax Record	Observation/Cou	ntyTax Record	Observation/County	/Tax Record
	VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+ (-) \$ Adjust	DESCRIPTION	+(-) \$ Adjust
	Sales or Financing		Cash		Cash		Cash	
-	Concessions	N/A	SIr pd\$0		SIr pd\$0		SIr pd\$0	
Ū	Date of Sale/Time		02/05/2021		09/11/2020		04/30/2021	
4	Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	1
Ř	Location				Capitol Heights			
P		Landover	Capitol Heights	10.00-			Landover	
	Site Area (in Sq.Ft.)	6,825	11,000	-40,000			5,222	
õ	Utility	Average	Average		Average		Average	
50	Zoning	R-20	R-55		R-55		R-55	
A	Development Status	Raw	Raw		Raw		Raw	
ž								
8								
SALES COMPARISON	Net Adjustment (Total, in \$)	□ + X - \$	-40,000		\$	□ + □ - \$	
Ľ۳		1		-40,000		•	Ψ	
SA	Adjusted Cale Drias (in th)		¢	45.000		¢ 45.000		45 000
	Adjusted Sale Price (in \$)		\$	45,000		\$ 45,000		45,000
	Summary of Sales Compar	rison Approach <u>T</u>	he sales presented, h	nowever are co	nsidered the best	available featurin	ig design, appeal, co	ndition,
	utility, and amenities	s similar to the subj	ect property. Other sa	ales analyzed v	vould require less	desirable adjust	ments and were not	utilized for
	that reason.Sales re	cited are from subj	ect neighborhood and	are in accepta	able proximity to th	e subject. They	are the most recent	and most
	comparable found.	All value affecting	dissimilarities were ad	liusted accordir	ng to market react	ion. The indicate	ed range of values br	ackets the
			#3 carried the most w					
	the same city and zi							
	PROJECT INFORMATION	FOR PUDs (if applicabl	e) The Subject	t is part of a Planne	d Unit Development.			
	Legal Name of Project:	N/A						
١ <u>٦</u>	Describe common element	s and recreational facilitie	s: None.					
ш.								
	Indicated Value by: Sales	s Comparison Approach	1\$ 45.000					
	-		n Approach provides	the most reliab	lo opinion of value		considered when do	tormining
-	<u></u>		IT Approach provides			All sales were		termining
Ó	the final opinion of v							
A			bject to the following condition	ons: Sales	comparison appre	oach is most app	licable since it reflec	ts value in
	the eyes of a typical	buyer.						
2								
RECONCILIATION	This report is also	subject to other Hypoth	hetical Conditions and/or E	Extraordinary Assur	nptions as specified i	n the attached adde	nda.	
Ы	Based upon an inspec	ction of the subject	property, defined Scope	of Work, Stater	nent of Assumption	s and Limiting Co	nditions, and Appraiser	's Certifications.
_	my (our) Opinion of	the Market Value (o	r other specified value	type), as defin	ed herein, of the	real property that	is the subject of th	is report is:
	\$ 45,0	000	, as of: subject to Hypothetical	05/21/2	021	, which	is the effective date o	f this appraisal.
	it indicated above, this	Upinion of Value is	subject to Hypothetical	Conditions and/	or Extraordinary Ass	umptions included	in this report. See at	tached addenda.
Ξ			tains <u>18</u> pages, includ					
No.	properly understood with	out reference to the ir	nformation contained in the	e complete report,	which contains the	following attached e	xhibits: 🛛 🗙 Scope of W	ork
ATTACH.	Limiting cond./Certi			Location Map(s		lood Addendum	Additional S	
A			M			xtraordinary Assump		
	Client Contact:	min Hobbs Sr	Map L y Serial:6C9FD290	Client Na		e George's Coun		
	E-Mail: bhobbs@co.	nalamode.com/verify	y Serial:6C9FD290	Address: 14(00 McCormick Dri			
		og.mu.ys	d.					
	APPRAISER	XIA			JPERVISORY APP	• •	ieu)	
	$\langle \rangle$	<1X / N~	-	or	CO-APPRAISER	(it applicable)		
	≤ 1	\mathbb{V}						
	\sim	, -						
S	Approject Name:			Sup	Dervisory or			
R		quelin Sonceau, SR	KA		Appraiser Name:			
E	Company: Beltway A			Cor	npany:			
Z	Phone: (301) 317-852		ax: <u>(301) 542-0171</u>	Pho	one:		Fax:	
	E-Mail: Jack.Sonceau			E-N	1ail:			
S	Date of Report (Signature):			Dat	e of Report (Signature):			
	License or Certification #:		Stat		ense or Certification #:			State:
		00012010	0		signation:			
	0 0.01	or Cortification:	7/44/0000			or Cortification		
	Expiration Date of License		7/11/2022		iration Date of License			
			Did Not Inspect (Deskto		pection of Subject:	UI DId Inspect	Did Not Inspect	
	Date of Inspection: 0	5/21/2021			e of Inspection:		JAM	
C	PLAND		Copyright© 2007 by a la mode	•	•	•	eve ack Serial# 6C9FD290	nowledged and credited
C		F	orm GPLND - "TOTAL" appr	aisal software hv a	la mode inc - 1-800-	ALAMODE	esign.alamode.com/ve	rify 3/2007

Page # 6

File No. 2105016

Borrower	N/A N/A							
Property Address	0 Flagstaff St							
City	Landover	County	Prince George's	State	MD	Zip Code	20785	
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; similar zoning as the subject; market reaction warrants a negative adjustment for the superior lot size compared to the subject; similar condition as the subject; similar development status as the subject;

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

COMPARABLE #3: 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; similar development status as the subject;

All three 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.

Route 50 bisects the subjects market area. This thoroughfare, however, does not create any change in market conditions between the subject and any of the comparables.

The comparable sales selection search parameters/criteria included within 12 months of the date of inspection, located in Prince George's County, similar zoning as the subject and vacant land.

The site size adjustment for comparable sale #1 exceeds 10% of the actual sales price. It was necessary to use this comparable sale, because it was a recent sale, is located in the same city and county, and is close to the subject in site 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.

erial# 6C9FD290 sign.alamode.com/verify

		Certification	File	File No. 2105016			
Borrower	N/A N/A						
Property Address	0 Flagstaff St						
City	Landover	County Prince George's	State	MD	Zip Code 20785		
Lender/Client	The Prince George's County Governme	ent					

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.

esign.alamode.com/verif	y Serial:6C9FD290
Signature	\sim
Name Jacquelin Sonceau, SRA	
Date Signed 06/11/2021	
State Certification # <u>30012316</u>	State MD
Or State License #	State

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

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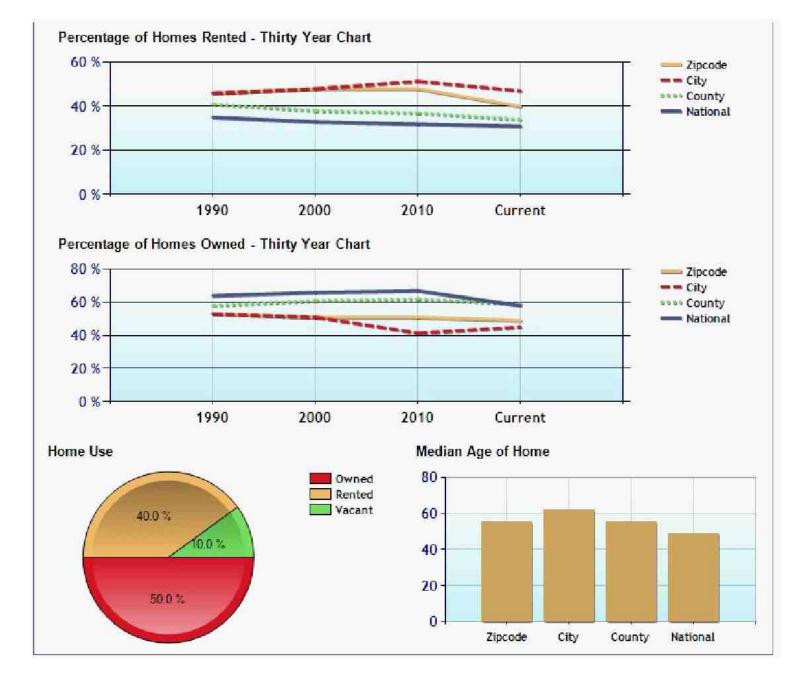
Page # 7







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JAN Serial# 6C9FD290 esign.alamode.com/verify

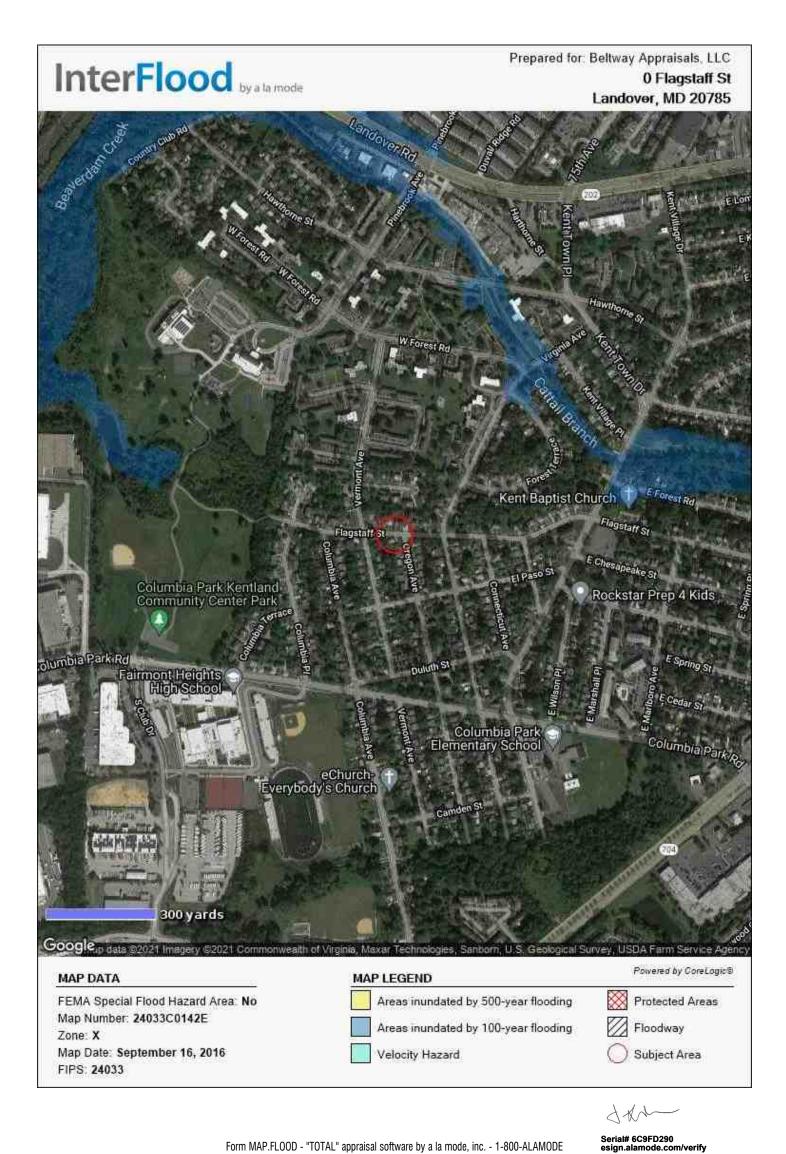
Form SCNLGL - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Search Result for PRINCE GEORGE'S COUNTY

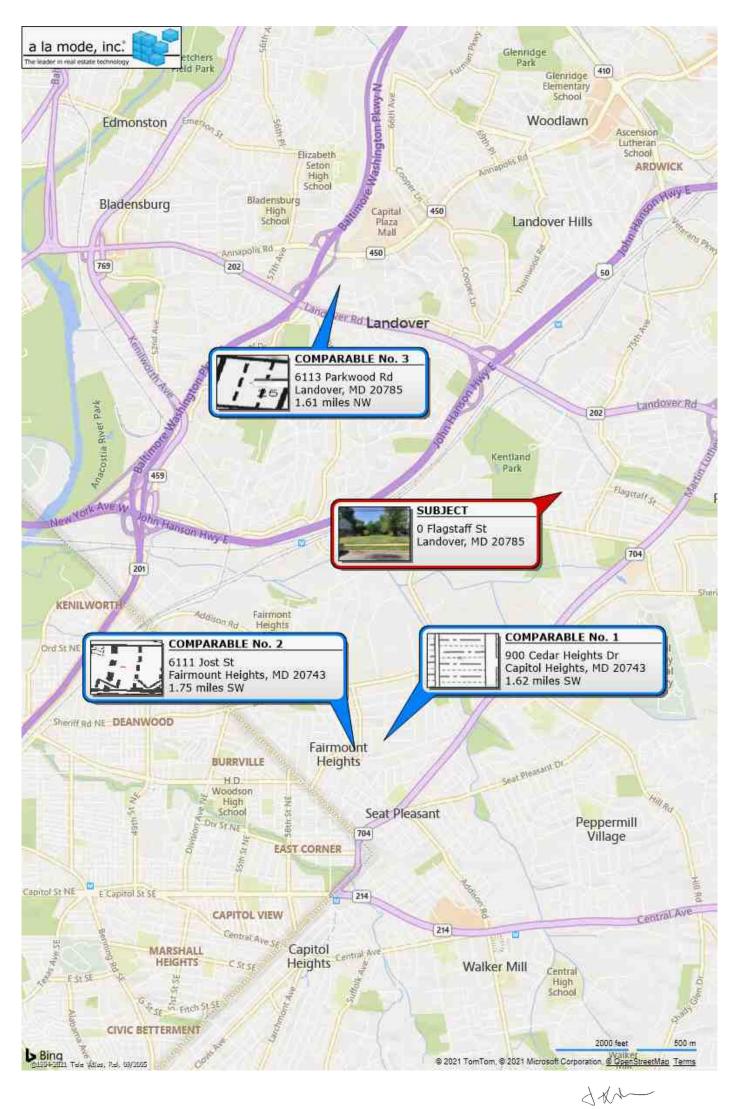
View Ma	р	V	iew Ground	Rent Reden	ption		View GroundRent Registration				
Special Ta	x Recapture:	None									
Account Id	entifier:		Dist	ict - 13 Acco	ount Number - 1	555267					
					Owner Informa	tion	14.1				
Owner Nan	ie:		PRIN	ICE GEORG	ES COUNTY		Jse: Princin	al Residence:	EXEMPT NO		
Mailing Ad	dress:	RM 108 LWR LEVEL CAB						eference:	/05490/ 003	41	
					RO MD 20772						
					ion & Structure I						
Premises A	ddress:			GSTAFF ST DOVER 2078	35-0000	L	.egal D	escription:	OUTLOT EE	10-747	
Map: Gr	id: Parcel:	Neigh	borhood:	Subdivisio	n: Section:	Block:	Lot:	Assessment Year	: Plat No:	A-4158	
0059 00	D3 0000	13064	600.17	4600		н		2021	Plat Ref	:	
Town: Nor	пе										
Primary S	tructure Built	At	oove Grade	Living Area	Finished I	Basemen	t Area	Property Land 6,825 SF	I Area Co 90	ounty Use 1	
Stories	Basement	Туре	Exterior	Quality	Full/Half Bath	Gar	age	Last Notice of Majo	or Improveme	ents	
			1						20		
					Value Informat	ion					
			Base	Value	Value		F	hase-in Assessme	nts		
					As of			s of	As of		
1222			04.00	0	01/01/202	21	C	7/01/2020	07/01/202	1	
Land:	onto		21,00 0	U	21,000 0						
Improvem Total:	ents		21,00	n	21,000			1,000	21,000		
Preferentia	al Land:		0	0	0		-	1,000	21,000		
					Transfer Inform	ation					
Seller:				Da	ate: 01/05/1982				Price: \$0		
Type:					ed1: /05490/ 00	341			Deed2:		
Seller:				Da	ate:				Price:		
Туре:					ed1:				Deed2:		
Seller:				Da	ate:				Price:		
Type:					ed1:				Deed2:		
Arren booke.				1	Exemption Inform	nation					
Partial Exe	mpt Assessm	ents:	Clas		1.		7/01/2	020	07/01/2021		
County:			500				21,000.0		21,000.00		
State:			500				21,000.0		21,000.00		
Municipal:			500			C	0.00 0.0	0	0.00 0.00		
Special Ta	x Recapture:	None									
Iomestead	Application §	Status	No Applicati		stead Application	Informat	ion				
ionicoleau		Julus.			' Tax Credit Appl	ication In	formati	on			
	The Constitution	Annlin		: No Applica			Date:	STATE //			

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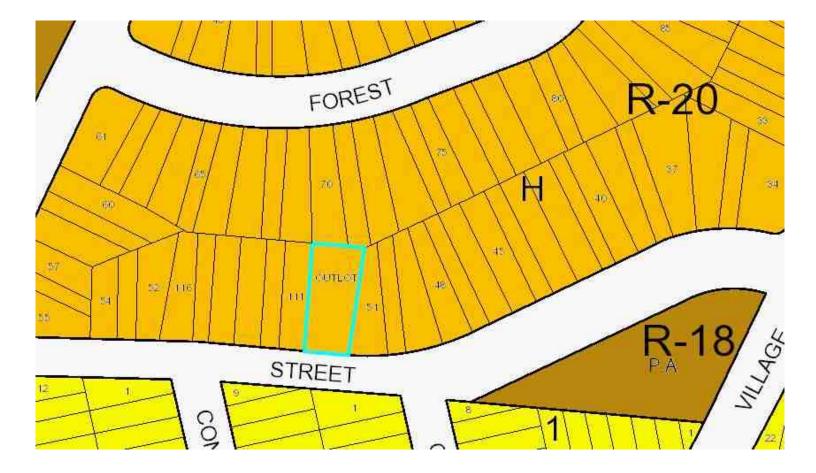
Borrower	N/A N/A						
Property Address	0 Flagstaff St						
City	Landover	County	Prince George's	State	MD	Zip Code	20785
Lender/Client	The Prince George's County Government						



Borrower	N/A N/A							
Property Address	0 Flagstaff St							
City	Landover	County	Prince George's	State	MD	Zip Code	20785	
Lender/Client	The Prince George's County Government							

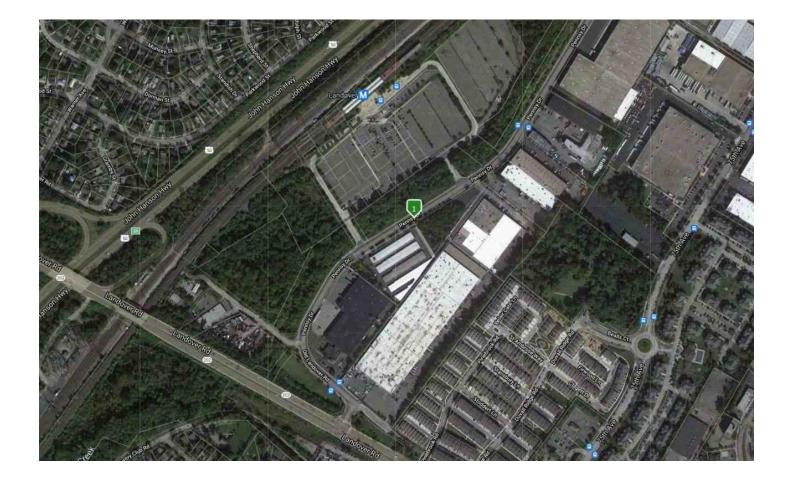


Serial# 6C9FD290 esign.alamode.com/verify



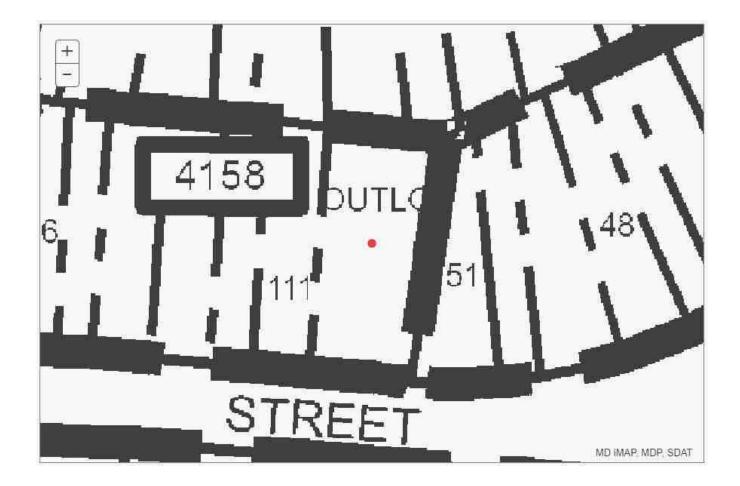


Borrower	N/A N/A						
Property Address	0 Flagstaff St						
City	Landover	County	Prince George's	State	MD	Zip Code	20785
Lender/Client	The Prince George's County Government						



JAN Serial# 6C9FD290 esign.alamode.com/verify

Borrower	N/A N/A						
Property Address	0 Flagstaff St						
City	Landover	County	Prince George's	State	MD	Zip Code	20785
Lender/Client	The Prince George's County Government						



4

Serial# 6C9FD290 esign.alamode.com/verify

Borrower	N/A N/A						
Property Address	0 Flagstaff St						
City	Landover	County	Prince George's	State	MD	Zip Code	20785
Lender/Client	The Prince George's County Government						



Subject Front

O Flagstaff St Sales Price Gross Living Area Total Rooms Total Bedrooms Total Bathrooms Location View Sq. ft.+/-Site G,825 Quality Age

Subject Street

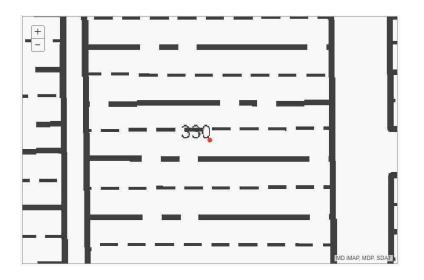
Alternate Subject Street



JAN Serial# 6C9FD290 esign.alamode.com/verify

Comparable Photo Page

Borrower	N/A N/A						
Property Address	0 Flagstaff St						
City	Landover	County	Prince George's	State	MD	Zip Code	20785
Lender/Client	The Prince George's County Government						



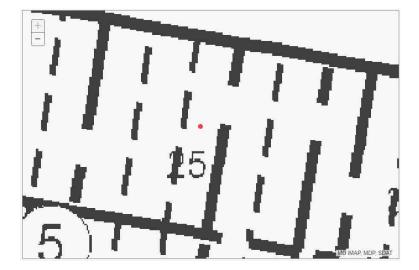
Comparable 1

•••						
900 Cedar Heights Dr						
Prox. to Subject	1.62 miles SW					
Sale Price	85,000					
Gross Living Area						
Total Rooms						
Total Bedrooms						
Total Bathrooms						
Location	Capitol Heights					
View						
Site	11,000					
Quality						
Age						

Comparable 2

nparable Z
1.75 miles SW
45,000
Capitol Heights
7,500





Comparable 3

6113 Parkwood RdProx. to Subject1.Sale Price45Gross Living AreaTotal RoomsTotal BedroomsTotal BathroomsLocationLaViewSite5,QualityAge

1.61 miles NW 45,000

Landover

5,222

J-KA

LICENSE





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