

# APPRAISAL OF REAL PROPERTY



## LOCATED AT

2903 Ritchie Rd  
District Heights, MD 20747  
Map 82, Grid A3, Subdiv 7180, Lot 2; Plat A-3982

## FOR

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

## OPINION OF VALUE

35,000

## AS OF

05/26/2021

## BY

Thomas Weigand, MAI  
Treffer Appraisal Group  
One Annapolis St.  
Annapolis, MD 21401  
(410) 544-7744  
appraisals@treffergroup.com

Borrower	N/A				File No. JL210521-B	
Property Address	2903 Ritchie Rd					
City	District Heights	County	Prince George's	State	MD	Zip Code 20747
Lender/Client	Prince Georges County					

APPRAISAL AND REPORT IDENTIFICATION

This Report is one of the following types:

- ☒ Appraisal Report (A written report prepared under Standards Rule 2-2(a) , pursuant to the Scope of Work, as disclosed elsewhere in this report.)
- ☐ Restricted Appraisal Report (A written report prepared under Standards Rule 2-2(b) , pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use by the specified client or intended user.)

Comments on Standards Rule 2-3

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.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, 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 the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Reasonable Exposure Time (USPAP defines Exposure Time as the estimated length of time that 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.)

My Opinion of Reasonable Exposure Time for the subject property at the market value stated in this report is: 0-90 days

The neighborhood analysis, the exposure time to be the same as those reported as marketing time in the neighborhood section. The estimated length of time that the property's interest being appraised would have been offered on the market prior to the hypothetical consummation or a sale at market value on the effective date of the appraisal. Exposure time is a retrospective opinion based on an analysis of past events assuming a competitive and open market. As per the current market data, and the market trend in the subject's general market area, the exposure time is based on the average of the days on market of the selected comparables as reference. With reference to the selected comparables, the range of exposure time for the neighborhood is 0 to 90 days.

Comments on Appraisal and Report Identification

Note any USPAP-related issues requiring disclosure and any state mandated requirements:

The purpose of this appraisal assignment is to provide an opinion of the market value for the real estate being appraised (Subject property) 2903 Ritchie Road, District Heights, MD 20747.

The subject property is an ±8,375 square foot mostly level interior lot. The property is located fully within the R-55 zoning district. A discrepancy is observed with the Tax assessment account for the subject property, which reflects the presence of a 1,170 square foot improvement constructed circa 1963. Onsite observations of the currently vacant subject site are indicative that this prior improvement was previously demolished and removed, at an unknown date.

A proposed zoning change to RSF-65 is observed, which is not anticipated to impact the highest and best use of the subject property. See the attached current and proposed zoning classification scanned addenda pages.

APPRAISER:

Signature: \_\_\_\_\_  
Name: Thomas Weigand, MAI  
\_\_\_\_\_  
State Certification #: 04-27637  
or State License #: \_\_\_\_\_  
State: MD Expiration Date of Certification or License: 12/27/2022  
Date of Signature and Report: \_\_\_\_\_  
Effective Date of Appraisal: 05/26/2021  
Inspection of Subject: ☐ None ☒ Interior and Exterior ☒ Exterior-Only  
Date of Inspection (if applicable): 05/26/2021

SUPERVISORY or CO-APPRAISER (if applicable):

Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
\_\_\_\_\_  
State Certification #: \_\_\_\_\_  
or State License #: \_\_\_\_\_  
State: \_\_\_\_\_ Expiration Date of Certification or License: \_\_\_\_\_  
Date of Signature: \_\_\_\_\_  
Inspection of Subject: ☐ None ☐ Interior and Exterior ☐ Exterior-Only  
Date of Inspection (if applicable): \_\_\_\_\_

Borrower	N/A					
Property Address	2903 Ritchie Rd					
City	District Heights	County	Prince George's	State	MD	Zip Code 20747
Lender/Client	Prince Georges County					

Tax Account Data

Real property assessment account data associated with the property valued in this appraisal report.

1. ID # 06-0604835; Map 82, Grid A3, Subdiv 7180, Lot 2; Plat A-3982

Improvement

A discrepancy is observed with the Tax assessment account for the subject property, which reflects a 1,170 square foot improvement constructed circa 1963. Onsite observations of the vacant subject site are indicative that this prior improvement was previously demolished and removed, at an unknown date.

General market conditions

General Residential Sales, One Mile, 24 Months

In the 24 month period preceding the effective date of this assignment I observed 340 settled sales of improved single family residential dwellings within a one mile radius of the subject property. These sales ranged in close price from \$40,000 to \$419,900; with an average price of \$240,876; a median price of \$252,250; and an average of 29 days of market exposure on the local MLS system.

Detached Residential Sales, One Half Mile, 24 Months

In the 24 month period preceding the effective date of this assignment I observed 90 settled sales of improved detached single family residential dwellings within a one mile radius of the subject property. These sales ranged in close price from \$145,620 to \$419,900; with an average price of \$258,796 a median price of \$250,000; and an average of 31 days of market exposure on the local MLS system.

COVID-19

Current market conditions have been influenced by the COVID - 19 pandemic and related stay at home orders. For example, in person showings for listed properties were initially down by more than 50% and a large number of properties had been placed on temporary hold. However, in the past two quarters the market has recovered and more residential properties have been offered for sale. Current inventories of properties offered for sale are at historical lows and the days on market reported by the regional multiple list service continue to drop to historical lows.

On the demand side, a corresponding number of buyers have not left the market. Potential home buyers are motivated by historically low interest rates and a spring 2020 buying season which had been initially delayed. Underwriting may become more difficult if the pandemic persists, but current market conditions have not caused a reduction in median sales prices. The moratorium on evictions and foreclosures has delayed the timing of distressed sales being offered on the market. Therefore, the low number of properties being offered for sale is anticipated to continue through the remainder of the first two quarters of 2021.

Sales data for the past few months indicate a decrease in exposure and marketing times. The subject property is centrally located within the State of Maryland. If offered for sale the property would have average appeal in the market even under the uncertainty of the COVID-19 pandemic.

LAND APPRAISAL REPORT

File No.: JL210521-B

SUBJECT	Property Address: 2903 Ritchie Rd		City: District Heights		State: MD		Zip Code: 20747					
	County: Prince George's		Legal Description: Map 82, Grid A3, Subdiv 7180, Lot 2; Plat A-3982									
	Assessor's Parcel #: 06-0604835		Tax Year: 2021		R.E. Taxes: \$ EXEMPT		Special Assessments: \$ 0					
	Market Area Name: District Heights		Map Reference: 47894		Census Tract: 8022.03							
ASSIGNMENT	Current Owner of Record: Prince George's County		Borrower (if applicable): 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 purpose of this appraisal assignment is to provide an opinion of the market value for 2903 Ritchie Rd, District Heights, MD 20747.											
	Intended User(s) (by name or type): Prince George's County											
	Client: Prince Georges County				Address: 1400 McCormick Drive, #336, Largo, MD 20774							
	Appraiser: Thomas Weigand, MAI				Address: One Annapolis St., Annapolis, MD 21401							
MARKET AREA DESCRIPTION	<b>Characteristics</b>					<b>Predominant Occupancy</b>	<b>One-Unit Housing</b>		<b>Present Land Use</b>		<b>Change in Land Use</b>	
	Location: <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural					<input checked="" type="checkbox"/> Owner 70	PRICE AGE		One-Unit 60 %		<input checked="" type="checkbox"/> Not Likely	
	Built up: <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%					<input type="checkbox"/> Tenant	\$ (000) (yrs)		2-4 Unit 10 %		<input type="checkbox"/> Likely * <input type="checkbox"/> In Process *	
	Growth rate: <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow					<input type="checkbox"/> Vacant (0-5%)	40 Low 14		Multi-Unit 10 %		* To:	
	Property values: <input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining					<input checked="" type="checkbox"/> Vacant (>5%)	420 High 98		Comm'l 20 %			
	Demand/supply: <input checked="" type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input type="checkbox"/> Over Supply						241 Pred 57		%			
	Marketing time: <input checked="" type="checkbox"/> Under 3 Mos. <input type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.								%			
	<b>Factors Affecting Marketability</b>											
	<b>Item</b>	Good Average Fair Poor N/A					<b>Item</b>	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 type="checkbox"/> <input checked="" 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 type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>				
Market Area Comments: The subject is located in central Prince George's Maryland, within the District Heights market area inside of the Capital Beltway. The market area is approximately bound by Walker Mill Rd. to the north and west, the Capital Beltway to the east, and Pennsylvania Ave. to the south. The neighborhood is comprised primarily of detached single family residences of varying ages and styles, multi-family is observed, with portions of commercial development along the major thoroughfares. The subject's location provides convenient access to employment centers through-out the Metro area; and major travel routes including I-95, 4, 214, 337, 458, and 543. There is adequate access to amenities including schools, shopping, religious facilities, etc. Single family data provided above is sourced from an MLS search of a one mile radius surrounding the subject property, over the twenty four month period prior to the effective date. (340 total sales ranging from \$40,000 to \$419,900; average close price: \$240,876; average days on market: 29)												
SITE DESCRIPTION	Dimensions: Irregular, see Plat addenda				Site Area: 8,375 Sq.Ft.							
	Zoning Classification: R-55				Description: R-55; 1 Family Detached Residential Permits Small-Lot							
	Residential Subdivisions; Promotes High Density, Single-Family Detached Dwellings. Standard Lot Sizes 6,500 Square Feet Maximum Dwelling Units Per Net Acre											
	6.70 Estimated Average Dwelling Units Per Acre				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: Generally intended for high density detached single-family detached residential development.											
	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 checked="" 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 property would be for detached single family residential development											
	Actual Use as of Effective Date: Vacant Lot				Use as appraised in this report: Vacant Lot							
	Summary of Highest & Best Use: The site has moderately easy access to major transportation routes. Surrounding site influences are predominantly residential utilization, with commercial to the west. Public water, sewer, electric and telephone services are available. The subject property's supporting site appears well-drained, is believed to have typical land easements, and its soil appears suitable for development of permitted uses. The subject property's location, access, visibility, supporting services, and other physical conditions support residential utilization.											
	<b>Utilities</b>		Public Other		Provider/Description		<b>Off-site Improvements</b>		Type Public Private		Frontage 71.62 feet, per Plat	
	Electricity		<input checked="" type="checkbox"/> <input type="checkbox"/>		Available Hookup		Street		Residential 2 way <input checked="" type="checkbox"/> <input type="checkbox"/>		Topography Mostly Level	
	Gas		<input checked="" type="checkbox"/> <input type="checkbox"/>		Available Hookup		Width		30 Feet		Size Average	
	Water		<input checked="" type="checkbox"/> <input type="checkbox"/>		Available Hookup		Surface		Macadam		Shape Irregular/Tapering width	
Sanitary Sewer		<input checked="" type="checkbox"/> <input type="checkbox"/>		Available Hookup		Curb/Gutter		Concrete/Concrete <input checked="" type="checkbox"/> <input type="checkbox"/>		Drainage Natural;Appears Adequate		
Storm Sewer		<input checked="" type="checkbox"/> <input type="checkbox"/>		Available Hookup		Sidewalk		None <input type="checkbox"/> <input type="checkbox"/>		View Residential, Commercial		
Telephone		<input checked="" type="checkbox"/> <input type="checkbox"/>		Available Hookup		Street Lights		Electric <input checked="" type="checkbox"/> <input type="checkbox"/>				
Multimedia		<input checked="" type="checkbox"/> <input type="checkbox"/>		Available Hookup		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 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 # 24033C0255E		FEMA Map Date 09/16/2016				
Site Comments: The subject property is an 8,375 square foot mostly level lot, located within the R-55 zoning district. The lot tapers in width from 71.62 linear feet at the road frontage to 31.8 feet at the rear boundary. I saw no adverse environmental conditions on the site or in the immediate vicinity of the subject property. I am unaware of any easements or maintenance agreement between the owners of the subject property and the owners of the adjacent properties. Typical utility easements (telephone, electric) do not detract from the market value of the property. This area is serviced by public utilities available.												

LAND APPRAISAL REPORT

File No.: JL210521-B

TRANSFER HISTORY

My research ☐ did ☒ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s): Assessment Records

1st Prior Subject Sale/Transfer

Analysis of sale/transfer history and/or any current agreement of sale/listing: The subject property has not transferred within three years of the effective date of this appraisal.

Date: 09/01/2004

Price: \$200,000

Source(s): MLS/Sdat; 20827/261

2nd Prior Subject Sale/Transfer

Date:

Price:

Source(s):

SALES COMPARISON APPROACH

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	2903 Ritchie Rd District Heights, MD 20747	3215 Oak St Upper Marlboro, MD 20774		2909 Lakehurst Ave District Heights, MD 20747		7415 Leona St District Heights, MD 20747	
Proximity to Subject		0.85 miles SE		0.41 miles W		0.77 miles SW	
Sale Price	\$		\$ 50,000		\$ 32,500		\$ 30,000
Price/ Sq.Ft.	\$	\$ 2.10		\$ 3.85		\$ 3.69	
Data Source(s)		BrightMLS#MDPG564922; 163		BrightMLS#MDPG530488; 28		BrightMLS#MDPG533842; 72	
Verification Source(s)		Assessment Records, Deed		Assessment Records, Deed		Assessment Records, Deed	
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+(-) \$ Adjust
Sales or Financing Concessions		Auction; Cash None Noted		Auction; Cash None Noted		Standard; Cash None Noted	
Date of Sale/Time		11/17/2020	0	08/27/2019	+2,925	08/21/2019	+2,700
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Location	District Heights	Upper Marlboro		District Heights		District Heights	
Site Area (in Sq.Ft.)	8,375	23,774	-7,731	8,450	0	8,125	0
Zoning	R-55	RR		R-55		R-55	
Development Status	Vacant/Prev Improv	Vacant/Prev Improv		Vacant		Vacant	
Improvements	None	None		None		None	
External Factors	Prox Com/Bsy Rd	None	-2,500	Prox Busy Road		Prox Commercial	-750
Net Adjustment (Total, in \$)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$	-10,231	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$	2,925	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$	1,950
Adjusted Sale Price (in \$)		\$	39,769	\$	35,425	\$	31,950

Summary of Sales Comparison Approach In completing the sales comparison analysis, I have attempted to use comparable sales which fully compete with the subject property. (e.g., settled dates within certain time frames, reasonable proximity to subject, similar GLA, use and utility, etc.). In order to achieve this goal, a comprehensive search of the subject market is conducted. The best sales available have been utilized in this analysis; the adjusted prices of the comparable sales form a value range considered inclusive of the subject property. When possible, I applied quantifiable market extracted adjustments to account for the contributory value of different property attributes. When adjustments cannot be directly quantified I used my best judgment to make a reasonable and appropriate adjustment based upon anticipated market reaction to a particular property amenity. A market conditions adjustment was considered, and is applied on a quarterly basis; after considering MLS sources and statistics I have reconciled to 6% annual appreciation in the submarket. This adjustment is a scaled percentage of market appreciation recognizing that vacant land reacts more slowly to changing market conditions. See the attached RBIntel market statistics report. A correlation is observed among the adjusted values of all comparable sales utilized.

PUD

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

Legal Name of Project:

Describe common elements and recreational facilities: While each of the comparable sales are considered in reconciling an opinion of market value, comparable sale #2 has received increased weight as it is located in the closest proximity to the subject property.

RECONCILIATION

Indicated Value by: Sales Comparison Approach \$ 35,000

Final Reconciliation The comparable sales range in adjusted sale price from \$31,950 to \$39,769. Comparable sale #2, was given increased weight due to proximity. The reconciled opinion of market value for the subject property is \$35,000.

This appraisal is made ☒ "as is", or ☐ subject to the following conditions:

☐ 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: \$ 35,000 , as of: 05/26/2021 , 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 ±30 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report, which contains the following attached exhibits: ☐ Scope of Work ☒ Limiting cond./Certifications ☒ Narrative Addendum ☒ Location Map(s) ☐ Flood Addendum ☒ Additional Sales ☒ Photo Addenda ☐ Parcel Map ☐ Hypothetical Conditions ☐ Extraordinary Assumptions ☐

SIGNATURES

Client Contact: Benjamin Hobbs

E-Mail: bhobbs@co.pg.md.us

Client Name: Prince Georges County

Address: 1400 McCormick Drive, #336, Largo, MD 20774

APPRaiser

Appraiser Name: Thomas Weigand, MAI

Company: Treffer Appraisal Group

Phone: (410) 544-7744 Fax: (410) 544-9005

E-Mail: appraisals@treffergroup.com

Date of Report (Signature): 04/04/2019

License or Certification #: 04-27637 State: MD

Designation:

Expiration Date of License or Certification: 12/27/2022

Inspection of Subject: ☒ Did Inspect ☐ Did Not Inspect (Desktop)

Date of Inspection: 05/26/2021

SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)

Supervisory or Co-Appraiser Name:

Company:

Phone: Fax:

E-Mail:

Date of Report (Signature):

License or Certification #: State:

Designation:

Expiration Date of License or Certification:

Inspection of Subject: ☐ Did Inspect ☐ Did Not Inspect

Date of Inspection:



Subject Photo Page

Borrower	N/A					
Property Address	2903 Ritchie Rd					
City	District Heights	County	Prince George's	State	MD	Zip Code 20747
Lender/Client	Prince Georges County					



Subject Front

2903 Ritchie Rd  
Sales Price  
Gross Living Area  
Total Rooms  
Total Bedrooms  
Total Bathrooms  
Location District Heights  
View  
Site 8,375  
Quality  
Age



Subject Street

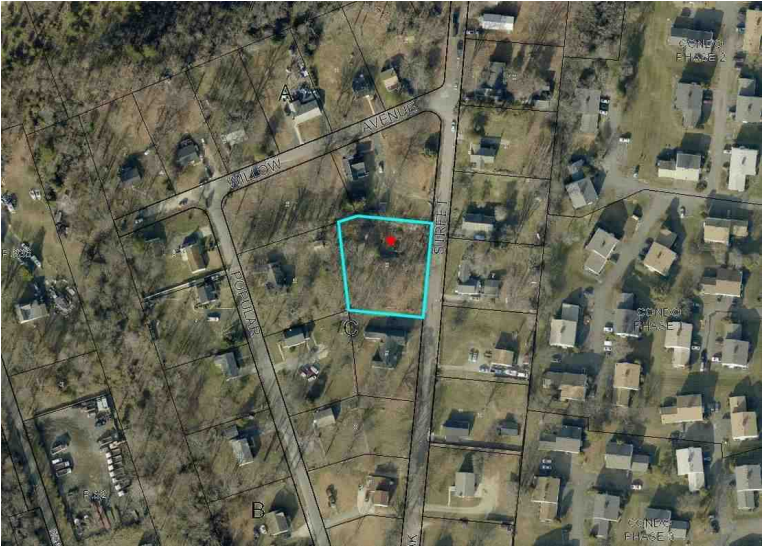


Subject Street



Comparable Land Photo Page

Borrower	N/A					
Property Address	2903 Ritchie Rd					
City	District Heights	County	Prince George's	State	MD	Zip Code 20747
Lender/Client	Prince Georges County					



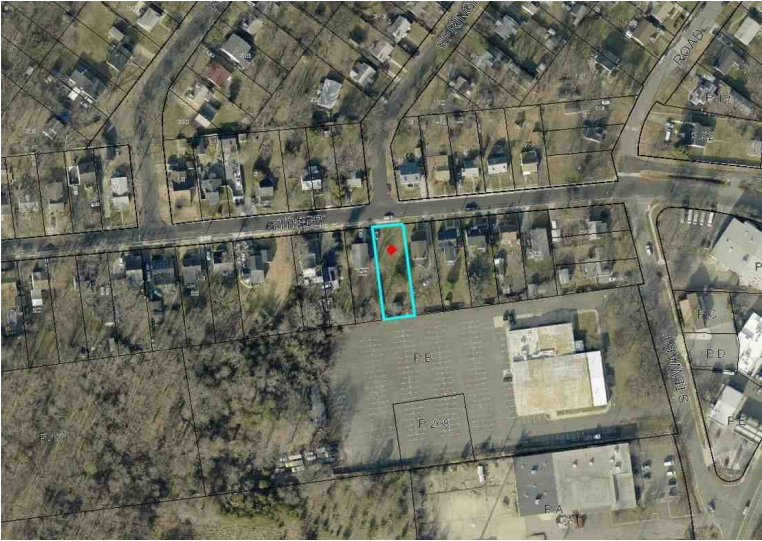
Comparable 1

3215 Oak St	
Prox. to Subj.	0.85 miles SE
Sales Price	50,000
Date of Sale	11/17/2020
Location	Upper Marlboro
Site/View	
Zoning	RR
Development Status	Vacant/Prev Improv
Improvements	None
External Factors	None



Comparable 2

2909 Lakehurst Ave	
Prox. to Subj.	0.41 miles W
Sales Price	32,500
Date of Sale	08/27/2019
Location	District Heights
Site/View	
Zoning	R-55
Development Status	Vacant
Improvements	None
External Factors	Prox Busy Road



Comparable 3

7415 Leona St	
Prox. to Subj.	0.77 miles SW
Sales Price	30,000
Date of Sale	08/21/2019
Location	District Heights
Site/View	
Zoning	R-55
Development Status	Vacant
Improvements	None
External Factors	Prox Commercial

Borrower	N/A					
Property Address	2903 Ritchie Rd					
City	District Heights	County	Prince George's	State	MD	Zip Code 20747
Lender/Client	Prince Georges County					

Comparable Sales Selection: The best available comparable sales have been utilized in my analysis, other considered comparable properties would have required excessive adjustment. There is a paucity of market advertised sales of similar lots in the immediate submarket. It was necessary and appropriate to consider auction transfers as these represented a significant portion of the market listed sales of properties which provided similar utility.

After consulting multiple sources I have reconciled to an 6% annual market conditions adjustment for the prior 24 month period preceding the effective date; This adjustment is applied on a quarterly basis. No adjustments are applied for properties which went under contract within 6 months of the effective date.

Comparable #1 was selected for it's relatively recent transfer date, reasonable proximity, and it's similar utility. This was an auction transaction which consisted of a 23,774 sq.ft. (Per SDAT) single family residential lot. A negative size adjustment is applied at a rate of \$0.50, per square foot. A negative adjustment applied at the bottom of the sales comparison approach reflects anticipated market reaction to the subject's inferior proximity to a secondary travel route, and proximity to a commercial use; Adjustment applied at a rate of 5%.

Comparable #2 was selected for it's relatively recent transfer date, reasonable proximity, and it's similar utility. This was an auction transaction which consisted of a 8,450 sq.ft. (Per SDAT) single family residential lot. Differences in site size are considered too small to warrant adjustment. External factors are considered equivalent.

Comparable #3 was selected for it's relatively recent transfer date, reasonable proximity, and it's similar utility. This was an auction transaction which consisted of a 8,125 sq.ft. (Per SDAT) single family residential lot. Differences in site size are considered too small to warrant adjustment. A negative adjustment applied at the bottom of the sales comparison approach reflects anticipated market reaction to the subject's location along a secondary travel route and proximity to a commercial use; Adjustment applied at a rate of 2.5%.



Supplemental Addendum

File No. JL210521-B

Borrower	N/A					
Property Address	2903 Ritchie Rd					
City	District Heights	County	Prince George's	State	MD	Zip Code 20747
Lender/Client	Prince Georges County					

purpose of the Appraisal

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

Scope of the Appraisal

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

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

Condition line adjustments have been made where warranted based on an observed level of individual update, upkeep and deferred maintenance seen in each comparable sale when compared to the subject. Condition has been determined using a combination of MLS listing information, agent's comments and exterior inspection of these properties. Condition is a consideration of both effective and actual age differences.

Standard Comments

- 1) Client: The client is the private party who has engaged Treffer Appraisal for this assignment, or other representative/employee that is a party to the ordering of the appraisal.
  - 2) Intended Use: The intended use of the appraisal report is to assist the client in evaluating the subject properties market value, as of the effective date of this assignment.
  - 3) Intended User: The intended user of the report is the client who has ordered the appraisal report or the employee(s) of the client that may be required to review or comment on the appraisal. The report is intended for use only by the client. Use of the report by others is not intended by the appraiser.
  - 4) Exposure Time: The exposure time of the subject is the same as marketing time. Exposure time is defined as: The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.
  - 5) I am qualified and competent to perform this appraisal under USPAP guidelines.
  - 6) No personal property other than what is typical for the area is included in this report, (i.e. appliances).
- Additional Certifications

My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) and in accordance with the regulations developed by the Lender's Federal Regulatory Agency as required by FIRREA.

The photographs presented in this report were produced using digital photography. None of the photographs have been altered with the possible exception of brightness and or contrast in order to enhance clarity. Photographs are true representation of the subject and or comparable sales as of the inspection date unless otherwise noted in report.

No warranty of the appraised property is given or implied.

This appraisal is not intended to be used by any third party as the third party is not the intended user as defined in this report. This appraisal report has been prepared solely for the benefit of the client identified here within. It is not prepared for the benefit of others.

Neither I, nor anyone associated with this appraisal assignment, has performed valuation services on the subject property within the past three years.

Market Value

The 6th Edition of The Dictionary of Real Estate Appraisal includes several definitions for market value. The following definition from the dictionary is used by the federal agencies that regulate insured financial institutions in the United States. Market value: the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- 1. Buyer and seller are typically motivated;
- 2. Both parties are well informed or well advised, and acting in what they consider their best interests;
- 3. A reasonable time is allowed for exposure in the open market;
- 4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- 5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Hazmat/Environmental Statement

Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, radon, urea-formaldehyde foam insulation, lead paint, or other potentially hazardous materials may affect the value of the property. The value is predicated on the assumption that there is no such materials on or in the property that would

Supplemental Addendum

File No. JL210521-B

Borrower	N/A					
Property Address	2903 Ritchie Rd					
City	District Heights	County	Prince George's	State	MD	Zip Code 20747
Lender/Client	Prince Georges County					

cause the loss of value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.

Detrimental Conditions Statement

There are a wide variety of detrimental conditions that can impact property values. These include, but are not limited to: non-market motivations, future temporary disruptions, acts of terrorism, stigmas, convicted criminals who reside in the neighborhood, neighborhood nuisances, future unannounced surrounding developments, structural and engineering conditions, construction conditions, soils and geotechnical issues, environmental conditions and natural conditions. The appraiser has inspected the subject property on a level that is consistent with the typical responsibilities of the appraisal profession; however the appraiser does not have the expertise of market analysts, soils, structural or engineers, scientists, specialists, urban planners and specialists for the various fields. Unless otherwise stated within the report, we assume no responsibilities for the impact that the variety of detrimental conditions may cause.

Comments on Sales Comparison

The scope of the assignment is to estimate the fee simple market value of the subject property. The Cost Approach has been developed as secondary support for the sales comparison conclusion. The Income Approach is not considered valid in this assignment. The Sales Comparison Approach is most reliable when appraising a single family home in this neighborhood due to sufficient number of comparable sales. Single family homes in this neighborhood are typically purchased for owner occupancy.

The Sales Comparison Approach compares the subject with other properties considered similar competing properties which have transferred title within the recent market period. Adjustments are made for items of dissimilarity. This approach assumes that buyers in the market are similarly motivated and will pay a relatively similar price per unit (per square foot) based on property's merits: location, site size, gross living area, etc. When possible, we apply quantifiable market extracted adjustments to account for the contributory value of different property attributes. When adjustments cannot be directly quantified we use our best judgment to make a reasonable and appropriate adjustment based upon anticipated market reaction to a particular property amenity.

Comments on Income Approach

The subject is vacant land; therefore, the Income Approach is not a reliable indicator of value and has not been used in this report.

Final Reconciliation

The Sales Comparison Approach is the preferred method for determining the market value of the subject property. The Cost and income approaches have not been developed in this report as the subject is a vacant lot.

Sale Price/Data Source/Verification Source

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

Highest and Best Use

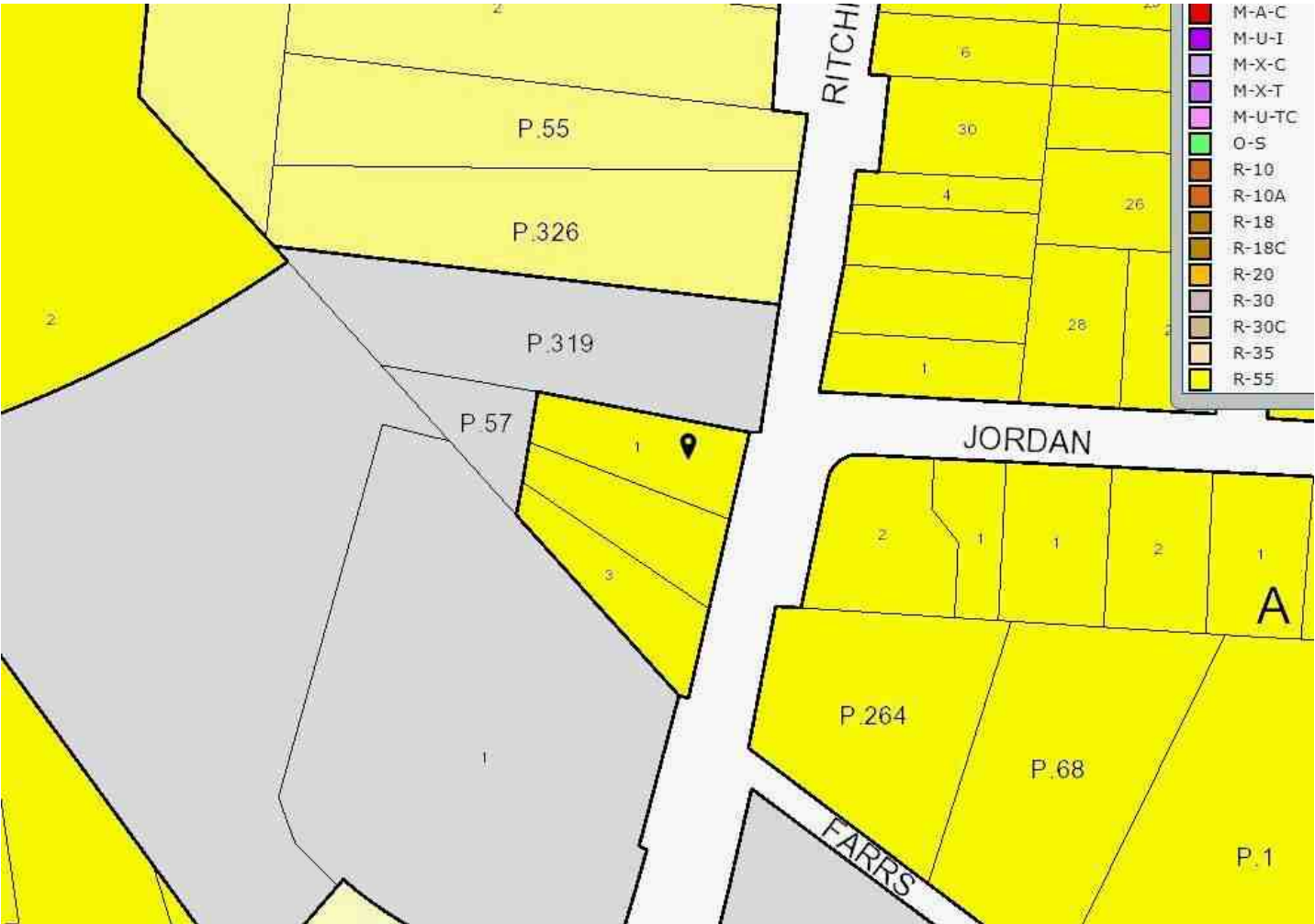
The highest and best use of the subject property is to be developed under the terms of the existing zoning district. Proposed zoning change is not anticipated to impact highest and best use.

Zoning

R-55 1 Family Detached Residential  
Permits small-lot residential subdivisions; promotes high density, single-family detached dwellings.  
- Standard lot sizes - 6,500 square feet  
- Maximum dwelling units per net acre - 6.70  
- Estimated average dwelling units per acre - 4.2

Zoning Map

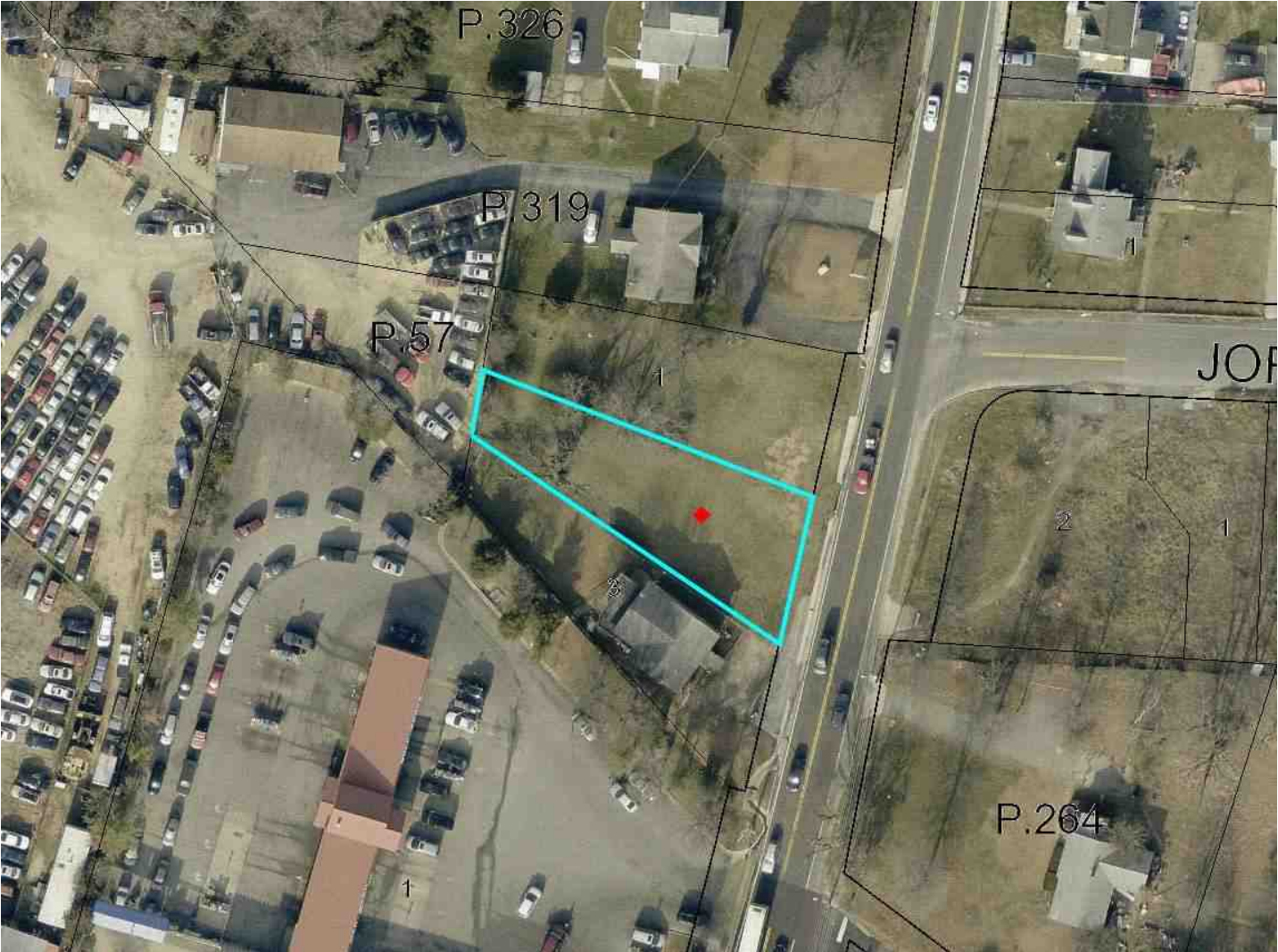
Borrower	N/A					
Property Address	2903 Ritchie Rd					
City	District Heights	County	Prince George's	State	MD	Zip Code 20747
Lender/Client	Prince Georges County					





Aerial Map

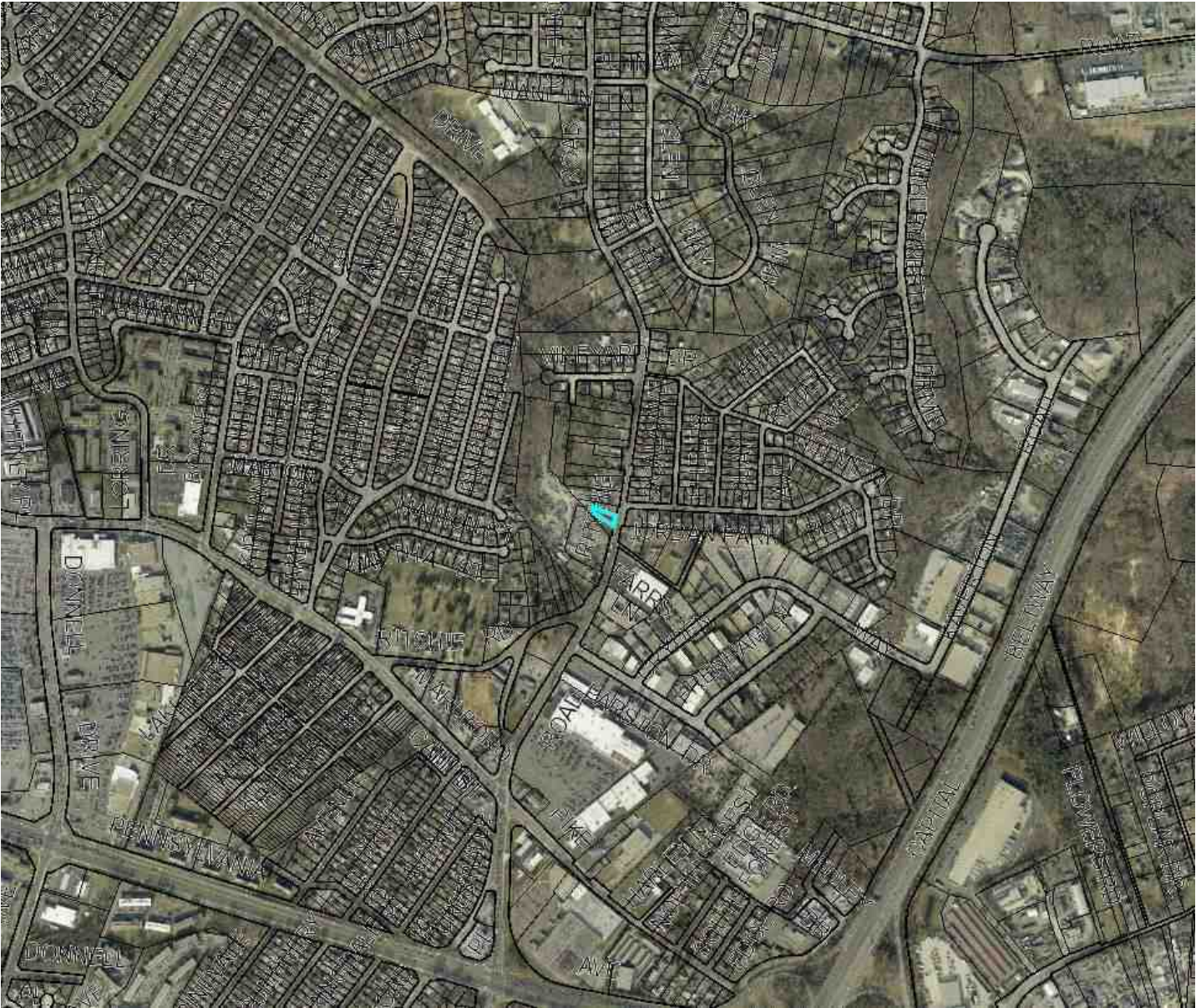
Borrower	N/A				
Property Address	2903 Ritchie Rd				
City	District Heights	County	Prince George's	State	MD Zip Code 20747
Lender/Client	Prince Georges County				





Aerial Map

Borrower	N/A				
Property Address	2903 Ritchie Rd				
City	District Heights	County	Prince George's	State	MD Zip Code 20747
Lender/Client	Prince Georges County				





SDAT Tax Assessment Record

Real Property Data Search ( w1)

Search Result for PRINCE GEORGE'S COUNTY

View Map

View GroundRent Redemption

View GroundRent Registration

Special Tax Recapture: None

Account Identifier:

District - 06 Account Number - 0604835

Owner Name:

PRINCE GEORGES COUNTY

Use:

EXEMPT

Mailing Address:

DEPT OF PUBLIC WORKS STE 310  
9400 PEPPERCORN PL  
LARGO MD 20774-5358

Principal Residence:

NO

Deed Reference:

/20827/ 00261

Location & Structure Information

Premises Address:

2903 RITCHIE RD  
DISTRICT HEIGHTS 20747-0000

Legal Description:

Map:

Grid:

Parcel:

Neighborhood:

Subdivision:

Section:

Block:

Lot:

Assessment Year:

Plat No:

A-3982

0082

00A3

0000

6067180.17

7180

2

2021

Plat Ref:

Town:

None

Primary Structure Built

Above Grade Living Area

Finished Basement Area

Property Land Area

County Use

1963

1,170 SF

YES

8,375 SF

901

Stories

Basement

Type

Exterior

Quality

Full/Half Bath

Garage

Last Notice of Major Improvements

1

YES

STANDARD UNIT

BRICK/

3

3 full

Value Information

Base Value

Value

Phase-in Assessments

As of

As of

As of

01/01/2021

07/01/2020

07/01/2021

Land:

60,400

60,800

Improvements

185,700

207,100

Total:

246,100

267,900

246,100

253,367

Preferential Land:

0

0

Transfer Information

Seller: OATES,RENEE

Date: 12/08/2004

Price: \$240,000

Type: NON-ARMS LENGTH OTHER

Deed1: /20827/ 00261

Deed2:

Seller: SECRETARY OF H U D

Date: 03/17/1999

Price: \$95,000

Type: NON-ARMS LENGTH OTHER

Deed1: /12914/ 00629

Deed2:

Seller: CROSBY,ROBBIE L & LATANYA D

Date: 10/22/1998

Price: \$136,000

Type: NON-ARMS LENGTH OTHER

Deed1: /12551/ 00313

Deed2:

Exemption Information

Partial Exempt Assessments:

Class

07/01/2020

07/01/2021

County:

540

246,100.00

253,367.00

State:

540

246,100.00

253,367.00

Municipal:

540

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

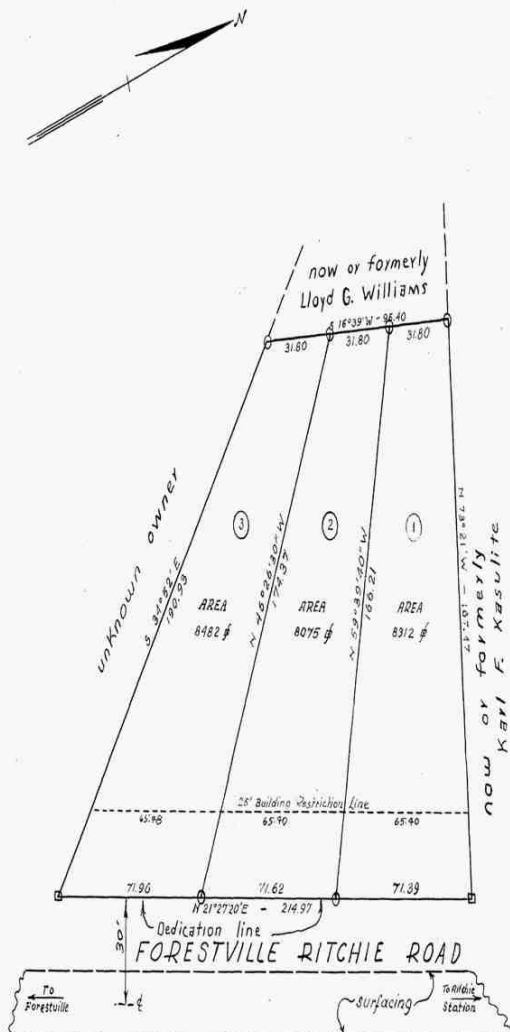
Date:

1. This screen allows you to search the Real Property database and display property records.  
2. Click [here](#) for a glossary of terms.  
3. Deleted accounts can only be selected by Property Account Identifier.  
4. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.



39 at. 46

3394



I hereby certify that the plan shown hereon is correct; that it is a subdivision of all of the lands conveyed by Lloyd G. & Frances Williams to Vito & Philomena V. Rizzi by deed dated April, 1960 and recorded in the land records of Prince Georges County in Liber 2336 at Folio 67; and that stones marked thus: o, and iron pipes marked thus: o, have been placed as indicated.

The total area in this subdivision is 0.57 acres.

November 14, 1960

W. Banks  
Md. Registry # 1414

We Vito & Philomena V. Rizzi, owners of the property shown and described hereon, hereby adopt this plan of subdivision and establish the minimum building restriction lines. There are no suits of action, leases, liens, or trusts on the property included in this plan of subdivision.

Witnessed:

Date: 11/14/60

Alvin E. Bates

Vito Perri

Alvin E. Bell

Philomena V. Rizzi  
Philomena V. Rizzi

RIZZI PROPERTY

SPALDING DISTRICT

PRINCE GEORGE'S COUNTY, MARYLAND

Date : 11/1/60      Scale : 1" = 30'

Walton G. Banks  
County Surveyor  
Marlboro, Maryland

MARYLAND NATIONAL CAPITAL PARKS PLANNING COMMISSION  
PRINCE GEORGE'S COUNTY PLANNING BOARD  
APPROVED: NOVEMBER 30, 1960  
[Signature] CHAIRMAN [Signature] SECRETARY-TREASURER  
M.N.C.P.P.C. RECORD FILE NO. 3-60265

RBIntel Local Market Insight

Local Market Insight

Presented by  
Thomas Weigand

April 2021  
20747 - Detached

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

New Listings 22

↓ -26.7%    ↑ 22.2%  
from Mar 2021: 30    from Apr 2020: 18

YTD	2021	2020	+/-
	95	90	5.6%

5-year Apr average: 29

New Pendings 23

↓ -11.5%    ↑ 27.8%  
from Mar 2021: 26    from Apr 2020: 18

YTD	2021	2020	+/-
	87	92	-5.4%

5-year Apr average: 29

Closed Sales 21

↑ 31.3%    ↑ 5.0%  
from Mar 2021: 16    from Apr 2020: 20

YTD	2021	2020	+/-
	79	72	9.7%

5-year Apr average: 20

Median Sold Price \$354,000

↑ 9.8%    ↑ 18.0%  
from Mar 2021: \$322,500    from Apr 2020: \$299,999

YTD	2021	2020	+/-
	\$325,000	\$280,000	16.1%

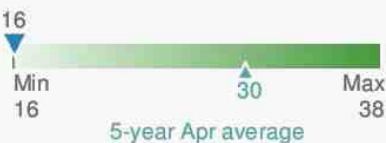
5-year Apr average: \$285,500

Summary

In 20747, the median sold price for Detached properties for April was \$354,000, representing an increase of 9.8% compared to last month and an increase of 18% from Apr 2020. The average days on market for units sold in April was 17 days, 43% below the 5-year April average of 30 days. There was an 11.5% month over month decrease in new contract activity with 23 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from March) with 38; and a 15.8% decrease in supply to 16 active units.

This activity resulted in a Contract Ratio of 2.38 pendings per active listing, up from 2.00 in March and an increase from 1.48 in April 2020. The Contract Ratio is 37% higher than the 5-year April average of 1.73. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings 16



Mar 2021	Apr 2020
19	29

Avg DOM 17



Mar 2021	Apr 2020	YTD
14	30	18

Avg Sold to OLP Ratio 102.7%



Mar 2021	Apr 2020	YTD
98.3%	99.2%	99.9%

RBIntel Market Report

Market Statistics – Detailed Report



1st Quarter 2021  
20747, District Heights, MD

Sold Summary

	Q1 2021	Q1 2020	% Change
Sold Dollar Volume	\$26,946,471	\$19,635,068	37.24%
Avg Sold Price	\$280,631	\$239,709	17.07%
Median Sold Price	\$285,000	\$256,000	11.33%
Units Sold	96	83	15.66%
Avg Days on Market	16	32	-50.00%
Avg List Price for Solds	\$280,692	\$239,452	17.22%
Avg SP to OLP Ratio	100.0%	98.6%	1.37%
Ratio of Avg SP to Avg OLP	99.8%	98.6%	1.28%
Attached Avg Sold Price	\$244,236	\$193,965	25.92%
Detached Avg Sold Price	\$306,627	\$266,100	15.23%
Attached Units Sold	40	31	29.03%
Detached Units Sold	56	52	7.69%

Financing (Sold)

Assumption	0
Cash	14
Conventional	31
FHA	47
Other	0
Owner	0
VA	4

Days on Market (Sold)

0	1
1 to 10	53
11 to 20	18
21 to 30	9
31 to 60	8
61 to 90	3
91 to 120	4
121 to 180	0
181 to 360	0
361 to 720	0
721+	0

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

Sold Detail

Price Ranges	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR		All	Residential		Condo/Coop
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	2	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	1	0	0	1
\$100K to \$149,999	1	0	0	0	0	0	1	0	0	2
\$150K to \$199,999	1	0	0	1	0	0	2	0	0	3
\$200K to \$299,999	2	0	14	25	5	1	3	5	3	0
\$300K to \$399,999	0	0	11	3	21	1	0	13	1	0
\$400K to \$499,999	0	0	0	0	1	0	0	1	0	0
\$500K to \$599,999	0	0	0	0	0	0	0	0	0	0
\$600K to \$799,999	0	0	0	0	0	0	0	0	0	0
\$800K to \$999,999	0	0	0	0	0	0	0	0	0	0
\$1M to \$2,499,999	0	0	0	0	0	0	0	0	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	0	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	4	0	25	29	27	2	9	19	4	6
Avg Sold Price	\$196,155	\$0	\$290,080	\$271,203	\$338,314	\$289,450	\$147,295			
Prev Year - Avg Sold Price	\$192,966	\$225,000	\$248,677	\$254,373	\$288,423	\$259,000	\$91,872			
Avg Sold % Change	1.65%	0.00%	16.65%	6.62%	17.30%	11.76%	60.33%			
Prev Year - # of Solds	3	2	22	17	27	1	11			

Active Detail



RBIntel Market Report

Market Statistics – Detailed Report



1st Quarter 2021

Prince Georges County, MD

Sold Summary

	Q1 2021	Q1 2020	% Change
Sold Dollar Volume	\$916,690,920	\$746,046,049	22.87%
Avg Sold Price	\$357,386	\$330,853	8.02%
Median Sold Price	\$350,000	\$324,900	7.73%
Units Sold	2,591	2,250	15.16%
Avg Days on Market	17	40	-57.50%
Avg List Price for Solds	\$354,834	\$332,715	6.65%
Avg SP to OLP Ratio	101.1%	98.2%	3.01%
Ratio of Avg SP to Avg OLP	101.0%	98.0%	3.13%
Attached Avg Sold Price	\$275,350	\$260,696	5.62%
Detached Avg Sold Price	\$413,053	\$367,670	12.34%
Attached Units Sold	1,047	775	35.10%
Detached Units Sold	1,544	1,475	4.68%

Notes:

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

Financing (Sold)

Assumption	0
Cash	412
Conventional	1,218
FHA	697
Other	28
Owner	1
VA	212

Days on Market (Sold)

0	190
1 to 10	1,396
11 to 20	389
21 to 30	162
31 to 60	252
61 to 90	81
91 to 120	40
121 to 180	31
181 to 360	44
361 to 720	5
721+	1

Sold Detail

	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR		All	Residential		Condo/Coop
Price Ranges	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	1	0	3	0	0	0
\$50K to \$99,999	1	2	2	1	1	0	36	6	0	6
\$100K to \$149,999	5	2	1	0	0	0	75	2	3	15
\$150K to \$199,999	5	6	7	11	3	0	87	7	3	28
\$200K to \$299,999	29	27	104	166	53	31	228	31	29	21
\$300K to \$399,999	9	25	246	140	363	37	21	129	25	14
\$400K to \$499,999	1	2	80	87	318	14	11	85	9	4
\$500K to \$599,999	2	0	14	13	174	9	7	41	6	3
\$600K to \$799,999	0	0	2	1	109	1	3	47	2	7
\$800K to \$999,999	0	0	1	0	10	1	0	9	0	2
\$1M to \$2,499,999	0	0	0	0	2	0	0	6	1	1
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	1	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	52	64	457	419	1,035	93	471	364	78	101
Avg Sold Price	\$255,849	\$273,196	\$346,607	\$333,901	\$450,146	\$359,903	\$206,894			
Prev Year - Avg Sold Price	\$217,610	\$255,596	\$303,399	\$310,231	\$401,709	\$308,584	\$178,104			
Avg Sold % Change	17.57%	6.89%	14.24%	7.63%	12.06%	16.63%	16.16%			
Prev Year - # of Solds	48	54	423	382	1,004	71	268			

Active Detail

## Zoning Ordinance

Sec. 27-430. - R-55 Zone (One-Family Detached Residential).

**(a) Purposes.**

(1) The purposes of the R-55 Zone are:

- (A) To provide for and encourage variation in the size, shape, and width of one-family detached residential subdivision lots, in order to better utilize the natural terrain;
- (B) To facilitate the planning of higher density one-family residential developments with small lots and dwellings of various sizes and styles;
- (C) To encourage the preservation of trees and open spaces; and
- (D) To prevent soil erosion and stream valley flooding.

**(b) Uses.**

(1) The uses allowed in the R-55 Zone are as provided for in the Table of Uses (Division 3 of this Part).

**(c) Regulations.**

(1) Additional regulations concerning the location, size, and other provisions for all buildings and structures in the R-55 Zone are as provided for in Divisions 1 and 5 of this Part, the Regulations Tables (Division 4 of this Part), General (Part 2), Off-Street Parking and Loading (Part 11), Signs (Part 12), and the Landscape Manual.

(CB-1-1989; CB-84-1990; CB-47-1996)

Proposed Zoning District - Page 1

Part 27-4 Zones and Zone Regulations  
Sec. 27-4200 Base Zones  
27-4202 Residential Base Zones  
27-4202(d) Residential, Single-Family-65 (RSF-65) Zone

1 (d) Residential, Single-Family-65 (RSF-65) Zone

(1) Purposes

The purposes of the Residential, Single-Family-65 (RSF-65) Zone are :

- (A) To provide for and encourage variation in the size, shape, and width of one-family detached residential subdivision lots, in order to better utilize the natural terrain;
- (B) To facilitate the planning of higher density one-family residential developments with small lots and dwellings of various sizes and styles;
- (C) To encourage the preservation of trees and open spaces; and
- (D) To prevent soil erosion and stream valley flooding.





Proposed Zoning District - Page 2

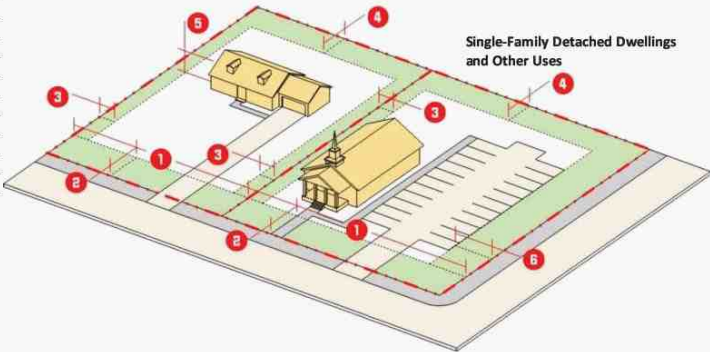
Part 27-4 Zones and Zone Regulations  
Sec. 27-4200 Base Zones  
27-4202 Residential Base Zones  
27-4202(d) Residential, Single-Family-65 (RSF-65) Zone



(2) Intensity and Dimensional Standards

Standard[1]	Single-Family Detached Dwelling	Other Uses
Density, max. (du/ac of net lot area)	6.7	No requirement
Net lot area, min. (sf)	6,500	6,500
1 Lot width, min. (ft)	65	45
Lot frontage (width) at front street line, min. (ft)	52	36
Lot coverage, max. (% of net lot area)	35	60
2 Front yard depth, min. (ft)	25	25
3 Side yard depth, min. (ft) [2]	8	8
4 Rear yard depth, min. (ft)	20	20
5 Principal structure height, max. (ft)	40	40
Accessory structure height, max. (ft) [3]	15	15

NOTES: du/ac = dwelling units per acre; sf = square feet; ft = feet  
[1] See measurement rules and allowed exceptions in Section Sec. 27-2200, Measurement and Exceptions of Intensity and Dimensional Standards.  
[2] On corner lot, min. side yard depth alongside street = 25 ft. 6  
[3] May be increased for certain purposes by approval of a special exception pursuant to Section 27-3604, Special Exception.



Proposed Zoning District - Page 3

Part 27-4 Zones and Zone Regulations  
Sec. 27-4200 Base Zones  
27-4202 Residential Base Zones  
27-4202(d) Residential, Single-Family-65 (RSF-65) Zone

(3) References to Other Standards					
Sec. 27-3400	Standard Review Procedures	Sec. 27-6400	Open Space Set-Asides	Sec. 27-61200	Neighborhood Compatibility Standards
Sec. 27-3600	Application-Specific Review Procedures and Decision Standards	Sec. 27-6500	Landscaping	Sec. 27-61300	Agricultural Compatibility Standards
Sec. 27-4400	Overlay Zones	Sec. 27-6600	Fences and Walls	Sec. 27-61400	Urban Agriculture Compatibility Standards
Sec. 27-5101	Principal Use Tables	Sec. 27-6700	Exterior Lighting	Sec. 27-61500	Signage
Sec. 27-5200	Accessory Uses and Structures	Sec. 27-6800	Environmental Protection and Noise Controls	Sec. 27-61600	Green Building Standards
Sec. 27-5300	Temporary Uses and Structures	Sec. 27-6900	Multifamily, Townhouse, and Three-Family Form and Design Standards		
Sec. 27-6200	Roadway Access, Mobility, and Circulation	Sec. 27-61000	Nonresidential and Mixed-Use Form and Design Standards	Part 27-2	Interpretation and Definitions
Sec. 27-6300	Off-Street Parking and Loading	Sec. 27-61100	Industrial Form and Design Standards	Part 27-7	Nonconforming Buildings, Structures, Uses, Lots, and Signs

Deed - Page 1

PRINCE GEORGE'S COUNTY, MD  
APPROVED BY *[Signature]*  
#05R  
DEC 08 2004

Clerk of the  
Circuit Court

\$ *NA* RECORDATION TAX PAID  
\$ *NA* TRANSFER TAX PAID  
261

THIS SPECIAL WARRANTY DEED  
2004 DEC -9 PM 1:12  
PR GEORGE'S CO MD #9

20827

Made this 1<sup>st</sup> day of September 2004, by and between **RENEE OATES, as sole owner**, party of the first part, hereinafter called the 'LANDOWNER', and **PRINCE GEORGE'S COUNTY, MARYLAND**, a body corporate and politic, party of the second part, hereinafter called the 'COUNTY'.

WITNESSETH, that in consideration of Two Hundred Forty Thousand and 00/100 (\$240,000.00) Dollars, and other valuable considerations, the receipt of which is hereby acknowledged, the said Landowner does grant and convey unto Prince George's County, Maryland, a body corporate and politic, party of the second part, all its successors and assigns, in fee simple all that piece or parcel of ground situate, laying and being in **Sixth (6<sup>th</sup>)** Election District of Prince George's County, State of Maryland, and being described as follows, to wit:

R/W Case #  
503-516

**OK TO TRANSFER**  
**BYPASS FORM NUMBER 050626**  
**DATE 12/9/2004** *[Signature]*

SEE ATTACHED EXHIBIT 'A'

IMP. FD. SURE.	\$ 0.00
RECORDING FEE	0.00
TR. TAX STATE	0.00
TOTAL	0.00
RECEIVED	12/9/2004
REF. NO.	01000000
DEC. 09, 2004	01:03 PM

**BEING** part of the same land which the said party of the first part, Renee Oates, obtained from Andrew M. Cuomo, Secretary of Housing and Urban Development of Washington, D.C., acting by and through the Federal Housing Commissioner, by Deed dated the 10<sup>th</sup> day of March, 1999, recorded in the Land Records of Prince George's County, Maryland in Liber 12914, at folio 629.

**TOGETHER** with the building and improvements thereupon, erected, made or being and all and every, the rights, alleys, ways, waters, privileges, appurtenances, advantages, to the same belonging or in any wise appertaining.

**AND** the said Landowner covenants that it will warrant specially the property hereby conveyed and that it will execute such further assurances of said land as may be requisite.

PRINCE GEORGE'S COUNTY CIRCUIT COURT (Land Records) REP 20827, p. 0261, MSA\_CE64\_20908. Date available 01/06/2005. Printed 05/18/2021.

PRINCE GEORGE'S COUNTY CIRCUIT COURT (Land Records) REP 20827, p. 0262, MSA\_CE64\_20908. Date available 01/06/2005. Printed 05/18/2021.

20827 262

WITNESS HEREOF their hands and seals.

WITNESS:

 By:  (Seal)  
Renee Oates

STATE OF Maryland :  
COUNTY OF Baltimore : To Wit:

I Hereby Certify, that on this 1st day of September, 2004, before me the subscriber, a Notary Public of the State and County aforesaid, personally appeared Renee Oates, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, being authorized to do so and that said person executed the same for the purposes therein contained, and in my presence signed and sealed the same.

IN WITNESS HEREOF, I hereunto set my hand and official seal.

  
NOTARY PUBLIC

NOTARIAL SEAL

My Commission Expires: 3/1/2008

Front Foot Benefit Charges paid in full  
WASHINGTON SUBURBAN SANITARY COMMISSION

By:   
Property Assessment Supervisor



Deed - Page 3

20827 263

264  
THIS IS TO CERTIFY that the within instrument was prepared by or under the supervision of the undersigned, an attorney duly admitted to practice before the Court of appeals of Maryland.

*David L. [Signature]*

PRINCE GEORGE'S COUNTY CIRCUIT COURT (Land Records) REP 20827, p. 0263, MSA\_CE64\_20908. Date available 01/06/2005. Printed 05/18/2021.

20827 264

EXHBIT A

BEING Lot Two (2) in the subdivision known as 'RIZZI PROPERTY", per plat thereof recorded in Plat Box WWW 39 at Plat No. 46 among the Land Records of Prince George's County, Maryland, said property being located in the 6<sup>th</sup> Election District of said County. The improvements being known as No. 2903 Richie Road.

Being the same property acquired by Renee Oates by Deed dated March 10, 1999, recorded in Liber 12914, at Folio 629, among the Land Records of Prince George's County, Maryland.

PRINCE GEORGE'S COUNTY CIRCUIT COURT (Land Records) REP 20827, p. 0264, MSA\_CE64\_20908. Date available 01/06/2005. Printed 05/18/2021.



20827 265

State of Maryland Land Instrument Intake Sheet  
☐ Baltimore City ☒ County: Prince George's

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.

(Type or Print in Black Ink Only—All Copies Must Be Legible)

1	Type(s) of Instruments	<input type="checkbox"/> Check Box if additional Intake form is attached			
		<input checked="" type="checkbox"/> Deed	<input type="checkbox"/> Mortgage	<input type="checkbox"/> Other	<input type="checkbox"/> Other
2	Conveyance Type Check Box	<input checked="" type="checkbox"/> Improved Sale	<input type="checkbox"/> Unimproved Sale	<input type="checkbox"/> Multiple Accounts	<input type="checkbox"/> Not an Arms-Length Sale
		Arms-Length [1]	Arms-Length [2]	Arms-Length [3]	Length Sale [9]
3	Tax Exemptions (if Applicable) Cite or Explain Authority	<u>Prince George's County Department of Public Works and Transportation</u>			

4	Consideration and Tax Calculations	Purchase Price/Consideration	\$ <u>240,000.00</u>
		Any New Mortgage	\$
		Balance of Existing Mortgage	\$
		Other:	\$
		Other:	\$
		Full Cash Value	\$ <u>240,000.00</u>

5	Fees	Recording Charge	\$ <u>None</u>	\$ <u>None</u>
		Surcharge	\$	\$
		State Recordation Tax	\$	\$
		State Transfer Tax	\$	\$
		County Transfer Tax	\$	\$
		Other	\$	\$
		Other	\$	\$

6	Description of Property SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).	Parcel ID	<u>06-0604835</u>	<u>L1294 F 629</u>	<u>8.2</u>	<u>None</u>	
		Subdivision Name	<u>Rizzi Property</u>	<u>2</u>	<u>None</u>	<u>None</u>	<u>None</u>
		Address	<u>2903 Ritchie Road, District Heights, Maryland 20747-3465</u>				
		Residential	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Residential	<input type="checkbox"/> Yes	<input type="checkbox"/> No
		Partial Conveyance	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Description/Amt. of SqFt/Acreage Transferred:	<u>8,375 square feet</u>	

7	Transferred From	<u>Renee Oates</u>	<u>None</u>
		<u>None</u>	<u>None</u>

8	Transferred To	<u>Prince George's County Department of Public Works and Transportation</u>	<u>None</u>
		<u>9400 Peppercorn Place, Ste. 310, Largo, Maryland 20774</u>	<u>None</u>

9	Other Names to Be Indexed	<u>None</u>	<u>None</u>
		<u>None</u>	<u>None</u>

10	Contact/Mail Information	Name:	<u>Wm B. Morrison</u>	<input type="checkbox"/> Return to Contact Person
		Firm:	<u>P.G. Co. Dept Public Works and Transportation</u>	<input checked="" type="checkbox"/> Hold for Pickup
		Address:	<u>9400 Peppercorn Place, Ste. 310, Largo, Md. 20774</u>	<input type="checkbox"/> Return Address Provided
		Phone:	<u>(301) 883-5605</u>	

Assessment Information	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Will the property being conveyed be the grantee's principal residence?
	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Does transfer include personal property? If yes, identify:
	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Was property surveyed? If yes, attach copy of survey (if recorded, no copy required)

Transfer Number	<u>20827</u>	Date Received	<u>2005</u>
Year	<u>2005</u>	Assessed	<u>2005</u>
Land	<u>2005</u>	Assessed	<u>2005</u>
Buildings	<u>2005</u>	Assessed	<u>2005</u>
Total	<u>2005</u>	Assessed	<u>2005</u>

REMARKS:	
----------	--

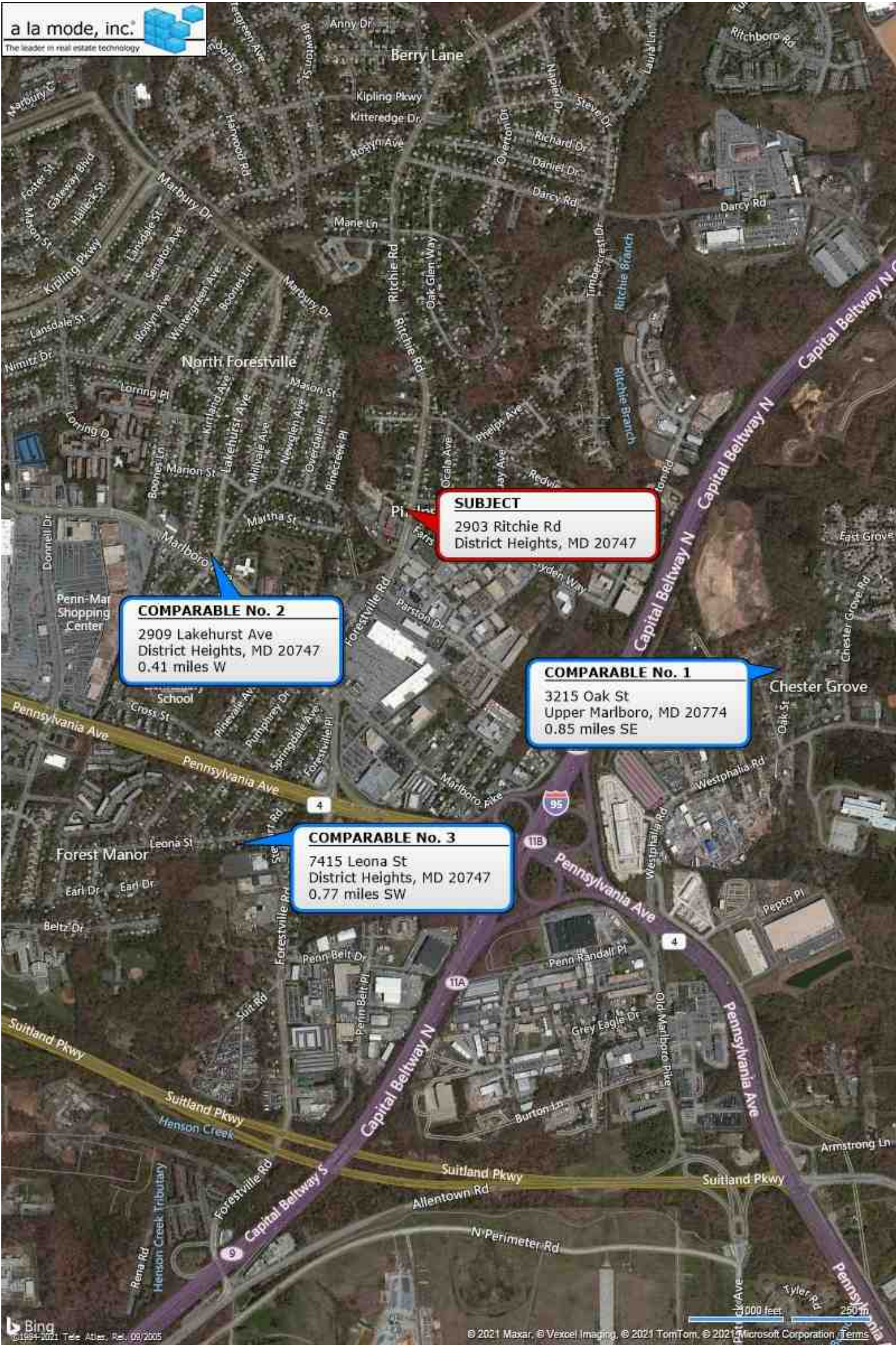
Distribution: White - Clerk's Office  
Canary - SDAT  
Pink - Office of Finance  
Goldenrod - Preparer  
400-660-0000

PRINCE GEORGE'S COUNTY CIRCUIT COURT (Land Records) REP 20827, p. 0265, MSA\_CE64\_20908. Date available 01/06/2005. Printed 05/18/2021.



Location Map

Borrower	N/A				
Property Address	2903 Ritchie Rd				
City	District Heights	County	Prince George's	State	MD Zip Code 20747
Lender/Client	Prince Georges County				





Appraiser License/Certification

Borrower	N/A				
Property Address	2903 Ritchie Rd				
City	District Heights	County	Prince George's	State	MD Zip Code 20747
Lender/Client	Prince Georges County				

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



STATE OF MARYLAND  
DEPARTMENT OF LABOR, LICENSING AND REGULATION

LICENSE \* REGISTRATION \* CERTIFICATION \* PERMIT

STATE OF MARYLAND

DEPARTMENT OF LABOR, LICENSING AND REGULATION

COMMISSION OF RE APPRAISERS & HOME INSPECTORS

CERTIFIES THAT:

THOMAS WEIGAND

Lawrence J. Hogan, Jr.  
Governor

Boyd K. Rutherford  
Lt. Governor

James E. Rzepkowski  
Acting Secretary

IS AN AUTHORIZED: 04 - CERTIFIED GENERAL

LIC/REG/CERT	EXPIRATION	EFFECTIVE	CONTROL NO
27637	12-27-2022	11-05-2019	5431876



Signature of Bearer



Acting Secretary DLLR

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