

# **District 7 Streeter**



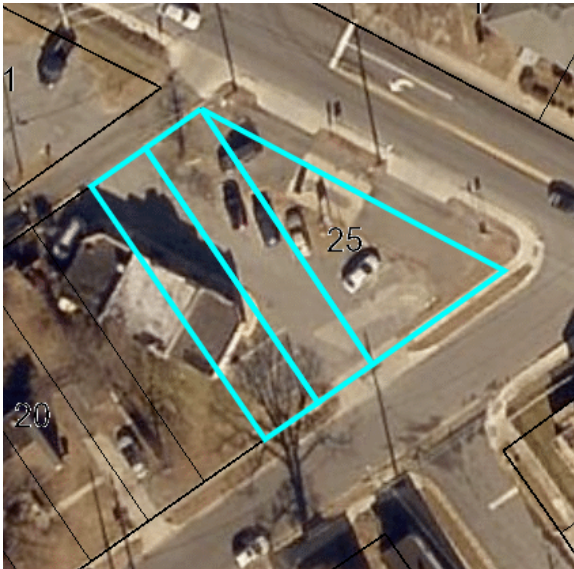
**TAX ID#** 18-2019230

**ZONING:** R-55

**AREA LOCATOR:** Balboa Avenue, Capitol Heights, MD 20743

**HIGHEST/BEST USE:**

Assemblage w/ adjacent parcel;  
Appraised at \$2,500



**TAX ID#** 18-2080869

**ZONING:** M-U-I

**AREA LOCATOR:** James Farmer Way,  
Capitol Heights, MD 20743

**HIGHEST/BEST USE:**

Assemblage w/ adjacent parcel for commercial use;  
No appraisal issued

**COMMENTS:**

The City of Seat Pleasant requests this property, as they have been maintaining the ground for the past 3 years. The County has determined that this property has a commercial structure encroaching on the property and will research this further, before disposition to the City for their public use.

**RECOMMENDATION:**

Eventual disposition to the City for public use.



**TAX ID#** 18-2043537

**ZONING:** R-55

**AREA LOCATOR:** 809 Drum Avenue,  
Capitol Heights, MD 20743

**HIGHEST/BEST USE:**

Assemblage w/ adjacent parcel;  
Appraised at \$25,000

**COMMENTS:**

This 4,000 sq.ft. property has site constraints and is not buildable. It is currently an empty lot.



**TAX ID#** 06-2751279

**ZONING:** R-55

**AREA LOCATOR:** 1750 Torrence Avenue,  
Capitol Heights, MD 20743

**HIGHEST/BEST USE:**

Assemblage w/ adjacent parcel;  
Appraised at \$32,00

**COMMENTS:**

Inquiry from MNCPPC to assemble with its adjacent-owned parcel for public use. NASA has also expressed interest in the property - it was the previous owner before the County acquired it for a potential affordable housing site in the '90s.

**RECOMMENDATION:**

OCS intends to further market (Request For Proposal and/or a "best and final" (BAFO) proposal may be requested) this property. It is an ideal site for residential development through a County Agency.



**TAX ID#** 06-0609818

**ZONING:** R-55

**AREA LOCATOR:** Quarter Avenue, Capital Heights, MD 20743

**HIGHEST/BEST USE:**

Hold for future assemblage;  
Appraised at \$2,500



**TAX ID#** 06-0438507

**ZONING:** R-55

**AREA LOCATOR:** Quarter Avenue, Capital Heights, MD 20743

**HIGHEST/BEST USE:**

Hold for future assemblage;  
Appraised at \$2,500



**TAX ID#** 06-0422675

**ZONING:** R-55

**AREA LOCATOR:** Quarter Avenue, Capital Heights, MD 20743

**HIGHEST/BEST USE:**

Hold for future assemblage;  
Appraised at \$7,500



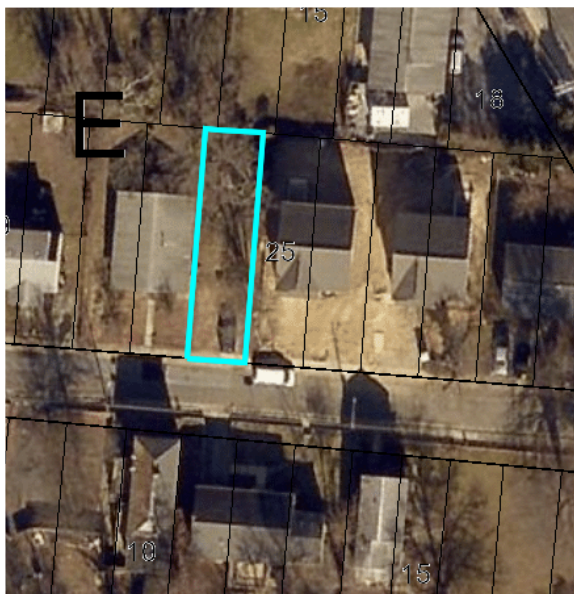
**TAX ID#** 06-0638551

**ZONING:** R-55

**AREA LOCATOR:** Quarter Avenue, Capital Heights, MD 20743

**HIGHEST/BEST USE:**

Hold for future assemblage;  
Appraised at \$2,500



**TAX ID#** 18-2059863

**ZONING:** R-55

**AREA LOCATOR:** 5609 Eagle Street, Capitol Heights, MD 20743

**HIGHEST/BEST USE:**

Assemblage w/ adjacent parcel;  
Appraised at \$12,000

**COMMENTS:**

Property was included in CR-56-2015 (previously Map 7-K) and disposed to bidder. The legal description on the resolution was incorrectly listed and unable to move forward with disposition. This is a correction of the previous sale and bidder is still interested.



**TAX ID#** 18-2096634

**ZONING:** R-55

**AREA LOCATOR:** 308 Carmody Hills Drive  
Capitol Heights, MD 20743

**HIGHEST/BEST USE:**

Development of a single-family residential dwelling;  
Appraised for \$36,000

**COMMENTS:**

Ideal site for future home build - site currently is unimproved and in Clean Lots inventory.



**TAX ID#** 18-2057693; 18-2057701; 18-2057677

**ZONING:** R-55

**AREA LOCATOR:** Emo Street, Capitol Heights, MD 20743

**HIGHEST/BEST USE:**

Hold for an assemblage for lot/site development for future single-family home developments;  
Appraised at \$83,000

**COMMENTS:**

The site was included within CR-56-2015 (previously Map-7-L) and incorrectly referenced 1 out of the 5 County lots (Lots #6-10). It also did not include Lots #1-5 and had been withdrawn. The currently proposed lots include County Lots #1-5 and Lots #1-6 and all associated tax identification numbers.



**TAX ID#** 18-2080802

**ZONING:** M-U-1

**AREA LOCATOR:** Mentor Avenue, Capitol Heights, MD 20743

**HIGHEST/BEST USE:**

Assemblage with adjacent lots;  
Appraised at \$30,000

**COMMENTS:**

Initial inquiry to acquire property for assemblage into his several adjacent lots for potential retail development.



**TAX ID#** 18-2006831

**ZONING:** R-55

**AREA LOCATOR:** Elsa Avenue, Landover, MD 20785

**HIGHEST/BEST USE:**

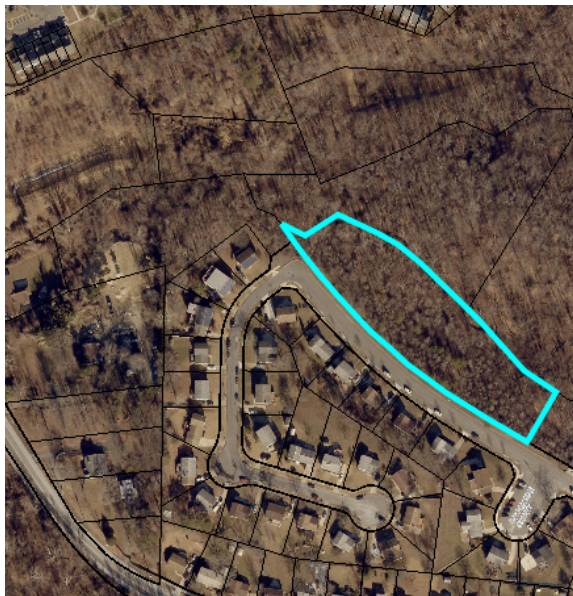
Detached residential development;  
Appraised for \$44,000

**COMMENTS:**

The site was included in CR-56-2015 (Previously Map 7-R).

**RECOMMENDATION:**

This property is vacant grassy lot next to a church and at the dead-end of Elsa Avenue. The current clean lot and offered by Right of First Refusal a house of faith.



**TAX ID#** 12-1311455

**ZONING:** R-80

**AREA LOCATOR:** Brookside Drive, Oxon Hill, MD 20745

**HIGHEST/BEST USE:**

As vacant to hold for future development;  
Appraised for \$170,000

**COMMENTS:**

Large wooded lot landlocked between several parcels owned by BOE and sits along Brookside Drive.

**RECOMMENDATION:**

Lot is within close proximity to Map 7-P Lot and its frontage along Brookside makes it ideal for future development



**TAX ID#** 12-1353770

**ZONING:** R-M

**AREA LOCATOR:** Deep Gorge Court, Oxon Hill, MD 20745

**HIGHEST/BEST USE:**

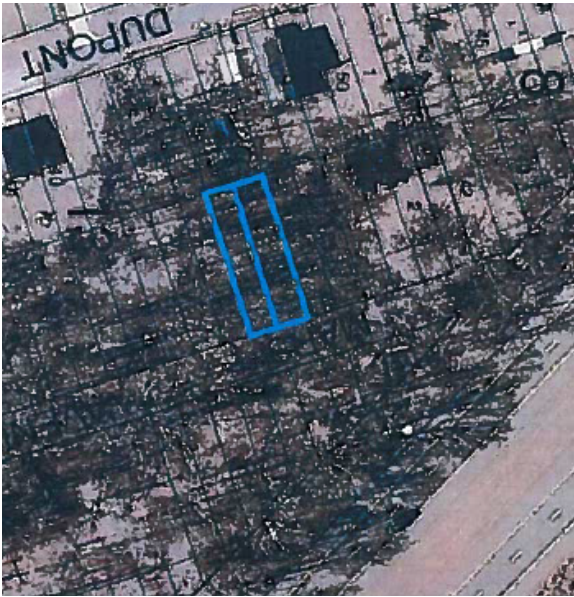
Assemblage w/ adjacent parcel;  
Appraised at \$26,000

**COMMENTS:**

Large wooded lot landlocked between several parcels owned by Board of Education; Initial inquiry to acquire.

**RECOMMENDATION:**

Before any disposition, OCS shall follow back up with DoE to get status on the potential for CIP project on the property.



**TAX ID#** 06-0589390

**ZONING:** R-T

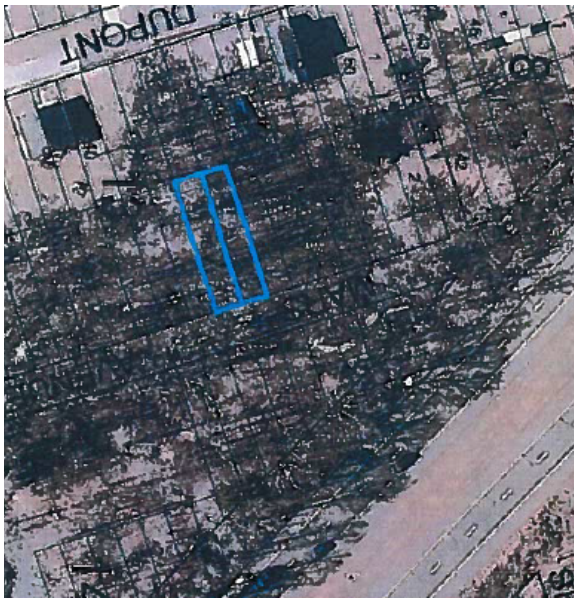
**AREA LOCATOR:** Mars Avenue, Suitland, MD 20746

**HIGHEST/BEST USE:**

Assemblage w/ adjacent lots for future residential development opportunity; Appraised at \$18,000

**COMMENTS:**

The size of all of the 7-Q lots combined are over 30,000 sq. ft. and currently along a "paper" street between DuPont Street and Pennsylvania Avenue.



**TAX ID#** 06-0549980

**ZONING:** R-T

**AREA LOCATOR:** Mars Avenue, Suitland, MD 20746

**HIGHEST/BEST USE:**

Appraised at \$18,000

**COMMENTS:**

The size of all of the 7-Q lots combined are over 30,000 sq. ft. and currently along a "paper" street between DuPont Street and Pennsylvania Avenue.



**TAX ID#** 06-0588962

**ZONING:** R-T

**AREA LOCATOR:** Mars Avenue, Suitland, MD 20746

**HIGHEST/BEST USE:**

Appraised at \$18,000

**COMMENTS:**

The size of all of the 7-Q lots combined are over 30,000 sq. ft. and currently along a "paper" street between DuPont Street and Pennsylvania Avenue.



**TAX ID#** 06-0589051

**ZONING:** R-T

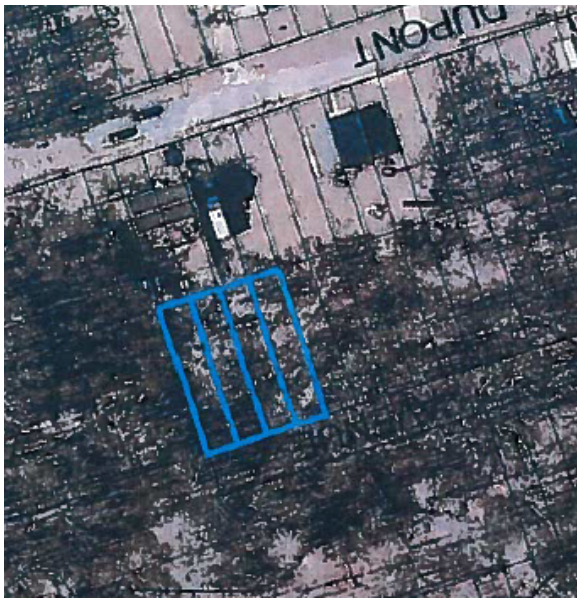
**AREA LOCATOR:** Mars Avenue, Suitland, MD 20746

**HIGHEST/BEST USE:**

Owner-occupied single-family residential dwelling;  
Appraised at \$40,000

**COMMENTS:**

The size of all of the 7-Q lots combined are over 30,000 sq. ft. and currently along a "paper" street between DuPont Street and Pennsylvania Avenue.



**TAX ID#** 06-0589069

**ZONING:** R-T

**AREA LOCATOR:** Mars Avenue, Suitland, MD 20746

**HIGHEST/BEST USE:**

Highest/Best Use: Owner-occupied single-family residential dwelling;  
Appraised at \$42,000

**COMMENTS:**

The size of all of the 7-Q lots combined are over 30,000 sq. ft. and currently along a "paper" street between DuPont Street and Pennsylvania Avenue.



**TAX ID#** 06-0474064

**ZONING:** R-55

**AREA LOCATOR:** Southern Avenue, Suitland, MD 20746

**HIGHEST/BEST USE:**

Assemblage or single-family residential dwelling;  
Appraised at \$40,000

**COMMENTS:**

Initial interest from adjacent property owner.

**RECOMMENDATION:**

After an OCS inspection, the property will not serve as a site for viable new construction. Therefore, first priority shall be Right of First Refusal to the adjacent property owner to acquire.



**TAX ID#** 18-1992395; 18-1992403; 18-1992411; 18-1992429;  
18-1992437; 18-1992684; 18-1992668; 18-1992627;  
18-1992171

**ZONING:** R-55

**AREA LOCATOR:** 6181 Old Central Avenue; 302 Rollins Avenue;  
Central Avenue; Yolanda Avenue, Capitol Heights, MD 20743

**HIGHEST/BEST USE:**

Redevelopment of school property; No appraisal required;

**COMMENTS:**

OCS is awaiting SHA approval for BOE to surplus the Lyndon Hills Elementary School into County inventory.

**RECOMMENDATION:**

OCS was advised to recommend disposition to RDA  
for future development.