

APPRAISAL OF REAL PROPERTY



LOCATED AT

0 Williams Dr
Brandywine, MD 20613
Map 145, Lot 34, Grid C1

FOR

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

OPINION OF VALUE

65,000

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>

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: 0 Williams Dr
Brandywine, MD 20613
Borrower: N/A N/A
File No.: 2105018

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.

 esign.alamode.com/verify Serial:700D392B

Sincerely,



Jacquelin Sonceau, SRA
300012316
7/11/2022



Serial# 700D392B
esign.alamode.com/verify

USPAP Compliance Addendum

Borrower	N/A N/A		
Property Address	0 Williams Dr		
City	Brandywine	County Prince George's	State MD Zip Code 20613
Lender/Client	The Prince George's County Government		

APPRAISAL AND REPORT IDENTIFICATION

This Appraisal Report is one of the following types:

☒ Appraisal Report

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

☐ Restricted Appraisal Report

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

ADDITIONAL CERTIFICATIONS

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

☐ The statements of fact contained in this report are true and correct.

☐ The report analyses, opinions, and conclusions are limited only by the reported assumptions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.

☐ I have no (or the specified) present or prospective interest in the property that is the subject of this report and no (or specified) personal interest with respect to the parties involved.

☐ I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.

☐ My engagement in this assignment was not contingent upon developing or reporting predetermined results.

☐ My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

☐ My analyses, opinions, and conclusions were developed and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.

☐ This appraisal report was prepared in accordance with the requirements of Title XI of FIRREA and any implementing regulations.

PRIOR SERVICES

☒ I have NOT performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

☐ I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

PROPERTY INSPECTION

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

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

APPRAISAL ASSISTANCE

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



ADDITIONAL COMMENTS

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

MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY

☒ A reasonable marketing time for the subject property is 130 day(s) utilizing market conditions pertinent to the appraisal assignment.

☒ A reasonable exposure time for the subject property is 0-150 day(s).

APPRAISER	SUPERVISORY APPRAISER (ONLY IF REQUIRED)
<div>Signature </div> <div>Name <u>Jacquelin Sonceau, SRA</u></div> <div>Date of Signature <u>06/11/2021</u></div> <div>State Certification # <u>30012316</u></div> <div>or State License # _____</div> <div>State <u>MD</u></div> <div>Expiration Date of Certification or License <u>07/11/2022</u></div> <div>Effective Date of Appraisal <u>05/21/2021</u></div>	<div>Signature _____</div> <div>Name _____</div> <div>Date of Signature _____</div> <div>State Certification # _____</div> <div>or State License # _____</div> <div>State _____</div> <div>Expiration Date of Certification or License _____</div> <div>Supervisory Appraiser Inspection of Subject Property</div> <div><div><input type="checkbox"/> Did Not</div><div><input type="checkbox"/> Exterior-only from Street</div><div><input checked="" type="checkbox"/> Interior and Exterior</div></div> <div></div>

LAND APPRAISAL REPORT

File No.: 2105018

SUBJECT

ASSIGNMENT

MARKET AREA DESCRIPTION

SITE DESCRIPTION

Property Address: 0 Williams DrCity: BrandywineState: MDZip Code: 20613

County: Prince George'sLegal Description: Map 145, Lot 34, Grid C1

Assessor's Parcel #: 11-1179233Tax Year: 2021R.E. Taxes: \$ 400Special Assessments: \$ 0

Market Area Name: GWYNN PARKMap Reference: 145Census Tract: 8010.04

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

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

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

If Yes, give a brief description:

The purpose of this appraisal is to develop an opinion of: ☒ Market Value (as defined), or ☐ other type of value (describe)

This report reflects the following value (if not Current, see comments): ☒ Current (the Inspection Date is the Effective Date) ☐ Retrospective ☐ Prospective

Property Rights Appraised: ☒ Fee Simple ☐ Leasehold ☐ Leased Fee ☐ Other (describe)

Intended Use: The intended use of this appraisal report is to assist the client with internal decision making regarding the subject property.

The appraiser is not responsible for the unauthorized use of this report.

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

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

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

Characteristics

Location: ☐ Urban ☒ Suburban ☐ Rural

Built up: ☐ Over 75% ☒ 25-75% ☐ Under 25%

Growth rate: ☐ Rapid ☒ Stable ☐ Slow

Property values: ☒ Increasing ☐ Stable ☐ Declining

Demand/supply: ☒ Shortage ☐ In Balance ☐ Over Supply

Marketing time: ☒ Under 3 Mos. ☐ 3-6 Mos. ☐ Over 6 Mos.

Predominant Occupancy

☒ Owner 79

☒ Tenant 15

☐ Vacant (0-5%)

☒ Vacant (>5%)

One-Unit Housing

PRICEAGE

\$ (000)(yrs)

98Low0

768High164

409Pred18

Present Land Use

One-Unit70 %

2-4 Unit0 %

Multi-Unit15 %

Comm'l10 %

Other5 %

%

Change in Land Use

☒ Not Likely

☐ Likely * ☐ In Process *

* To:

Factors Affecting Marketability

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

Market Area Comments: Market conditions are increasing. Currently conventional, VA, and FHA mortgages are available at historically low rates.

Median days on the market for properly priced properties in the overall subject neighborhood is under 3 months. Market trend data supplied above was obtained from the general market for the past twelve months within a 2 mile radius of the subject property.

Dimensions: Irregular lotSite Area: 21,780 Sq.Ft.

Zoning Classification: R-RDescription: RESIDENTIAL RURAL

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

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

Are CC&Rs applicable? ☐ Yes ☐ No ☒ UnknownHave the documents been reviewed? ☐ Yes ☐ NoGround Rent (if applicable) \$ /

Comments:

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

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

Summary of Highest & Best Use: In order to estimate the highest and best use of the subject property, we have considered those uses that are legally permissible, physically possible, maximally productive and financially feasible. The use that represents the highest and best use of the property is for single-family development.

UtilitiesPublicOtherProvider/Description

Electricity☒☐Available

Gas☒☐Available

Water☒☐Available

Sanitary Sewer☒☐Available

Storm Sewer☒☐Available

Telephone☒☐Available

Multimedia☐☐

Off-site ImprovementsTypePublicPrivate

StreetAsphalt☒☐

WidthAverage for area

SurfaceAverage for area

Curb/GutterConcrete/Concrete☒☐

SidewalkNone☐☐

Street LightsPost☒☐

AlleyNone☐☐

FrontageAverage

TopographyLevel

Size21780 sf +/-

ShapeIrregular

DrainageNatural

ViewAverage Residential

Other site elements: ☒ Inside Lot ☐ Corner Lot ☐ Cul de Sac ☒ Underground Utilities ☐ Other (describe)

FEMA Spec'l Flood Hazard Area ☐ Yes ☒ NoFEMA Flood Zone XFEMA Map # 24033C0355EFEMA Map Date 9/16/2016

Site Comments: I saw no adverse environmental conditions on the site or in the immediate vicinity of the subject property. Typical utility easements (telephone, electric) do not affect value. The subject property appears to be located in the FEMA flood zone X. Flood hazard map interpretation is believed accurate, it is not guaranteed.

GPLAND

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3/2007

LAND APPRAISAL REPORT

File No.: 2105018

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): County Tax Record, MRIS

1st Prior Subject Sale/Transfer

Analysis of sale/transfer history and/or any current agreement of sale/listing: No evidence from current data sources of any sale or transfer of the comparable sales prior to, or in addition to, those cited above within the past year. No evidence from current data sources of any prior sale or transfer of the subject property within the past three years.

Date: 10/05/1994

Price: \$0

Source(s): Tax Record, brightMLS

2nd Prior Subject Sale/Transfer

Date:

Price:

Source(s): Tax Record, brightMLS

SALES COMPARISON APPROACH

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	0 Williams Dr Brandywine, MD 20613	12211 Smoot Way Brandywine, MD 20613		3308 Atlas Ct Clinton, MD 20735		3304 Atlas Ct Clinton, MD 20735	
Proximity to Subject		1.33 miles NW		5.02 miles W		5.06 miles W	
Sale Price	\$		\$ 65,000		\$ 105,000		\$ 105,000
Price/ Sq.Ft.	\$	3.11		5.21		5.25	
Data Source(s)	brightMLS	bright MLS#MDPG587546; DOM 1126		bright MLS#MDPG541252; DOM 529		bright MLS#MDPG541244; DOM 535	
Verification Source(s)	Observation/Tax Rec	Observation/CountyTax Record		Observation/CountyTax Record		Observation/CountyTax Record	
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+ (-) \$ Adjust	DESCRIPTION	+ (-) \$ Adjust	DESCRIPTION	+ (-) \$ Adjust
Sales or Financing Concessions	N/A	Conventional Slr pd\$0		Cash Slr pd\$0		Cash Slr pd\$0	
Date of Sale/Time		02/12/2021		04/27/2021		04/30/2021	
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Location	Brandywine	Brandywine		Clinton		Clinton	
Site Area (in Sq.Ft.)	21,780	20,895		20,135		20,010	
Utility	Average	Average		Average		Average	
Zoning	R-R	R-R		R-R		R-R	
Development Status	Raw	Raw		Finished Lot	-40,000	Finished Lot	-40,000
Net Adjustment (Total, in \$)		<input type="checkbox"/> + <input type="checkbox"/> - \$		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$	-40,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$	-40,000
Adjusted Sale Price (in \$)		\$ 65,000		\$ 65,000		\$ 65,000	

Summary of Sales Comparison Approach The sales presented, however are considered the best available featuring design, appeal, condition, utility, and amenities similar to the subject property. Other sales analyzed would require less desirable adjustments and were not utilized for that reason.Sales recited are from subject neighborhood and are in acceptable proximity to the subject. They are the most recent and most comparable found. All value affecting dissimilarities were adjusted according to market reaction. The indicated range of values brackets the value of the subject. Comparable sale #1 carried the most weight in the reconciliation, because it is located in the same city as the subject and has the similar development status.

PUD

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

Legal Name of Project: N/A

Describe common elements and recreational facilities: None.

RECONCILIATION

Indicated Value by: Sales Comparison Approach \$ 65,000

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

This appraisal is made ☒ "as is", or ☐ subject to the following conditions: Sales comparison approach is most applicable since it reflects value in the eyes of a typical buyer.

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

Based upon an inspection of the subject property, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 65,000 , as of: 05/21/2021 , 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 18 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report, which contains the following attached exhibits: ☒ Scope of Work

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

☒ Photo Addenda ☒ Parcel Map ☐ Hypothetical Conditions ☐ Extraordinary Assumptions ☐

SIGNATURES

Client Contact: Benjamin Hobbs, Sr. design.alamode.com/verify Serial:700D392B

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

Client Name: The Prince George's County Government

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

APPRaiser

Appraiser Name: Jacquelin Sonceau, SRA

Company: Beltway Appraisals, LLC

Phone: (301) 317-8514 Fax: (301) 542-0171

E-Mail: Jack.Sonceau@beltwayappraisals.com

Date of Report (Signature): 06/11/2021

License or Certification #: 30012316 State: MD

Designation: SRA

Expiration Date of License or Certification: 07/11/2022

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

Date of Inspection: 05/21/2021

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:

GP LAND

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Supplemental Addendum

File No. 2105018

Borrower	N/A N/A					
Property Address	0 Williams Dr					
City	Brandywine	County	Prince George's	State	MD	Zip Code 20613
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 city and county; market reaction does not warrant an adjustment for the difference in lot size; same zoning as the subject; similar condition as the subject; same development status as the subject;

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

COMPARABLE #3: recent sale; in close proximity of subject and located in the same county; market reaction does not warrant an adjustment for the difference in lot size; same zoning as the subject; similar condition as the subject; superior development status compared to the subject, warranting a negative adjustment;

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.

The days-on-the-market (D.O.M.) exceed the normal marketing time for all three comparable sales. This is primarily due to all three comparable sales being listed at an unreasonably higher list price than the final sales price. This, however, does not adversely affect the marketability of the subject property.

Branch Avenue and Route 301 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 development status adjustment for comparable sale #2 and #3 exceeds 10% of the actual sales price. It was necessary to use these comparable sale, because they are recent sales, are close to the subject in lot size and are close to the subject in proximity.

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. 2105018

Borrower	N/A N/A				
Property Address	0 Williams Dr				
City	Brandywine	County	Prince George's	State	MD Zip Code 20613
Lender/Client	The Prince George's County Government				

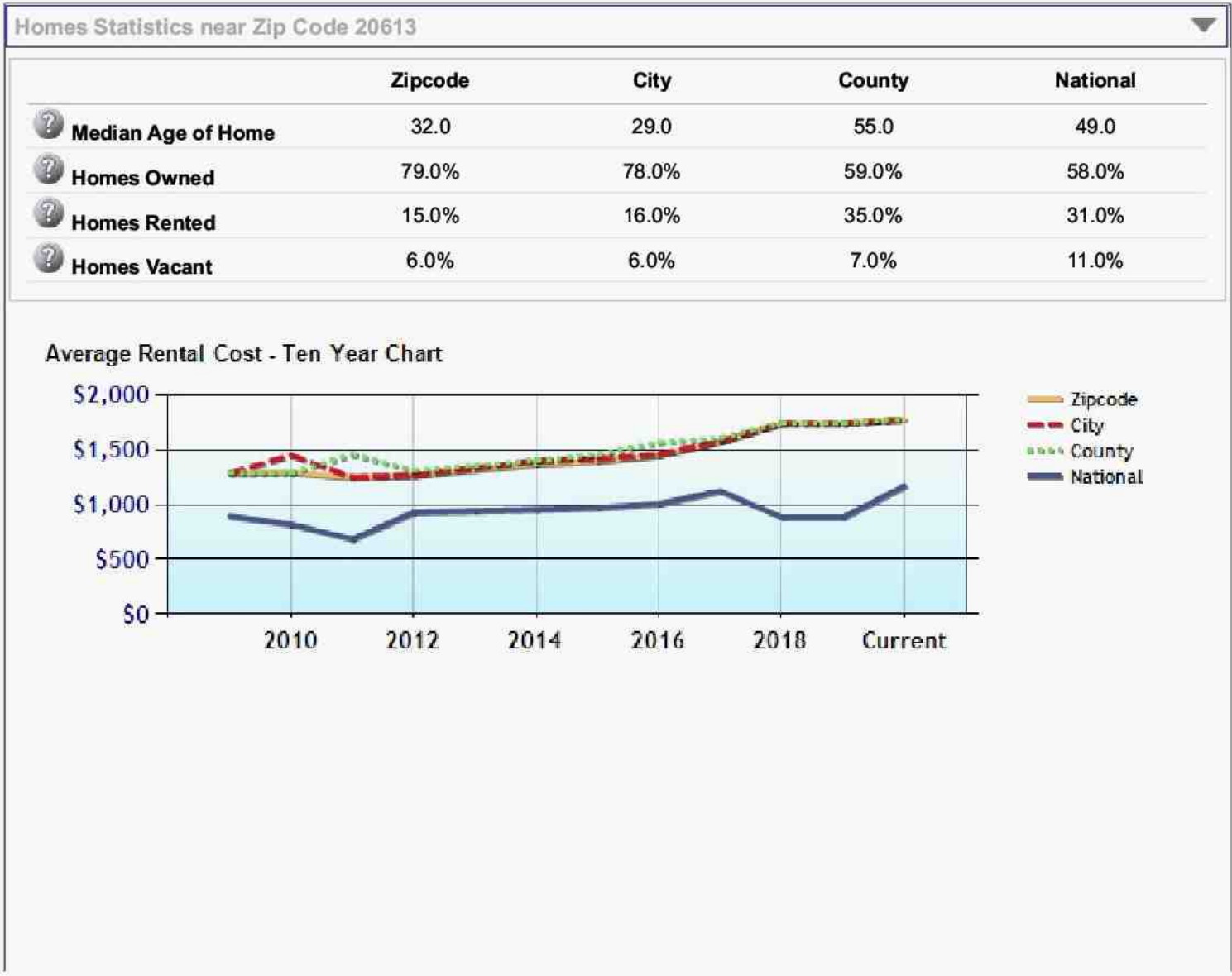
I certify that, to the best of my knowledge and belief:

- ☐ The statements of fact contained in this report are true and correct.
- ☐ The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- ☐ I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- ☐ I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- ☐ I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- ☐ My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- ☐ My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- ☐ My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
- ☐ I have made a personal inspection of the property that is the subject of this report.
- ☐ No one provided significant real property appraisal assistance to the person signing this certification.
- ☐ The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
- ☐ The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- ☐ As of the date of this report, I *Jacquelin Sonceau* has completed the continuing education program for Designated Members of the Appraisal Institute.

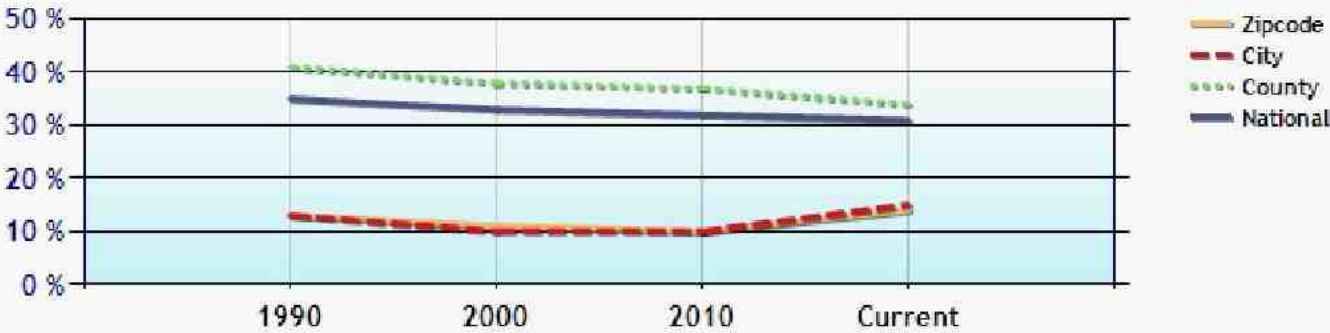
 esign.alamode.com/verify Serial:700D392B

Signature _____
Name Jacquelin Sonceau, SRA
Date Signed 06/11/2021
State Certification # 30012316 State MD
Or State License # _____ State _____

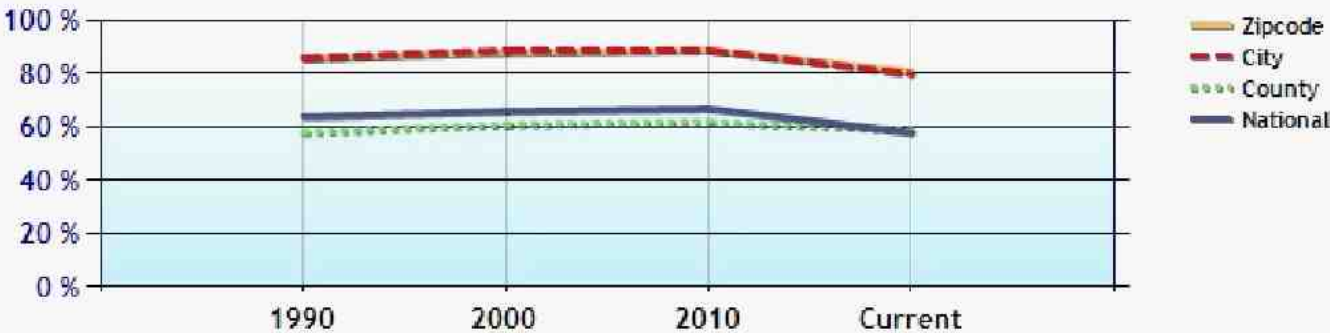
Signature _____
Name _____
Date Signed _____
State Certification # _____ State _____
Or State License # _____ State _____



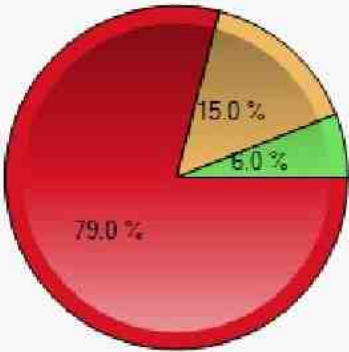
Percentage of Homes Rented - Thirty Year Chart



Percentage of Homes Owned - Thirty Year Chart

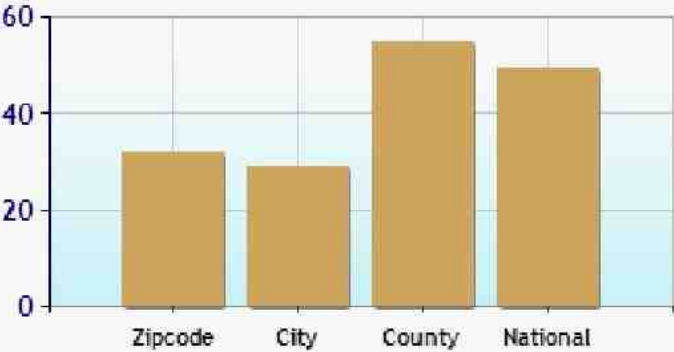


Home Use



- Owned
- Rented
- Vacant

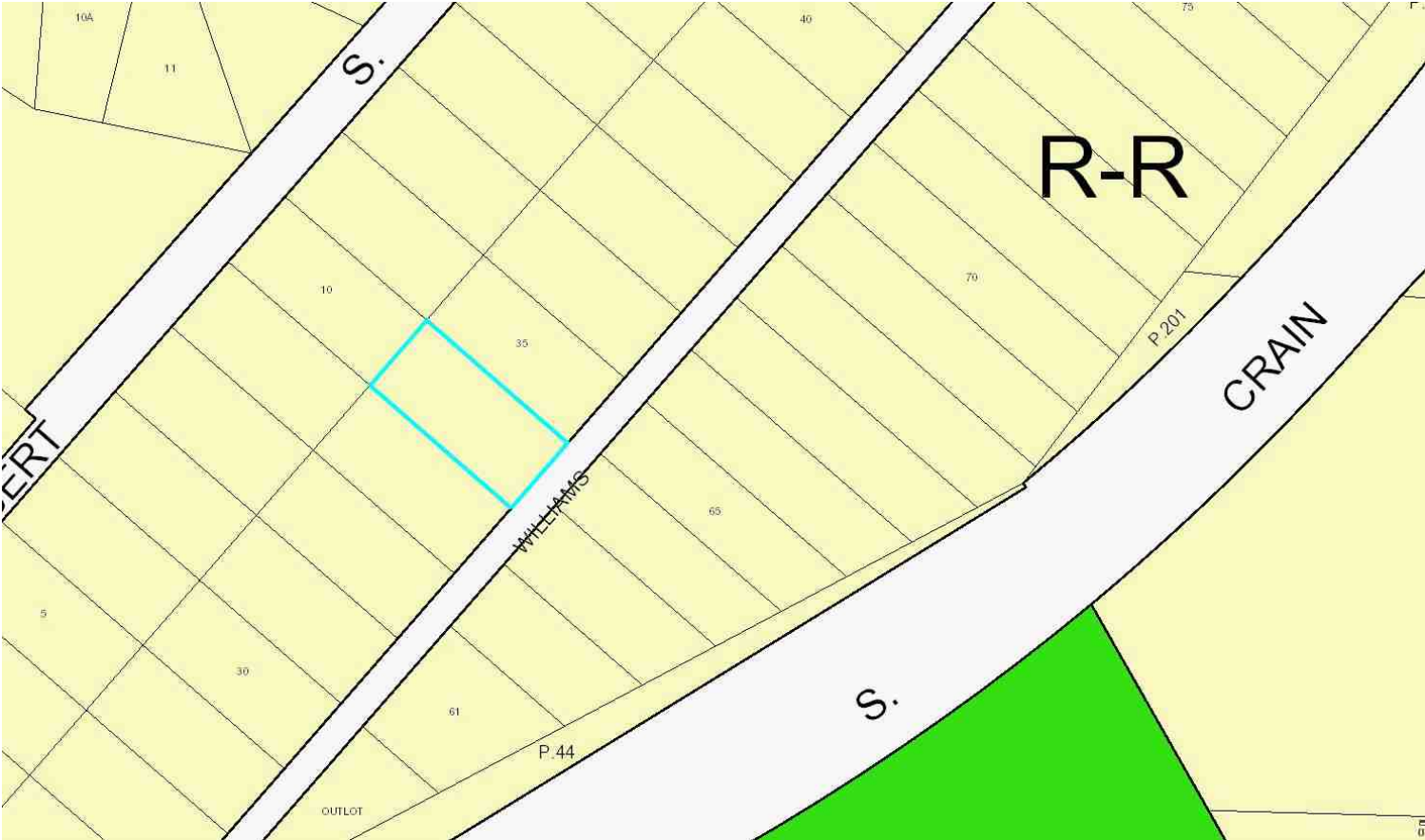
Median Age of Home



Search Result for PRINCE GEORGE'S COUNTY

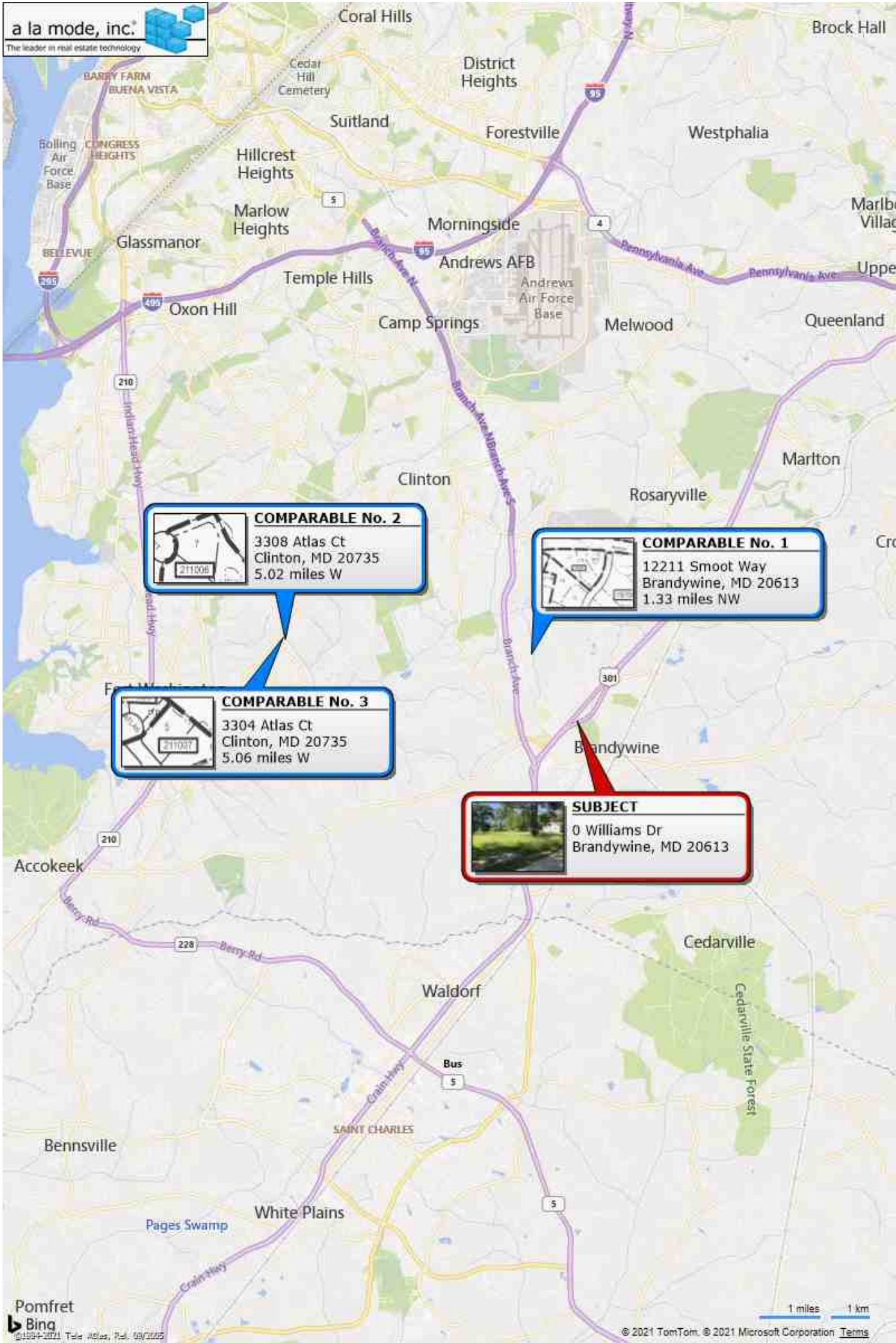
View Map		View GroundRent Redemption		View GroundRent Registration	
Special Tax Recapture: None					
Account Identifier:		District - 11 Account Number - 1179233			
Owner Information					
Owner Name:		PRINCE GEORGES COUNTY		Use:	EXEMPT
				Principal Residence:	NO
Mailing Address:		DPW&T R/W DIV ROOM 310 9400 PEPPERCORN PL LANDOVER MD 20785		Deed Reference:	/09822/ 00643
Location & Structure Information					
Premises Address:		WILLIAMS DR BRANDYWINE 20613-0000		Legal Description:	
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:
0145	00C1	0000	11035000.17	5000	
					Block:
					34
					Lot:
					2020
					Assessment Year:
					Plat No:
					A-1052
					Plat Ref:
Town: None					
Primary Structure Built		Above Grade Living Area		Finished Basement Area	Property Land Area
					21,780 SF
					County Use
					901
Stories	Basement	Type	Exterior	Quality	Full/Half Bath
			/		
					Garage
Last Notice of Major Improvements					
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of	As of	As of
			01/01/2020	07/01/2020	07/01/2021
Land:		400	400		
Improvements		0	0		
Total:		400	400	400	400
Preferential Land:		0	0		
Transfer Information					
Seller: FARMER,JAMES F		Date: 10/05/1994		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /09822/ 00643		Deed2:	
Seller: STATES,JONATHAN C		Date: 12/05/1988		Price: \$0	
Type:		Deed1: /07160/ 00023		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:		Class		07/01/2020	07/01/2021
County:		500		400.00	400.00
State:		500		400.00	400.00
Municipal:		500		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:	





Location Map

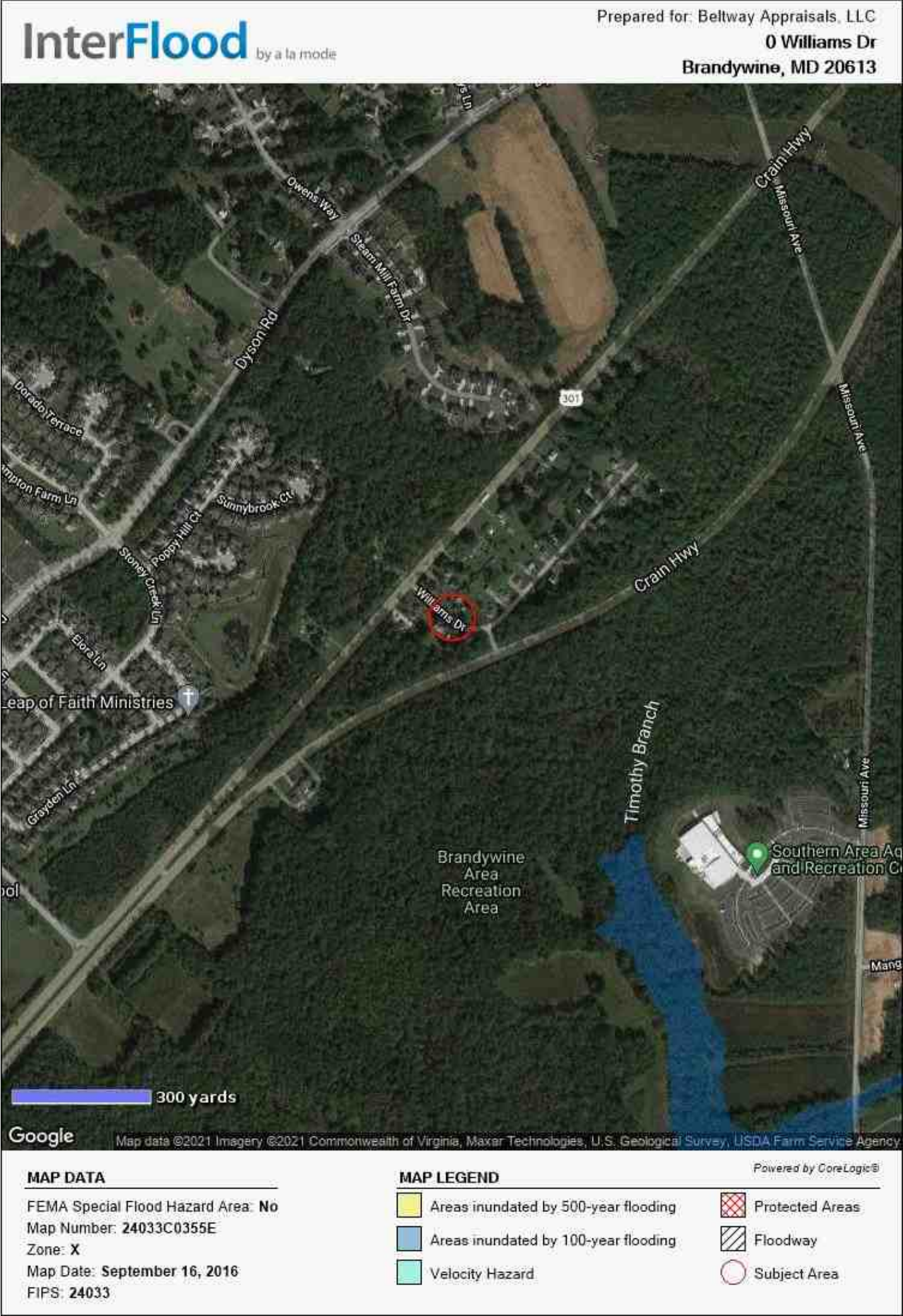
Borrower	N/A N/A				
Property Address	0 Williams Dr				
City	Brandywine	County	Prince George's	State	MD Zip Code 20613
Lender/Client	The Prince George's County Government				



John

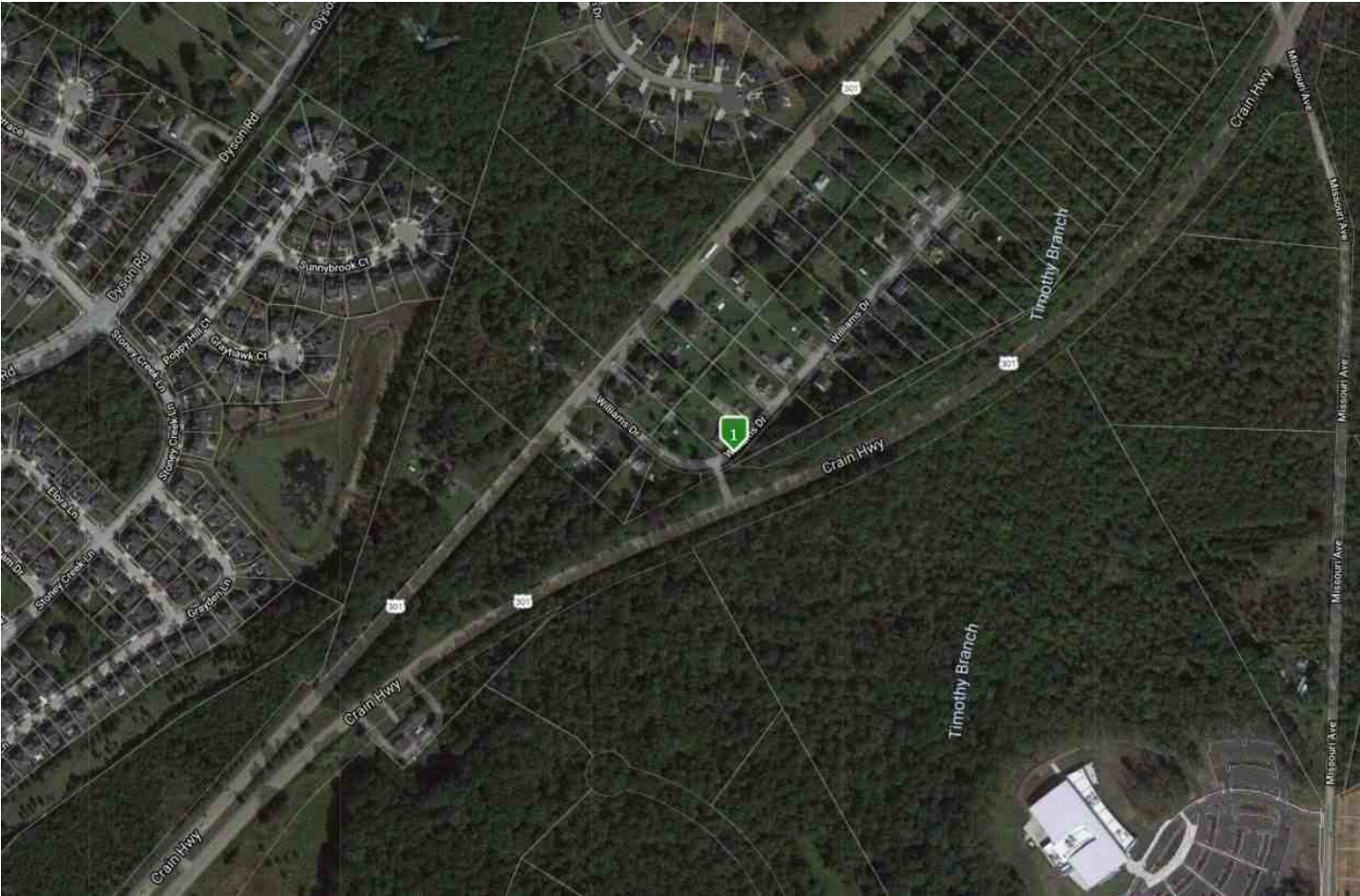
Flood Map

Borrower	N/A N/A				
Property Address	0 Williams Dr				
City	Brandywine	County	Prince George's	State	MD Zip Code 20613
Lender/Client	The Prince George's County Government				



Aerial Map

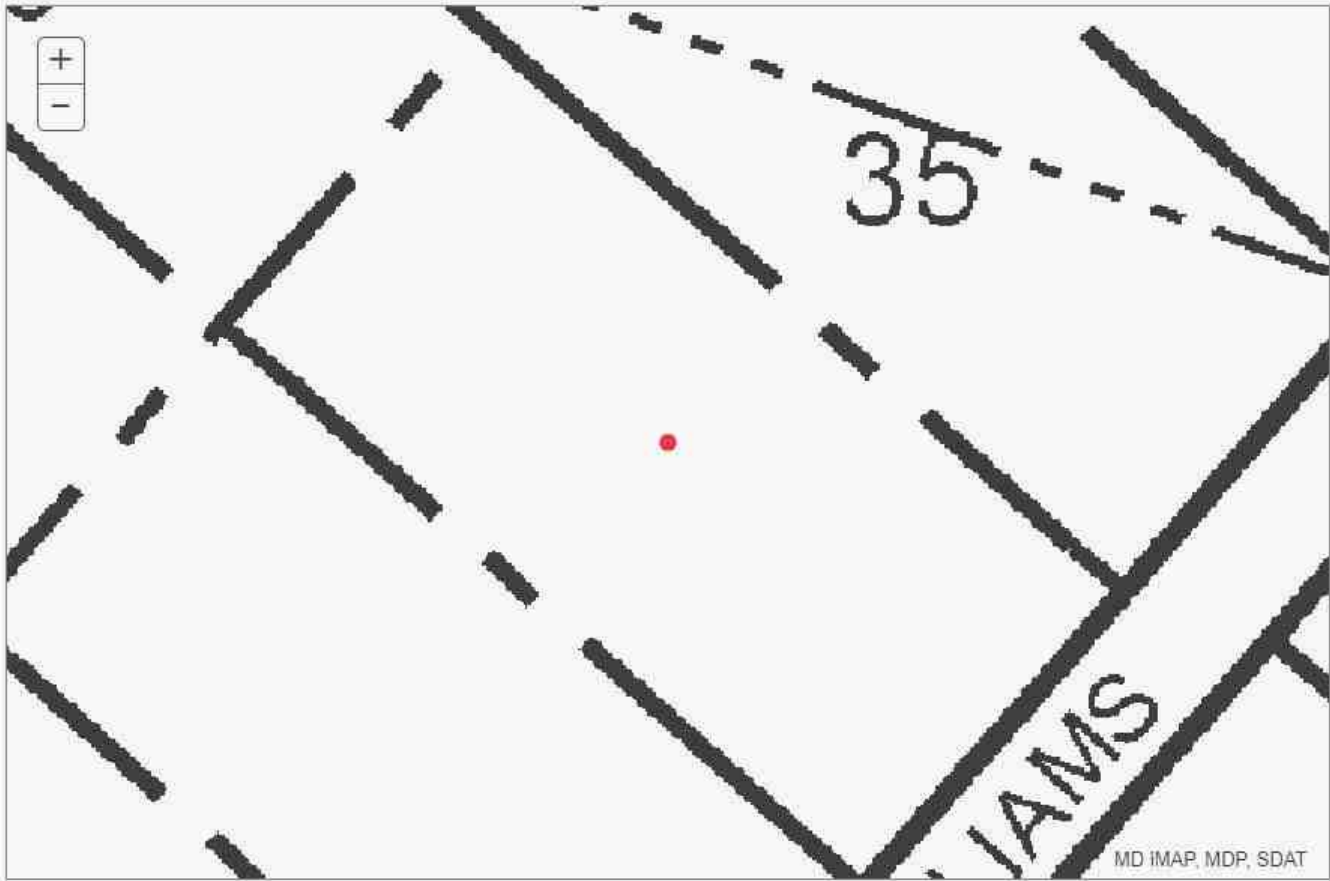
Borrower	N/A N/A				
Property Address	0 Williams Dr				
City	Brandywine	County	Prince George's	State	MD Zip Code 20613
Lender/Client	The Prince George's County Government				



[Handwritten signature]

Plat Map

Borrower	N/A N/A				
Property Address	0 Williams Dr				
City	Brandywine	County	Prince George's	State	MD Zip Code 20613
Lender/Client	The Prince George's County Government				



John

Subject Photo Page

Borrower	N/A N/A					
Property Address	0 Williams Dr					
City	Brandywine	County	Prince George's	State	MD	Zip Code 20613
Lender/Client	The Prince George's County Government					



Subject Front

0 Williams Dr
Sales Price
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location Brandywine
View sq. ft. +/-
Site 21,780
Quality
Age



Subject Street

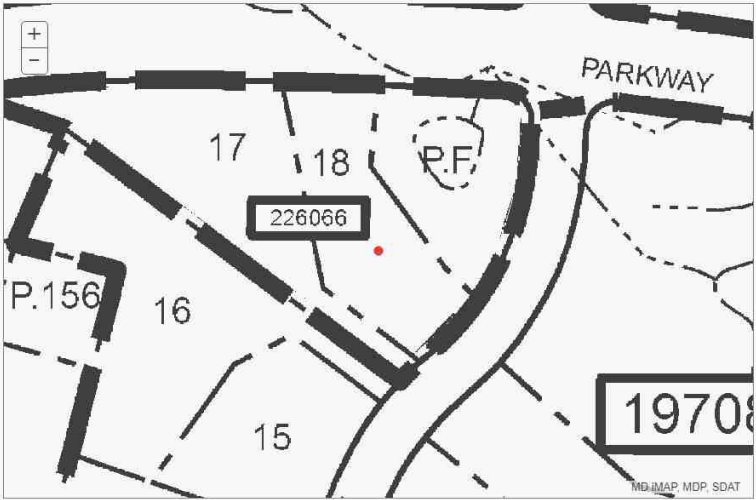


Alternate Subject Street

[Handwritten signature]

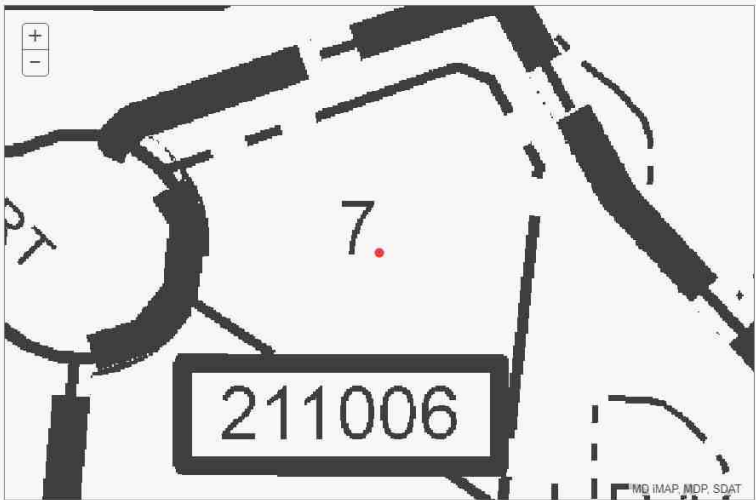
Comparable Photo Page

Borrower	N/A N/A					
Property Address	0 Williams Dr					
City	Brandywine	County	Prince George's	State	MD	Zip Code 20613
Lender/Client	The Prince George's County Government					



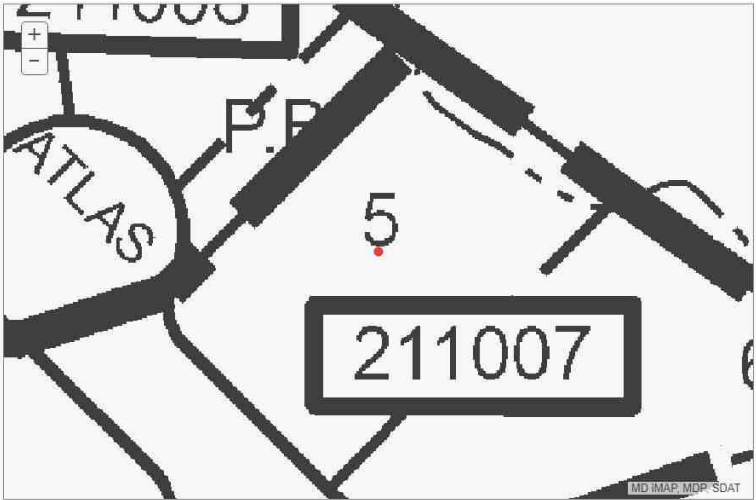
Comparable 1

12211 Smoot Way
Prox. to Subject 1.33 miles NW
Sale Price 65,000
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location Brandywine
View
Site 20,895
Quality
Age



Comparable 2

3308 Atlas Ct
Prox. to Subject 5.02 miles W
Sale Price 105,000
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location Clinton
View
Site 20,135
Quality
Age



Comparable 3

3304 Atlas Ct
Prox. to Subject 5.06 miles W
Sale Price 105,000
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location Clinton
View
Site 20,010
Quality
Age

[Handwritten signature]

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



LICENSE * REGISTRATION * CERTIFICATION * PERMIT

Lawrence J. Hogan, Jr.
Governor
Boyd K. Rutherford
Lt. Governor
James E. Rzepkowski
Acting Secretary

STATE OF MARYLAND
DEPARTMENT OF LABOR, LICENSING AND REGULATION

COMMISSION OF RE APPRAISERS & HOME INSPECTORS
CERTIFIES THAT:

JACQUELIN F SONCEAU



IS AN AUTHORIZED: 03 - CERTIFIED RESIDENTIAL

LIC/REG/CERT	EXPIRATION	EFFECTIVE	CONTROL NO
12316	07-11-2022	06-16-2019	5370741

James E. Rzepkowski
Acting Secretary DLLR

Signature of Bearer

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

John