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

JAN Serial# 700D392B esign.alamode.com/verify

(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.

seign.alamode.com/verify Serial:700D392B Sincere

Jacquelin Sonceau, SRA 300012316 7/11/2022

Serial# 700D392B esign.alamode.com/verify

Loan # File # 2105018

Page # 3

roperty Address							
.ITV	0 Williams E Brandywine			County Prince G		State MD	Zip Code 20613
ity .ender/Client		George's County G	overnment	Plince G	eorges		20013
	AND REPORT IDE						
Appraisal Re		This report was prepared This report was prepared intended user of this rep	d in accordance with ort is limited to the i	n the requirements of the dentified client. This is a	Appraisal Report option of Restricted Appraisal Rep Restricted Appraisal Rep Restricted Appraisal Rep derstood properly without	oort option of USPAP Stan ort and the rationale for he	idards Rule 2-2(b). The
ertify that, to th	CERTIFICATION	dge and belief:					
 The report a 	nalyses, opinions, a	l in this report are true an nd conclusions are limite		ed assumptions and are	my personal, impartial, a	nd unbiased professional	analyses,
• •		ent or prospective interes	t in the property that	t is the subject of this rep	port and no (or specified)	personal interest with res	pect to the
		e property that is the subj	ect of this report or	the parties involved with	this assignment.		
 My engager 	nent in this assignme	ent was not contingent u	pon developing or re	eporting predetermined r	esults.		
	, the amount of the v				g of a predetermined valu of a subsequent event dire		
 My analyses 	s, opinions, and cond	clusions were developed	and this report has	been prepared, in confor	rmity with the Uniform Sta	ndards of Professional A	ppraisal Practice.
 This apprais 	al report was prepar	ed in accordance with th	e requirements of Ti	tle XI of FIRREA and any	implementing regulation	3.	
I HAVE mad	made a personal insp le a personal inspect ASSISTANCE	pection of the property th ion of the property that is ded significant real prope inmary of the extent of the	the subject of this r erty appraisal assista	report. ance to the person signin	ng this certification. If any	one did provide significar	nt assistance, they
nless otherwise							
nless otherwise re hereby identif	fied along with a sum						
nless otherwise e hereby identif	fied along with a sum	iring disclosure and/or a	ny state mandated n	equirements:			
nless otherwise e hereby identif	fied along with a sum		ny state mandated r	equirements:			
nless otherwise e hereby identif	fied along with a sum		ny state mandated r	equirements:			
nless otherwise e hereby identif	fied along with a surr COMMENTS P related issues requ	iring disclosure and/or a					
Aless otherwise e hereby identif	Fied along with a sum	iring disclosure and/or a	IE SUBJECT PRO	OPERTY day(s) utilizing	market conditions per	Linent to the appraisal	assignment.
DDITIONAL DDITIONAL dditional USPAR A reasonab A reasonab	Fied along with a sum	iring disclosure and/or a	IE SUBJECT PRO	OPERTY day(s) utilizing u0D392B uay(s).	market conditions per		-
nless otherwise re hereby identif DDITIONAL (dditional USPAR dditional USPAR A reasonab A reasonab PPRAISER Signature	TIME AND EXPO Ide marketing time ble exposure times	SURE TIME FOR TH	IE SUBJECT PRO	OPERTY day(s) utilizing cooD3928 day(s). SU	IPERVISORY APPRA		-
A reasonab PRAISER Signature Name January Signature Name January Ja	COMMENTS Prelated issues request TIME AND EXPO Ile marketing time Ile exposure time Ile acquelin Sonce	SURE TIME FOR TH	IE SUBJECT PRO	OPERTY day(s) utilizing tay(s). SU	IPERVISORY APPRA		-
DDITIONAL DDITIONAL dditional USPAR A reasonab A reasonab PRAISER Signature	TIME AND EXPO Ide marketing time ble exposure time ble of expos	iring disclosure and/or a SURE TIME FOR TH for the subject proper- ion alamode. com/yc	IE SUBJECT PRO	OPERTY day(s) utilizing tay(s). SU	IPERVISORY APPRA		-
IDDITIONAL DDITIONAL dditional USPAF A reasonab PRAISER Signature Name J Date of Signature	TIME AND EXPO related issues requess P related issues requess TIME AND EXPO le marketing time le exposure times le exposure times lacquelin Sonce ure <u>06/11/20</u> ion # <u>300123</u>	iring disclosure and/or a SURE TIME FOR TH for the subject proper- ion alamode. com/yc	IE SUBJECT PRO	OPERTY day(s) utilizing day(s). SU SU Sig Nar Dat Sta	IPERVISORY APPRA nature me ie of Signature		-
Aless otherwise The hereby identif DDITIONAL dditional USPAF A reasonab A reasonab PPRAISER Signature Name J Date of Signatu State Certificati or State Licens State MD	COMMENTS P related issues requ TIME AND EXPO le marketing time le exposure time le exposure time lacquelin Sonce ure 06/11/20 ion # 300123 se #	SURE TIME FOR TH for the subject property on alamoder com/ye	IE SUBJECT PRO	OPERTY day(s) utilizing 00D3928 day(s). SU SU Su Sig Nar Dat Sta Sta	IPERVISORY APPRA nature te of Signature te Certification # State License # te	ISER (ONLY IF REQU	-
Aless otherwise e hereby identif	TIME AND EXPO related issues requess P related issues requess TIME AND EXPO le marketing time le exposure times le exposure times lacquelin Sonce ure <u>06/11/20</u> ion # <u>300123</u>	SURE TIME FOR TH for the subject property on alamoder com/ye	IE SUBJECT PRO	OPERTY day(s) utilizing 00D3928 day(s). SU SU Su Sig Nar Dat Sta or S Sta Sta Exp	IPERVISORY APPRA nature me te of Signature te Certification # State License # te 	ISER (ONLY IF REQU	-
Aless otherwise e hereby identif	COMMENTS Prelated issues requesting time and the exposure time an	SURE TIME FOR TH for the subject property on alamoder com/ye	IE SUBJECT PRO	OPERTY day(s) utilizing 00D3928 day(s). SU SU Su Sig Nar Dat Sta or S Sta Sta Exp	IPERVISORY APPRA nature me te of Signature te Certification # State License # te 	ISER (ONLY IF REQU	-

Serial# 700D392B esign.alamode.com/verify

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): Market Value (as defined), or other type of value (describe) 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 Address: 1400 McCormick Drive, Suite 336, Largo, MD 20774 Appraiser: Jacquelin Sonceau, SRA Address: Address: 8014 Patuxent Landing Loop, Laurel, MD 20724 Characteristics Predominant One-Unit Housing Location: Urban Suburban Rural	e # 4
Centre Prince George's Legil Destriction: Map 145, Lot 34, Grid C1 Assession Panel #: 1111772233 Tax Yan: 2021 R.F. Taxet S: 400 Special Assessments S: 0 Addit divia finance: DVXMM PARAK Map 2021 R.F. Taxet S: 400 Consult Taxt: 8010.04 Addit divia finance: Print Consult Tax: 8010 The Panel Tay in property Map 2010 Finance George's Consult Taxt: 8010.04 Addit divia finance: Print Tax: 8010 The Panel Tay in property Map 2010 Consult Taxt: 8010 Consult Taxt: 8010 The panel as the division finance: Consult the property Map 2010 Consult the property Tox and the property Tox and taxt: 8010 Perint State State Perint State State State Perint State State State State Perint State	
Atmester's Proof # 11.1179233 Tar Yes: 2021 R.E. Toxes £ 400 Special Assessments 5: 0 Atmester's Proof # Exc. Market Ava Name: Genetal Over 1 Bury exc. (# doublable; Nut A NA Proof Type (# paiding bit is the over proof * N to The serve (# doublable; Nut A NA Proof Type (# paiding bit is the over proof * N to The serve (# doublable; Nut A NA Proof Type (# doublable; Nut A NA Proof * No over 1 Over proof * The serve of the opported is the doublable; If out General exc. Over the toped in the over bots Proof * The approales in the over one over over the over the over the toped in the over the toped in the over the toped in the over toped in the overor toped in the over toped in the over tover toped in	3
Matek As Marris GWYNN PACK Map Reference: 145 Cenus Text: 8010.0.4 Direct Qward Received PRINCE GEORGES COUNTY Brever (f balachab); PARA Para (f balachab); PARA Prince Toy of Received Prince Georges Country Brever (f balachab); Dens:] Torust X Valuet Dens:] Torust X Valuet No Prince Georges Country Brever (f balachab); Dens:] Torust X Valuet Dens:] Torust X Valuet No The appoint dire to receive (f balachab); Dens:] Torust X Valuet Dens:] Torust X Valuet Dens:] Personal Dens:]	
Mater A warm Rev Mater A warm Rev Mater A warm Rev Consta Tax:::::::::::::::::::::::::::::::::::	
During the analysis of finance of the spectral finance	
Dipuls Type of updatedity Dipuls Type of updatedity Disk is any eval Disk is any eval Disk is any eval We be any evaluation provided by a spacefy? Note Yes If Yes Deval Deval Deval Deval Deval Deval Note	
Prive, give a bind feasingtion:	per mo
The purpose of this agoriants is branching and on the control of the state link (second) in the subject property in the subject property. The approximative is not responsible for the unauthorized use of this responsible for the unauthorized user for the unauthorised for the una	ot habitable
This report effects the following sele (in of Counter, are commercial: A counter of the lingedon Date is the Effective Date) Retrospective Retrospective Property Right Anamazy The inference of the approximation responsible of the mound-inference of the anatherized wate of files report. Prove of the inference of the approximation responsible of the inference of the approximation responsible of the mound-inference of the anatherized wate of files report. Prove of the inference of the approximation report is the above of the inference of the approximation report. Prove of the inference of the approximation report is inference of the approximation report. Prove the inference of the approximation report is inference of the approximation report. Prove of	
This sport reflects its following cuel (into Carron, see comments:	
Interder Dies darabeit Lissehtid Lissehtid Die dieschip Prodert Aufführt Mark interned use of the unauthorized use of this report. Interned user (b) reports the subject property The appropriate is not responsible for the unauthorized use of this report. Mark interned user (b) reports the subject property Wint Description: Large, NDD 20774 Mark internet Verginiz: Jacceptinis County Government Mark internet Subject internet Mark internet Verginiz: Jacceptinis County Government Mark internet Subject internet Subjec	
Intended use of this appraisal report is to assist the client with internal decision making regarding the subject property The client, The Prince George's County Government Interded User(i) (by rane of type): The client, The Prince George's County Government Affress: 6014 Patasent Landing Loop. Laurel, MD 20774 Interded User(i) (by rane of type): The client, The Prince George's County Government Affress: 6014 Patasent Landing Loop. Laurel, MD 20774 Interded User(i) (by rane of type): Characeholdes Characeholdes Characeholdes Cancel (b)	pective
The appresizer is not responsible for the unauthorized use of this report. The differs: Inte client, The Prince George's County Government Wethin differs: Inte client, The Prince George's County Government County Government Affres: Intervent Landing Loop, Laurel, MD 20774 Compared to the approximate the second of the	
Interview The Client. The Prince George's County Government Address: 1400 McCormick Drive, Suite 336, Largo, MD 20774 Interview Change List Schedule, SRA Address: 1400 McCormick Drive, Suite 336, Largo, MD 20774 Interview Change List Schedule, SRA Address: 1400 McCormick Drive, Suite 336, Largo, MD 20774 Interview Change List Schedule, SRA Address: 2014 Patherent Landing Loop, Laure, MD 20774 Interview Change List Schedule, Sraw Proteining Proteining Interview Change List Schedule, Schedule	<i>[</i>
Speciality Jacquellin Sorrosau, SRA Address: 2014 Platwert Landing Loop, Laurel, MD 2074 Characteristics Product minimal One-Init Nousing Prace One-Init Nousing Prac	
Spanler: Jacquellin Soncesuu, SRA Address: 2014 Platwent Landing Loop, Laurel, MD 2074 Characteristics Production Production Characteristics Production Characteristics Characteristicsic Characteristicsic Characterist	
Characteristics Inval Predominant One-Unit Houging Present Land Use v Change In Lew v Situ up Deer 75% X5:75% Unide 25% Deer 70 Situ v Situ v <td></td>	
December Occupancy PRICE AGE One-Unit 70.5 X lote Lakey Simular More 75% X Sch 75% Under 25% Y Sch 75% Under 25% <td>and llea</td>	and llea
altup: Over 75% \$25.75% Under 25% Shouto or 10% 24 Unit 0% INEN moment value: Kincessing Stable Declining Vacant (0.5%) 409 Pred 16 Other 5% manufsuppix: Shoutas In Balance Declining Vacant (0.5%) 409 Pred 18 Other 5% altering time: Good Average Factors Affecting Marketability A Stable Stable Stable image/memts Shoutas A for ef Mass. Factors Affecting Marketability A B Cherrers Stable	
Toperty vulues: Notage Declining Vacant (0-5%) 758 High 164 Commit 100% Warandsupply: Stordage In Balance Over 6 Mas. Cover 6 Mas. Factors Affecting Marketability Item In Balance Over 6 Mas. Cover 6 Mas. Factors Affecting Marketability Item Good Average Fair Point Marketability Operating Stability Operating Stability Operating Stability Operating Stability Operating Stability Operating Stability Operating Stability Operating Stability Operating Stability Operating Stability Operating Stability Operating Stability Operating Stability Operating Stability Operating Stability Operating Stability Operating Stability Operating Stability Operating Stability Operating Stability Operating Stability Operating Stability Operating Stability Operating Stability Operating Stability Operating Stability Market Conditions are increasing. Currently conventions Market Stability Operating Stability Market Ara Comments: Market Conditions are increasing. Currently conventions M] In Proce
BenadSuppl: Shotage In Balance Over Supply X Vacat (>5%) 409 Pred 18 Other 5.3 Antering time: Windows 3.46 Mos. Over 6 Mos. Factors Affecting Marketability God Average Fair Pone Item God Average Fair Pone NA Marketability God Average Fair Pone Onversione to Employment Sold Pone Ponety Compatibility X Ponety Co	
tarketing time: \under 3 Mos. 3 46 Mos. Over 6 Mos. Factors Affecting Marketability Item Good Average Fair Property Compability Good Average Fair Property Compability overvience to Enployment Image: Stability	
Item Good Average Factors Affecting Marketability Good Average Fair Por NA Adequary of Utilities Good Good Average Fair Por NA Adequary of Utilities Good Average Fair Por NA Adequary of Utilities Good Average Fair Por Portection Portection <td></td>	
majoyment Stability Adequary of Utilities Adequary of Utilities Adequary of Utilities onvenience to Shopping Adequary of Utilities Adequary of Utilities Adequary of Utilities onvenience to Schools Adequary of Utilities Protection from Definiental Conditions Adequary of Utilities averained to Schools Adequary of Utilities Appeal to Market Adequary of Utilities Adequary of Utilities averained to Schools Adequary of Utilities Appeal to Market Appeal to Market Adequary of Utilities averained to Schools Adequary of Utilities Adequary of Utilities Adequary of Utilities Adequary of Utilities averained to Schools Adequary of Utilities Adequary of Utilities Adequary of Utilities Adequary of Utilities averained to Schools Adequary of Utilities Adequary of Utilities Adequary of Utilities Adequary of Utilities intensions: Irregular lot Stite Area: 21,780 S oning Classification: R.R Description: Rescription: Rescription: Rescription: sets allowed under current zoning: Permits approximately one-half-acre residential lots; subdivision lot sizes depend on date of recordatian lots; subdivision lot sizes d	
anxienterie to Employment Poperty Compatibility Poperty Compatibility Poperty Compatibility omenience to Shopping Polic Carsportation Polic Carsportation Polic Carsportation Polic Carsportation Poperties decide and preventioned Longitude Poperty Compatibility Poperty Compatibility Poperty decide and sys on the market for property priced properties in the overall subject neighborhood is under 3 months. Market trend data supplied Poperty boove was obtained from the general market for the past twelve months within a 2 mile radius of the subject property. immediates: Poperty Compatibility Poperty infinitions: Irregular lot Site Area: 21,760 S oning Classification: Reg Do present improvements comply with existing zoning requirements? No	or N
onvenience to Shopping X Polection from Detrimental Conditions X Polection from Detrimental Conditions X Polecand File Protection areadeus of Abilite Transportation X Polecand File Protection X Polecand File Protection Aread Area Comments Market conditions are increasing. Currently conventional. VA. and FHA mottgages are available at historically low rates Aread Area Comments Market conditions are increasing. Currently conventional. VA. and FHA mottgages are available at historically low rates Aread Area Comments Market conditions are increasing. Currently conventional. VA. and FHA mottgages are available at historically low rates Aread Area Comments Market conditions are increasing. Currently conventional. VA. and FHA mottgages are available at historically low rates Aread Area Comments Market conditions are increasing. Currently conventional. VA. and FHA mottgages are available at historically low rates Aread Aread Comments Market Comments Market Comments Aread Class Status In conder the part of the part of the property. Intensions: Inregular lot Site Artes: 21,780 S oning Classification: R-R De present timpovements comply with existing zoning requirements? Yes No K No K Balowed under curent zoning: Permits approxi	
onvenience to Schools	
dequacy of Public Transportation X	J L T T
eccreational Facilities X	
Wedian 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. Wimensions: Irregular lot Site Area: 21,780 S oning Classification: R-R Description: RESIDENTIAL RURAL	j Ē
above was obtained from the general market for the past twelve months within a 2 mile radius of the subject property. Dimensions: Irregular lot Site Area: 21,780 S Doing Classification: R-R Description: RESIDENTIAL RURAL	s.
Dimensions: Irregular lot Site Area: 21,780 S Coning Classification: R-R Description: RESIDENTIAL RURAL Do present improvements comply with existing zoning requirements? Yes No	
Zoning Classification: R.R. Description: RESIDENTIAL RURAL	
Zoning Classification: R.R. Description: RESIDENTIAL RURAL	
Zoning Classification: R.R. Description: RESIDENTIAL RURAL	
Zoning Classification: R.R. Description: RESIDENTIAL RURAL	
Doining Classification: R.R. Description: RESIDENTIAL RURAL Do present improvements comply with existing zoning requirements? Yes No	
Doining Classification: R.R. Description: RESIDENTIAL RURAL Do present improvements comply with existing zoning requirements? Yes No	
Doining Classification: R.R. Description: RESIDENTIAL RURAL Do present improvements comply with existing zoning requirements? Yes No	a Et
Do present improvements comply with existing zoning requirements? Yes No No <td><u>ч</u>.п.</td>	<u>ч</u> .п.
Jase allowed under current zoning: Permits approximately one-half-acre residential lots; subdivision lot sizes depend on date of recordational stress and the property of nonresidential special exceptions uses ver CC&Rs applicable? Yes No Verk Unknown Have the documents been reviewed? Yes No Ground Rent (if applicable) \$	
allows a number of nonresidential special exceptions uses ver CC&Rs applicable? Yes No X Unknown Have the documents been reviewed? Yes No Ground Rent (if applicable) \$	
Are CC&Rs applicable? Yes No M Unknown Have the documents been reviewed? Yes No Ground Rent (if applicable) \$	on;
comments: Ighest & Best Use as improved: Present use, or In order to estimate the highest and best use of the subject is as improved as a reside divelling. ctual Use as of Effective Date: Vacant Lot Use as appraised in this report: Vacant Lot ummany of Highest & Best Use: In order to estimate the highest and best use of the subject property, we have considered those that are legally permissible, physically possible, maximally productive and financially feasible. The use that represents the fand best use of the property is for single-family development. tilities Public Other Provider/Description Off-site Improvements Type Public Private Frontage Average lectricity Available Street Asphalt Image Topography Level Size 21780 sf +/- vater Available Surface Average for area Shape Irregular anitary Sever Available Sidewalk None Image Datural there site elements: Inside Lot Comr Lot Cul de Sac Underground Utilities Other (describe) EMA Spec'l Flood Hazard Area Yes No FEMA Flood Zone Winderground Utilities Other (describe) EMA Spec'l Flood Hazard Area Yes N	
comments: Ighest & Best Use as improved: Present use, or In order to estimate the highest and best use of the subject is as improved as a reside divelling. ctual Use as of Effective Date: Vacant Lot Use as appraised in this report: Vacant Lot ummany of Highest & Best Use: In order to estimate the highest and best use of the subject property, we have considered those that are legally permissible, physically possible, maximally productive and financially feasible. The use that represents the fand best use of the property is for single-family development. tilities Public Other Provider/Description Off-site Improvements Type Public Private Frontage Average lectricity Available Street Asphalt Image Topography Level Size 21780 sf +/- vater Available Surface Average for area Shape Irregular anitary Sever Available Sidewalk None Image Datural there site elements: Inside Lot Comr Lot Cul de Sac Underground Utilities Other (describe) EMA Spec'l Flood Hazard Area Yes No FEMA Flood Zone Winderground Utilities Other (describe) EMA Spec'l Flood Hazard Area Yes N	/
dwelling. Use as of Effective Date: Vacant Lot Use as appraised in this report: Vacant Lot ummary of Highest & Best Use: In order to estimate the highest and best use of the subject property, we have considered those hat are legally permissible, physically possible, maximally productive and financially feasible. The use that represents the fand best use of the property is for single-family development. ttilities Public Other Provider/Description Off-site Improvements Type Public Private Frontage Average ttilities Public Other Provider/Description Off-site Improvements Type Public Private Frontage Average tas Available Street Asphalt Asphalt Size 21780 sf +/- vater Available Curb/Gutter Concrete/Concrete Drainage Natural form Sewer Available Sidewalk None Drainage Natural futtimedia Available Sidewalk None Drainage Natural futtimedia Available Cul de Sac Underground Utilities Other (describe) FEMA Map Date 9/16/2 ftto comments: Isaw no adverse environmental conditions on the site or in the immediate vicin	_/
ctual Use as of Effective Date: Vacant Lot Use as appraised in this report: Vacant Lot ummary of Highest & Best Use: In order to estimate the highest and best use of the subject property, we have considered those hat are legally permissible, physically possible, maximally productive and financially feasible. The use that represents the hand best use of the property is for single-family development. tillities Public Other Provider/Description Off-site Improvements Type Public Private Frontage Average lectricity Available Street Asphalt Image Topography Level vater Available Street Average for area Shape Irregular anitary Sewer Available Sidewalk None Drainage Natural uttimedia Available Sidewalk None View Average Residential there site elements: Inside Lot Comer Lot Cul de Sac Underground Utilities Other (describe) EMA Spec'l Flood Hazard Area Yes No FEMA Map # 24033C0355E FEMA Map Date 9/16/2 te comments: I saw no adverse environmental conditions on the site or in the immediate vicinity of the subject property. Typical utility <td>ential</td>	ential
ummary of Highest & Best Use: In order to estimate the highest and best use of the subject property, we have considered those that are legally permissible, physically possible, maximally productive and financially feasible. The use that represents the hand best use of the property is for single-family development. Itilities Public Other Provider/Description Off-site Improvements Type Public Private Frontage Average Ictricity Available Street Asphalt Asphalt Size 21780 sf +/- Vater Available Surface Average for area Size Drainage Natural ianitary Sewer Available Sidewalk None Drainage Natural Ittimedia Available Street Lights Post Disc Alley None Mutimedia Available Courbe Course Lot Cul de Sac Underground Utilities Other (describe) EMA Map Date 9/16/2 EMA Spec'l Flood Hazard Area Yes No FEMA Flood Zone X FEMA Map # 24033C0355E FEMA Map Date 9/16/2 ite Comments: I saw no adverse environmental conditions on the site or in the immediate vicinity of the subject property. Typical utility Street comments: I saw no adverse envir	
that are legally permissible, physically possible, maximally productive and financially feasible. The use that represents the hand best use of the property is for single-family development. Jtilities Public Other Provider/Description Off-site Improvements Type Public Private Frontage Average Steet Asphalt X Available Street Asphalt X Dography Level Stas Available Street Asphalt X Dography Size 21780 sf +/- Startary Sewer Available Available Curb/Gutter Concrete/Concrete Drainage Drainage Natural Storm Sewer Available Street Lights Post Drainage Natural Autimedia Available Street Lights Post Drainage Natural Autimedia Alley None Drainage EMA Map Date 9/16/2 Piter EtA Spec'l Flood Hazard Area Yes No FEMA Flood Zone Yeix FEMA Map # 24033C03555 FEMA Map Date 9/16/2 Site Comments: I saw no adverse environmental conditions on the site or in the immediate vicinity of the subject property. Typical utility pa	
And best use of the property is for single-family development. Jtilities Public Other Provider/Description Off-site Improvements Type Public Private Frontage Average Electricity Available Available Street Asphalt Image Topography Level Gas Available Street Asphalt Image Size 21780 sf +/- Nater Available Surface Average for area Shape Irregular Sanitary Sewer Available Curb/Gutter Concrete/Concrete Image Natural Storm Sewer Available Sidewalk None Image Natural View Available Sidewalk None Image Natural Other site elements: Inside Lot Corner Lot Cul de Sac Underground Utilities Other (describe) Ete 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 hazar	
Utilities Public Other Provider/Description Off-site Improvements Type Public Private Frontage Average Clectricity Available Street Asphalt Image Topography Level Level Size 21780 sf +/- Size Size Size Size 21780 sf +/- Size	nignes
Idectricity Available Street Asphalt Image: Constraint of the subject property appears to be located in the FEMA flood zone X. Flood hazard Idectricity Image: Constraint of the subject property appears to be located in the FEMA flood zone X. Flood hazard Street Asphalt Image: Constraint of the subject property appears to be located in the FEMA flood zone X. Flood hazard	
Ass Available Width Average for area Size 21780 sf +/- Vater Available Surface Average for area Shape Irregular vanitary Sewer Available Curb/Gutter Concrete/Concrete Drainage Natural vanitary Sewer Available Sidewalk None Drainage Natural value Available Sidewalk None Drainage Natural Autimedia Available Street Lights Post Alley None Drainage EMA Spec'l Flood Hazard Area Yes No FEMA Flood Zone Yes Vest Area Yes No FEMA Flood Zone FEMA Map # 24033C0355E FEMA Map Date 9/16/2 vasements: I saw no adverse environmental conditions on the site or in the immediate vicinity of the subject property. Typical utility Pose Area 9/16/2 easements (telephone, electric) do not affect value. The subject property appears to be located in the FEMA flood zone X. Flood hazard Flood zone X. Flood hazard Flood zone X. Flood hazard	
Vater Available Surface Average for area Shape Irregular ianitary Sewer Available Curb/Gutter Concrete/Concrete Image Drainage Natural itom Sewer Available Sidewalk None Image Natural itom Sewer Available Sidewalk None Image Natural Autimedia Available Street Lights Post Image Average Residential Autimedia Image Available Street Lights Post Image Average Residential EMA Spec'l Flood Hazard Area Yes No FEMA Flood Zone X FEMA Map # 24033C0355E FEMA Map Date 9/16/2 ife Comments: I saw no adverse environmental conditions on the site or in the immediate vicinity of the subject property. Typical utility Every 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 Flood hazard	
Stanitary Sewer Available Curb/Gutter Concrete/Concrete Drainage Natural Storm Sewer Available Sidewalk None Drainage Natural Sidephone Available Street Lights Post Drainage Natural Autimedia Image None Image None Image None EMA Spec'l Flood Hazard Area Yes No FEMA Flood Zone X FEMA Map # 24033C0355E FEMA Map Date 9/16/2 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 haza	
Available Sidewalk None Image: Construct of the subject property. Typical utility casements (telephone, electric) do not affect value. The subject property appears to be located in the FEMA flood zone X. Flood hazar	
Post	
Alley None Image: Construction of the subject property. Other site elements: Inside Lot Corner Lot Cul de Sac Image: Construction of the subject property. EMA Spec'l Flood Hazard Area Yes Yes No FEMA Flood Zone Yes FEMA Map Date 9/16/2 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	
Other site elements: Inside Lot Corner Lot Cul de Sac Underground Utilities Other (describe) EMA Spec'l Flood Hazard Area Yes Yes No FEMA Flood Zone X FEMA Map # 24033C0355E FEMA Map Date 9/16/2 Site Comments: I saw no adverse environmental conditions on the site or in the immediate vicinity of the subject property. Typical utility Seements (telephone, electric) do not affect value. The subject property appears to be located in the FEMA flood zone X. Flood hazard	
ite Comments: <u>I saw no adverse environmental conditions on the site or in the immediate vicinity of the subject property.</u> Typical utility easements (telephone, electric) do not affect value. The subject property appears to be located in the FEMA flood zone X. Flood haza	
easements (telephone, electric) do not affect value. The subject property appears to be located in the FEMA flood zone X. Flood haza	
Interpretation is delieved accurate, it is not guaranteed.	ard map



Copyright© 2007 by a la mode, inc. This form may be reproduced unmodified without written permission, howeve acknowledged and credited. Serial# 700D3928 seign.alamode.com/verify 3/2007 Form GPLND - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Page # 5	
----------	--

LAND APPRAISAL REPORT

LAND APPRAISAL REPORT Fil My research idid not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this applicat Source(s): 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 evide Date: 10/05/1994 Analysis of sale/transfer of the comparable sales prior to, or in addition to, tho Price: \$0 year. No evidence from current data sources of any prior sale or transfer Source(s): Tax Record, brightMLS the past three years. Date: Date: Date: Date: Date: Date: Date: Prior Subject Sale/Transfer Tax Record, brightMLS Date: Date: Date: Date: Price: Tax Record, brightMLS Date: Price: Tax Record, brightMLS	ppraisal.	
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 evide Date: 10/05/1994 any sale or transfer of the comparable sales prior to, or in addition to, tho Price: \$0 year No evidence from current data sources of any prior sale or transfer		
1st Prior Subject Sale/Transfer Analysis of sale/transfer history and/or any current agreement of sale/listing: No evide Date: 10/05/1994 any sale or transfer of the comparable sales prior to, or in addition to, tho Price: \$0 year No evidence from current data sources of any prior sale or transfer		
Date: 10/05/1994 Price: \$0 vear No evidence from current data sources of any prior sale or transfer	nce from current data	
Price: \$0 vear No evidence from current data sources of any prior sale or transfer	se cited above withir	n the past
you. To orderio non our off data sources of any phot said of transfer	r of the subject prope	erty within
Source(s): Tax Record, brightMLS the past three years.		
2 2nd Prior Subject Sale/Transfer		
Date:		
Source(s): Tax Record, brightMLS	00000000	NO. 0
FEATURE SUBJECT PROPERTY COMPARABLE NO. 1 COMPARABLE NO. 2	COMPARABLE	INU. 3
Address 0 Williams Dr 12211 Smoot Way 3308 Atlas Ct	3304 Atlas Ct	
	Clinton, MD 20735	
	5.06 miles W	105.000
Sale Price \$ 65,000 \$ 105,000 Price/ So Et \$ \$ 3.11 \$ 5.21	\$ 5.25	105,000
	+ 0.20	
	-	
	Observation/County DESCRIPTION	
		+(-) \$ Adjust
	Cash	
Concessions N/A SIr pd\$0 SIr pd\$0 Date of Sale/Time 02/12/2021 04/27/2021	Slr pd\$0	
Date of Sale/Time 02/12/2021 04/27/2021 Binhts Appraised Eace Simple Eace Simple	04/30/2021	
Rights Appraised Fee Simple Fee Simple Location Pronduction Clinton	Fee Simple	
OutcoddardDate of Sale/TimeO2/12/2021O4/27/2021Rights AppraisedFee SimpleFee SimpleFee SimpleLocationBrandywineBrandywineClintonSite Area (in So.Ft.)21,78020,89520,135	Clinton	
Site Area (in Sq.Ft.) 21,780 20,895 20,135 Utility Average Average Average	20,010	
Utility Average Average Zoning R-R R-R	Average R-R	
Development Status Raw Raw Finished Lot -40,000	Finished Lot	-40,000
Utility Average Average Average Zoning R-R R-R R-R Development Status Raw Raw Finished Lot -40,000 Net Adjustment (Total, in \$) Image Image Image Image -40,000		-40,000
Net Adjustment (Total, in \$) □ + □ - \$ □ + 🗙 - \$ -40,000	□ + X - \$	-40,000
		10,000
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	a design appeal cor	,
utility, and amenities similar to the subject property. Other sales analyzed would require less desirable adjustn	nents and were not u	tilized for
that reason. Sales recited are from subject neighborhood and are in acceptable proximity to the subject. They a		
comparable found. All value affecting dissimilarities were adjusted according to market reaction. The indicated	d range of values bra	ackets 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.		
PROJECT INFORMATION FOR PUDs (if applicable) The Subject is part of a Planned Unit Development.		
Legal Name of Project: N/A		
Describe common elements and recreational facilities: None.		
Indicated Value by Cales Comparison Arranges 6		
Indicated Value by: Sales Comparison Approach \$ 65,000		
Final Reconciliation The Sales Comparison Approach provides the most reliable opinion of value. All sales were of	considered when det	ermining
the final opinion of value. This appraisal is made X "as is", or		
This appraisal is made 🗙 "as is", or 🗌 subject to the following conditions: Sales comparison approach is most appli	icable since it reflect	s value in
the eyes of a typical buyer.		
This report is also subject to other Hunothatical Conditions and/or Extraordinany Assumptions as associated in the attached adda	ada	
This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached adder Based upon an inspection of the subject property, defined Scope of Work, Statement of Assumptions and Limiting Con		o Comiliant's s
IL DASED UDDD AD INSDECTION OF THE SUMPER DRODERTY DETINED NEODE OF WORK STREEMENT OF ACCUMUTIONS AND LIMITING COP	iumons, and Appraiser	s certifications
my (our) Opinion of the Market Value (or other snecified value tyne) as defined berein of the real property that	s the effective date of	s renort is
(our) opinion of the market value (of other specified value type), as defined herein, of the real property that \$ 65,000		s report is: this appraisal.
(our) Opinion of the Market Value (of other specified value type), as defined herein, of the real property that \$ 65,000 , as of: 05/21/2021 , which is If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included i	in this report. See att	s report is: this appraisal. ached addenda.
s (our) Opinion of the market value (of other specified value type), as defined herein, of the real property that \$ 65,000 , as of: 05/21/2021 , which is If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included is the read complete couplet of the react extraordinary indicated above.	eport. This appraisal repo	s report is: this appraisal. ached addenda ort may not be
s (our) Opinion of the Market value (of other specified value type), as defined herein, of the real property that (\$ 65,000 , as of: 05/21/2021 , which is If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included is the real architecture and experiment extraord experiment extraord and integral extraord and integral extraord extraord experiment extraord in the real property that the real extraord	eport. This appraisal repo	s report is: this appraisal. ached addenda ort may not be
my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that 65,000 , as of: 05/21/2021 , which is If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included i , which is A true and complete copy of this report contains 18 pages, including exhibits which are considered an integral part of the report, understood without reference to the information contained in the complete report, which contains the following attached ex M Limiting cond./Certifications Marrative Addendum Location Map(s) K Flood Addendum	eport. This appraisal report. This appraisal report. thibits: 🔀 Scope of Wo	s report is: this appraisal. ached addenda ort may not be rk
my (our) Opinion of the Market Value (of other specified value type), as defined herein, of the real property that \$ 65,000 , as of: 05/21/2021 , which is If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included i , which is A true and complete copy of this report contains 18 pages, including exhibits which are considered an integral part of the report, which contains the following attached ex M Limiting cond./Certifications Marrative Addendum Marrative Addendum Marrative Addendum M Photo Addenda Parcel Map Hypothetical Conditions Extraordinary Assumptions	eport. This appraisal report. This appraisal report. thibits: 🔀 Scope of Wo	s report is: this appraisal. ached addenda ort may not be rk
my (our) Opinion of the Market Value (of other specified value type), as defined herein, of the real property that 65,000 , as of: 05/21/2021 , which is If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included i , which is A true and complete copy of this report contains 18 pages, including exhibits which are considered an integral part of the report, understood without reference to the information contained in the complete report, which contains the following attached ex M Limiting cond./Certifications Marrative Addendum Marrative Addendum Marrative Addendum M Photo Addenda Parcel Map Hypothetical Conditions Extraordinary Assumptions	eport. This appraisal repu hibits: X Scope of Wo Additional Sa ions	s report is: this appraisal. ached addenda. ort may not be rk
my (our) Opinion of the Market Value (of other specified value type), as defined herein, of the real property that \$ 65,000 , as of: 05/21/2021 , which is If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included i , which is A true and complete copy of this report contains 18 pages, including exhibits which are considered an integral part of the report, which contains the following attached ex properly understood without reference to the information contained in the complete report, which contains the following attached ex Limiting cond./Certifications Narrative Addendum Photo Addenda Parcel Map Client Contact: Benjamin Hobbs, Sr. Penial: bhobbs acco, pg.md.us	eport. This appraisal reput hibits: X Scope of Wo Additional Sa ions ty Government	s report is: this appraisal. ached addenda ort may not be rk
my (our) Opinion of the Market Value (or other specified Value type), as defined herein, of the real property that \$ 65,000 , as of: 05/21/2021 , which is If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included i , which is A true and complete copy of this report contains <u>18</u> pages, including exhibits which are considered an integral part of the report understood without reference to the information contained in the complete report, which contains the following attached ex ▲ Limiting cond./Certifications ▲ Narrative Addendum ▲ Location Map(s) ▲ Flood Addendum ▲ Photo Addenda ▲ Parcel Map □ Hypothetical Conditions □ Extraordinary Assumptions Client Contact: Benjamin Hobbs, Sr Client Name: The Prince George's Count E-Mail: bhobbs@cco.pg.md.ys Serial.700D392B Address: 1400 McCormick Drive, Suite 336, Lar APPRAISER SUPERVISORY APPRAISER (if required) Supervisory Apprentises (if required)	eport. This appraisal reput hibits: X Scope of Wo Additional Sa ions ty Government go, MD 20774	s report is: this appraisal. ached addenda ort may not be rk
my (our) Opinion of the Market Value (of other specified value type), as defined herein, of the real property that 65,000 , as of: 05/21/2021 , which is if indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included i A true and complete copy of this report contains <u>18</u> pages, including exhibits which are considered an integral part of the re- properly understood without reference to the information contained in the complete report, which contains the following attached ex Limiting cond./Certifications	eport. This appraisal reput hibits: X Scope of Wo Additional Sa ions ty Government go, MD 20774	s report is: this appraisal. ached addenda ort may not be rk
my (our) Opinion of the market value (or other specified value type), as defined herein, of the real property that \$ 65,000 , as of: 05/21/2021 , which is If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included i , which is A true and complete copy of this report contains <u>18</u> pages, including exhibits which are considered an integral part of the report understood without reference to the information contained in the complete report, which contains the following attached ex ▲ Limiting cond./Certifications ▲ Narrative Addendum ▲ Location Map(s) ▲ Flood Addendum ▲ Photo Addenda ▲ Parcel Map □ Hypothetical Conditions □ Extraordinary Assumptions Client Contact: Benjamin Hobbs, Sr. Client Name: The Prince George's Count E-Mail: bhobbs@cco.pg.md.ys Serial:700D392B Address: 1400 McCormick Drive, Suite 336, Lar APPRAISER SUPERVISORY APPRAISER (if required) SUPERVISORY APPRAISER (if required)	eport. This appraisal reput hibits: X Scope of Wo Additional Sa ions ty Government go, MD 20774	s report is: this appraisal. ached addenda ort may not be rk
my (our) Opinion of the market value (or other specified value type), as defined herein, of the real property that \$ 65,000 , as of: 05/21/2021 , which is If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included i A true and complete copy of this report contains <u>18</u> pages, including exhibits which are considered an integral part of the reproperty understood without reference to the information contained in the complete report, which contains the following attached ex M Limiting cond./Certifications M Narrative Addendum M Location Map(s) M Flood Addendum M Photo Addenda M Parcel Map Hypothetical Conditions Extraordinary Assumption Client Contact: Denjamin Hobbes Sr Serial:700D392B Client Name: The Prince George's Count APPRAISER APPRAISER SUPERVISORY APPRAISER (if requir or CO-APPRAISER (if applicable)	eport. This appraisal reput hibits: X Scope of Wo Additional Sa ions ty Government go, MD 20774	s report is: this appraisal. ached addenda ort may not be rk
my (our) Opinion of the Market Value (of other specified value type), as defined herein, of the real property that \$ 65,000 , as of: 05/21/2021 , which is If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included i A true and complete copy of this report contains <u>18</u> pages, including exhibits which are considered an integral part of the report understood without reference to the information contained in the complete report, which contains the following attached ex M Limiting cond./Certifications M Narrative Addendum M Location Map(s) M Flood Addendum M Photo Addenda M Parcel Map Hypothetical Conditions Extraordinary Assumption Client Contact: Benjamin Hobbes, Sr. Serial:700D392B Client Name: The Prince George's Count Address: 1400 McCormick Drive, Suite 336, Lar APPRAISER SUPERVISORY APPRAISER (if requir or CO-APPRAISER (if applicable)	eport. This appraisal reput hibits: X Scope of Wo Additional Sa ions ty Government go, MD 20774	s report is: this appraisal. ached addenda ort may not be rk
my (our) Opinion of the Market Value (of other specified value type), as defined herein, of the real property that \$ 65,000 , as of: 05/21/2021 , which is If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included i A true and complete copy of this report contains <u>18</u> pages, including exhibits which are considered an integral part of the report understood without reference to the information contained in the complete report, which contains the following attached ex M Limiting cond./Certifications M Narrative Addendum M Location Map(s) M Flood Addendum M Photo Addenda M Parcel Map Hypothetical Conditions Extraordinary Assumption Client Contact: Benjamin Hobbes, Sr. Serial:700D392B Client Name: The Prince George's Count Address: 1400 McCormick Drive, Suite 336, Lar APPRAISER SUPERVISORY APPRAISER (if requir or CO-APPRAISER (if applicable)	eport. This appraisal reput hibits: X Scope of Wo Additional Sa ions ty Government go, MD 20774	s report is: this appraisal. ached addenda ort may not be rk
my (our) Opinion of the Market Value (of other specified value type), as defined herein, of the real property that \$ 65,000 , as of: 05/21/2021 , which is If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included i , which is A true and complete copy of this report contains <u>18</u> pages, including exhibits which are considered an integral part of the report understood without reference to the information contained in the complete report, which contains the following attached ex A Limiting cond./Certifications Narrative Addendum Location Map(s) A Flood Addendum A Photo Addenda Parcel Map Hypothetical Conditions Extraordinary Assumptions Client Contact: Benjamin Hobbs, Sr. Client Name: The Prince George's Count Address: 1400 McCormick Drive, Suite 336, Lar APPRAISER SUPERVISORY APPRAISER (if requir or CO-APPRAISER (if applicable)	eport. This appraisal rep chibits: X Scope of Wo Additional Sa cy Government (go, MD 20774 red)	s report is: this appraisal. ached addenda ort may not be rk
my (our) Opinion of the Market Value (of other specified value type), as defined herein, of the real property that \$ 65,000 , as of: 05/21/2021 , which is If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included i , which is A true and complete copy of this report contains <u>18</u> pages, including exhibits which are considered an integral part of the report understood without reference to the information contained in the complete report, which contains the following attached ex A Limiting cond./Certifications Narrative Addendum Location Map(s) A Flood Addendum A Photo Addenda Parcel Map Hypothetical Conditions Extraordinary Assumptions Client Contact: Benjamin Hobbs, Sr. Client Name: The Prince George's Count Address: 1400 McCormick Drive, Suite 336, Lar APPRAISER SUPERVISORY APPRAISER (if requir or CO-APPRAISER (if applicable)	eport. This appraisal reput hibits: X Scope of Wo Additional Sa ions ty Government go, MD 20774	s report is: this appraisal. ached addenda ort may not be rk
my (our) opinion of the Market Value (or other specified value type), as defined herein, of the real property that 65,000	eport. This appraisal rep chibits: X Scope of Wo Additional Sa cy Government (go, MD 20774 red)	s report is: this appraisal. ached addenda ort may not be rk
my (our) Opinion of the Market Value (of other specified value type), as defined herein, of the real property that \$ 65,000 , as of: 05/21/2021 , which is If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included i A true and complete copy of this report contains 18 pages, including exhibits which are considered an integral part of the report, understood without reference to the information contained in the complete report, which contains the following attached ex A Limiting cond./Certifications Narrative Addendum Location Map(s) Flood Addendum Photo Addenda Parcel Map Hypothetical Conditions Extraordinary Assumpti Client Contact: Design alemode.com/verify Serial.700D392B Client Name: The Prince George's Count Appraiser Name: Jacquelin Sonceau, SRA Supervisory or Co-Appraiser Name: Supervisory or Company: Beltway Appraisals, LLC Fax: (301) 542-0171 Supervisory or Company: Phone: (301) 317-8514 Fax: (301) 542-0171 E-Mail: Date of Report (Signature): Definition Date of Report (Signature): 06/11/2021 06/11/2021 Definition Location E-Mail:	eport. This appraisal rep chibits: X Scope of Wo Additional Sa cy Government red) Fax:	s report is: this appraisal. ached addenda ort may not be rk iles
my (our) Opinion of the Market Value (of other specified value type), as defined nerein, of the real property that \$ 65,000 , as of: 05/21/2021 , which is If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included i , which is A true and complete copy of this report contains _18_ pages, including exhibits which are considered an integral part of the report, which contains the following attached ex Image: Limiting cond./Certifications Narrative Addendum Location Map(s) Flood Addendum Image: Limiting cond./Certifications Narrative Addendum Location Map(s) Flood Addendum Image: Client Contact: Denjamin Hobbs Parcel Map Hypothetical Conditions Extraordinary Assumption Client Contact: Denjamin Hobbs Parcel Map Client Name: The Prince George's Count Appraiser Name: Jacquelin Sonceau, SRA Company: Supervisory or Supervisory or Company: Beltway Appraisals, LLC Fax: (301) 542-0171 Supervisory or Co-Appraiser Name: Company: Phone: (301) 317-8514 Fax: (301) 542-0171 E-Mail: Date of Report (Signature): E-Mail: License or Certification #: 30012316 St	eport. This appraisal rep chibits: X Scope of Wo Additional Sa cy Government red) Fax:	s report is: this appraisal. ached addenda. ort may not be rk
my (our) opinion of the warket value (or other specified value type), as defined nerein, of the real property that \$ 65,000 , as of: 05/21/2021 , which is if indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included i A true and complete copy of this report contains 18 pages, including exhibits which are considered an integral part of the report, which contains the following attached ex A true and complete copy of this report contains 18 pages, including exhibits which are considered an integral part of the report, which contains the following attached ex A true and complete copy of this report contains 18 pages, including exhibits which are considered an integral part of the report, which contains the following attached ex A true and complete copy of this report contains 18 pages, including exhibits which are considered an integral part of the report, which contains the following attached ex A true and complete copy of this report contains 18 pages, including exhibits which are considered an integral part of the report, which contains the following attached ex A true and complete copy of this report contains 18 pages, including exhibits which are considered an integral part of the report, which contains the following attached ex A true and complete copy of this report contains 18 pages, including exhibits which are considered an integral part of the report. Client Contact: Benjamin Hobbs, Sr E-Mail: Benjamin Hobbs, Sr Appraiser	eport. This appraisal rep chibits: X Scope of Wo Additional Sa cy Government red) Fax:	s report is: this appraisal. ached addenda. bort may not be rk iles
my (our) opinion of the warket value (of other specified value type), as defined herein, of the real property that s s 65,000 , as of: 05/21/2021 , which is s 65,000 , as of: 05/21/2021 , which is s 65,000 , as of: 05/21/2021 , which is s 65,000 rear pages, including exhibits which are considered an integral part of the report, which contains the following attached ex A true and complete copy of this report contains 18 pages, including exhibits which are considered an integral part of the report, which contains the following attached ex M Limiting cond./Certifications Narrative Addendum Location Map(s) Flood Addendum M Limiting cond./Certifications Narrative Addendum Location Map(s) Flood Addendum M Limiting cond./Certifications Narrative Addendum Location Map(s) Flood Addendum Client Contact: Benjamin Hobbs Structure if your contact. Extraordinary Assumption Client Name: The Prince George's Count E-Mail: bhobbs/scco.pg.mci.ys Client Name: The Prince George's Count Address: 1400 McCormick Drive, Suite 336, Lar Appraiser Name: Jacquelin Sonceau, SRA Fax: (eport. This appraisal rep chibits: X Scope of Wo Additional Sa cy Government red) Fax:	s report is: this appraisal. ached addenda. bort may not be rk iles
my (our) opinion of the warket value (or other specified value type, as defined herein, of the real property that \$ 65,000 , as of: 05/21/2021 , which is If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in , which is A true and complete copy of this report contains 18 pages, including exhibits which are considered an integral part of the report, which contains the following attached ex Imiting cond./Certifications Narrative Addendum Location Map(s) Flood Addendum Photo Addenda Parcel Map Hypothetical Conditions Extraordinary Assumption Client Contact: Benjamin Hobbs, Sr. Client Name: The Prince George's Count E-Mail: bhobbs(2000; 99; md; 08 Serial: 700D392B Client Name: 1400 McCorrnick Drive, Suite 336, Lar Appraiser Name: Jacquelin Sonceau, SRA Supervisory or Co-Appraiser Name: Company: Phone: (301) 317-8514 Fax: (301) 542-0171 Ehail: Date of Report (Signature): E-Mail: Date of Report (Signature): 06/11/2021 Icense or Certification #: Designation: Expiration Date of License or Certification: Inspection of Subject: Did Inspect <td>eport. This appraisal rep chibits: X Scope of Wo Additional Sa cy Government red) Fax:</td> <td>s report is: this appraisal. ached addenda. bort may not be rk iles</td>	eport. This appraisal rep chibits: X Scope of Wo Additional Sa cy Government red) Fax:	s report is: this appraisal. ached addenda. bort may not be rk iles
my (our) opinion of the market value (of other specified value type), as defined herein, of the real property that s s 65,000 , as of: 05/21/2021 , which is s 65,000 , as of: 05/21/2021 , which is s 65,000 , as of: 05/21/2021 , which is s 65,000 rear pages, including exhibits which are considered an integral part of the report, which contains the following attached ex A true and complete copy of this report contains 18 pages, including exhibits which are considered an integral part of the report, which contains the following attached ex M Limiting cond./Certifications Narrative Addendum Location Map(s) Flood Addendum M Limiting cond./Certifications Narrative Addendum Location Map(s) Flood Addendum M Limiting cond./Certifications Narrative Addendum Location Map(s) Flood Addendum Client Contact: Benjamin Hobbs Structure if your contact. Extraordinary Assumption Client Name: The Prince George's Count E-Mail: bhobbs/sccopg.mci.ys Client Name: The Prince George's Count Address: 1400 McCormick Drive, Suite 336, Lar Appraiser Name: Jacquelin Sonceau, SRA Fax: (3	eport. This appraisal reput thibits: X Scope of Wo Additional Sa ty Government go, MD 20774 red) Fax:	s report is: this appraisal. ached addenda. ort may not be rk iles

Page # 6

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.

XA Serial# 700D392B esign.alamode.com/verify

0		Certification	File	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 Governme					

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.

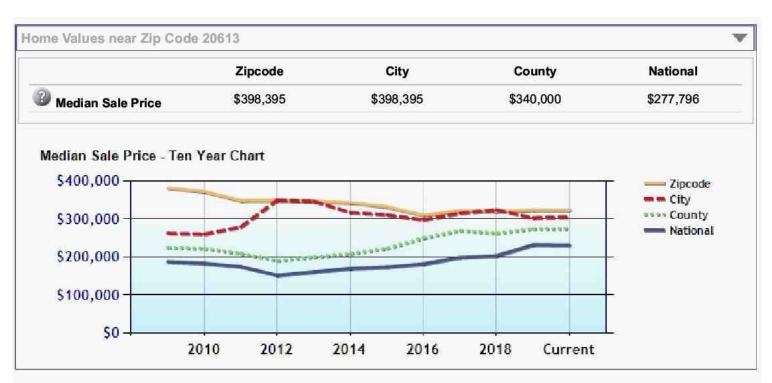
esign.alamode.com/veri	fy Serial:700D392B
Signature	\sim
Name Jacquelin Sonceau, SRA	
Date Signed 06/11/2021	
State Certification # <u>30012316</u>	State MD
Or State License #	State

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

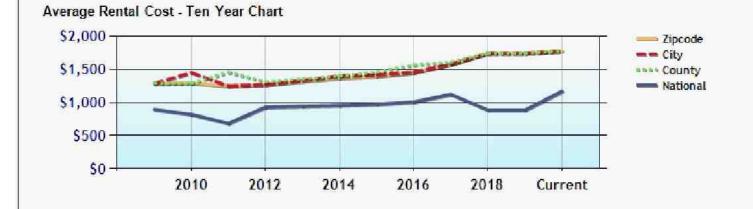
Page # 7

Form TADD2 - "TOTAL"	appraisal software by a la mode,	inc 1-800-ALAMODE
----------------------	----------------------------------	-------------------

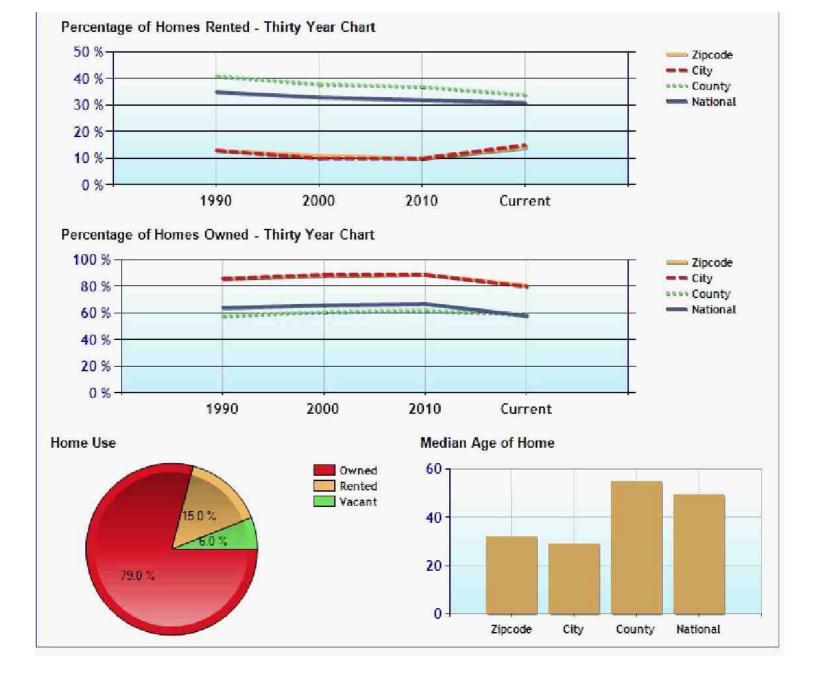
erial# 700D392B sign.alamode.com/verify







J-KA Serial# 700D392B esign.alamode.com/verify



Serial# 700D392B esign.alamode.com/verify Form SCNLGL - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

JAN

Search Result for PRINCE GEORGE'S COUNTY

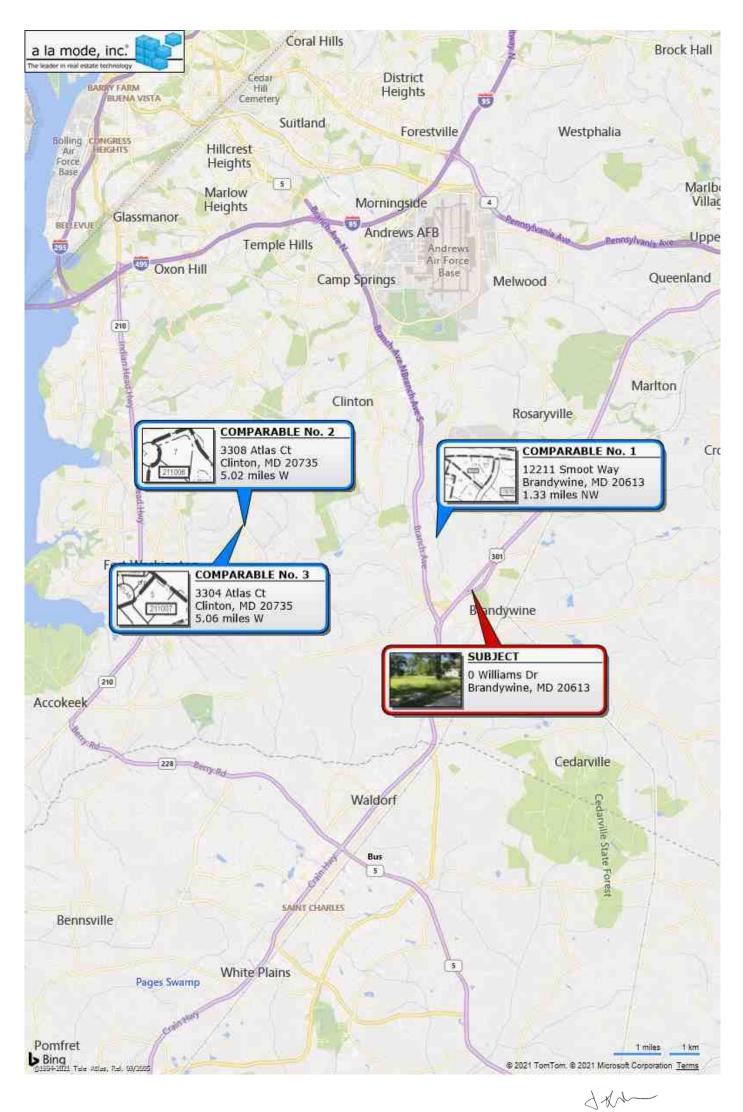
View	Мар	V	iew Ground	Rent Rede	mption		View GroundRent Registration				
Special	Tax Recapture	e: None									
Account	Identifier:		Di	strict - 11 A	ccount Number	- 1179233	3				
					Owner Informat	ion					
Owner N	ame:		PF	RINCE GEO	RGES COUNTY		Use	cipal Residence:	EXEM NO	PT	
Mailing A	Address:		DI	DIN/8.T P/M	DIV ROOM 310			d Reference:	16.52	2/ 00643	
Manning P	Audress.			00 PEPPEF			Deed	a Kelelence.	/09022	/ 00045	
			LA	NDOVER N							
					ition & Structure In	formatio					
remises	s Address:			ILLIAMS DF RANDYWIN	E 20613-0000		Lega	al Description:			
Map:	Grid: Parcel	: Neigh	borhood:	Subdivisi	on: Section:	Block:	Lot:	Assessment Year:	Plat No	A-1052	
0145	00C1 0000	11035	000.17	5000			34	2020	Plat Ref	:	
Town: N	None										
Primary	/ Structure Bu	ilt At	ove Grade	Living Area	a Finished E	Basemen	t Area	Property Land	Area C	ounty Use	
								21,780 SF	90)1	
Stories	Basement	Туре	Exterior	Quality	Full/Half Bath	Gara		Last Notice of Majo	r Improvom	onte	
otories	Dasement	Type	/	Quanty	r unman bath	Gara	ige	Last Notice of Majo	mprovem	ento	
			19.		Value Informat	on					
			Base	Value	Value		F	hase-in Assessmen	ts		
					As of	0		s of	As of		
Land:			400		01/01/202 400	0	U	7/01/2020	07/01/202	1	
Land. Improve	omonte		400		400						
Total:	ementa		400		400		4	00	400		
	ntial Land:		0		0			, 19			
					Transfer Informa	ition					
Seller: F	FARMER, JAME	S F		D	ate: 10/05/1994				Price: \$0		
	ION-ARMS LEN		HER	D	eed1: /09822/ 00	643			Deed2:		
Seller: S	STATES, JONA	THAN C		D	ate: 12/05/1988				Price: \$0		
Type:				D	eed1: /07160/ 00	023			Deed2:		
Seller:				D	ate:				Price:		
Type:				D	eed1:				Deed2:		
					Exemption Inform	ation					
	xempt Assess	ments:		ass				1/2020	07/01/		
County:			50				400.		400.00		
State:			50				400.		400.00		
Municipa			50	0			0.00	0.00	0.00 0	.00	
Special	Tax Recapture	e: None		Low	stead Application	Informati					
Iomeste	ad Application	1 Status:	No Applicati		areau Application	niomali	90				
			1111		s' Tax Credit Appli	cation Inf	ormativ	an an			
	ners' Tax Crec					ouron ni	Date				

JAN Serial# 700D392B esign.alamode.com/verify



J-KA Serial# 700D392B esign.alamode.com/verify

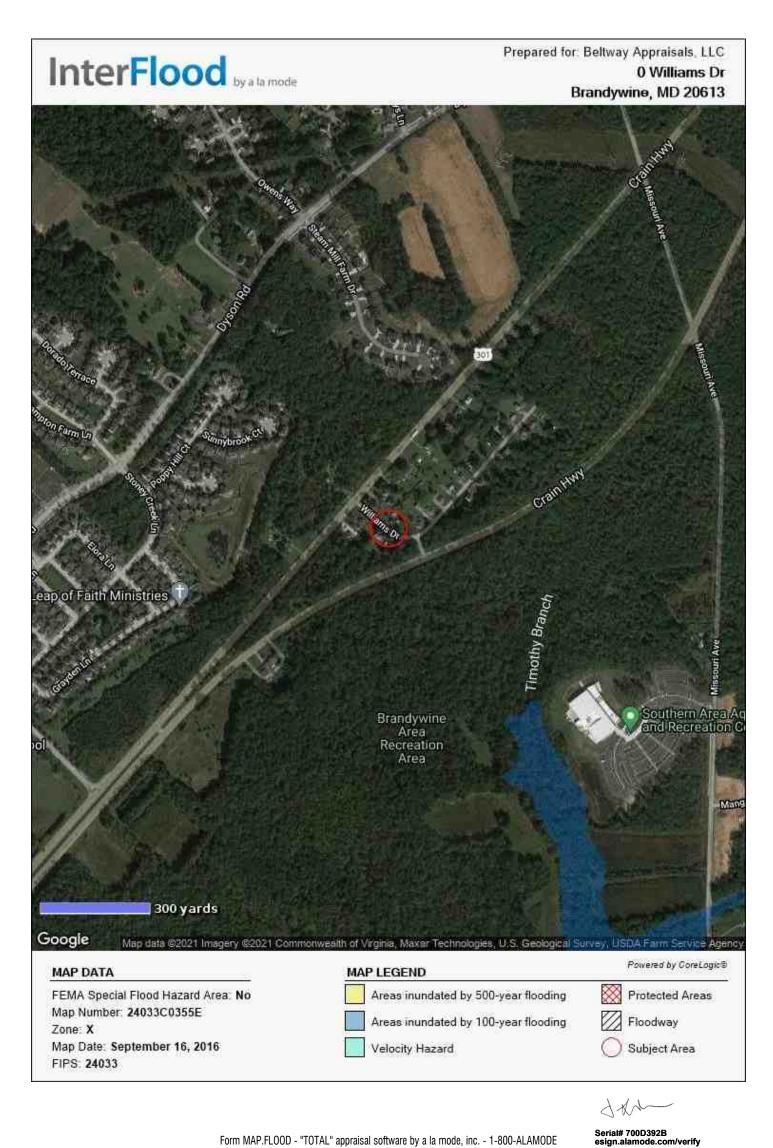
Borrower	N/A N/A						
Property Address	0 Williams Dr						
City	Brandywine	County P	Prince George's	State	MD	Zip Code	20613
Lender/Client	The Prince George's County Government						



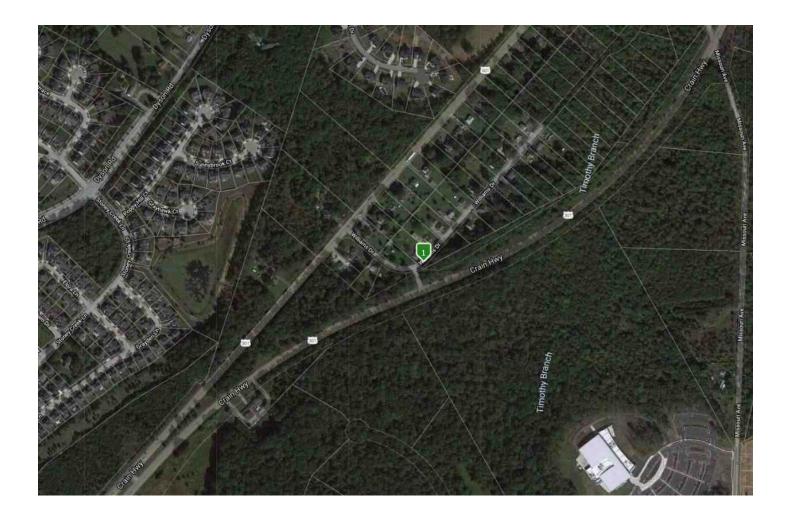
Serial# 700D392B esign.alamode.com/verify

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

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						

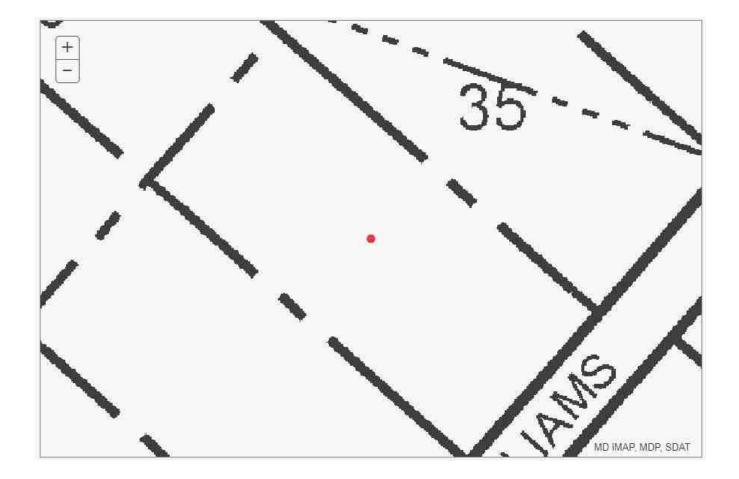


Borrower	N/A N/A						
Property Address	0 Williams Dr						
City	Brandywine	County	Prince George's	State	MD	Zip Code	20613
Lender/Client	The Prince George's County Government						



JAY Serial# 700D392B esign.alamode.com/verify

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						



Č

Serial# 700D392B esign.alamode.com/verify

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

O Williams Dr Sales Price Gross Living Area Total Rooms Total Bedrooms Total Bathrooms Location View Site Quality Age

Brandywine sq. ft.+/-21,780

Subject Street

Alternate Subject Street

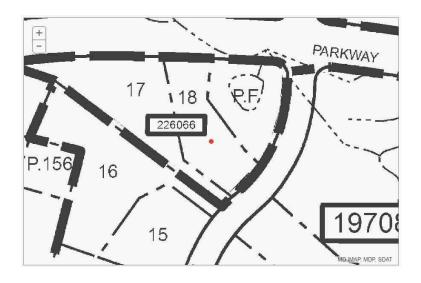




JAN Serial# 700D392B esign.alamode.com/verify

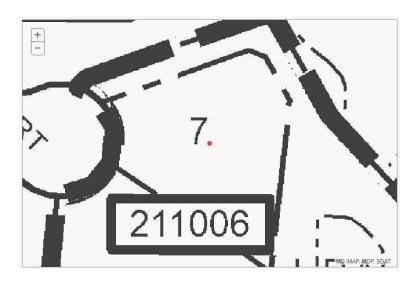
Comparable Photo Page

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						



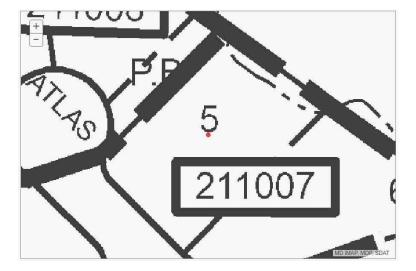
Comparable 1

12211 Smoot Wa	ıy
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 33304 Atlas CtProx. to Subject5.06 miles WSale Price105,000Gross Living AreaTotal RoomsTotal BedroomsTotal BedroomsLocationClintonViewSite20,010

Quality Age

JAN Serial# 700D392B esign.alamode.com/verify

LICENSE





JAN