

# **District 8 Walker**



**TAX ID#** 12-1225184

**ZONING:** R-T

**AREA LOCATOR:** 109 Talbert Drive, Oxon Hill, MD 20745

**HIGHEST/BEST USE:**

Assemblage with adjacent lots for residential development;  
Appraisal valued @ \$120,000 (each lot @ \$20k)

**COMMENTS:**

Initial request from the Town of Forest Heights to acquire these properties to use as municipal and community open space to sponsor healthy living. The site consists of 6 wooded lots along Talbert Drive and directly across the street from 9 semi-detached residential properties. The lots also adjoin the Forest Heights Elementary School at the western end of Talbert Drive.

**Recommendation:**

Open space is suitable use, as market values may not support new construction at this location.



**TAX ID#** 12-1225192

**ZONING:** R-T

**AREA LOCATOR:** 107 Talbert Drive, Oxon Hill, MD 20745

**HIGHEST/BEST USE:**

Assemblage with adjacent lots for residential development;  
Appraisal valued @ \$120,000 (each lot @ \$20k)

**COMMENTS:**

Initial request from the Town of Forest Heights to acquire these properties to use as municipal and community open space to sponsor healthy living. The site consists of 6 wooded lots along Talbert Drive and directly across the street from 9 semi-detached residential properties. The lots also adjoin the Forest Heights Elementary School at the western end of Talbert Drive.

**Recommendation:**

Open space is suitable use, as market values may not support new construction at this location.



**TAX ID#** 12-1225200

**ZONING:** R-T

**AREA LOCATOR:** 105 Talbert Drive, Oxon Hill, MD 20745

**HIGHEST/BEST USE:**

Assemblage with adjacent lots for residential development;  
Appraisal valued @ \$120,000 (each lot @ \$20k)

**COMMENTS:**

Initial request from the Town of Forest Heights to acquire these properties to use as municipal and community open space to sponsor healthy living. The site consists of 6 wooded lots along Talbert Drive and directly across the street from 9 semi-detached residential properties. The lots also adjoin the Forest Heights Elementary School at the western end of Talbert Drive.

**Recommendation:**

Open space is suitable use, as market values may not support new construction at this location.



**TAX ID#** 12-1225218

**ZONING:** R-T

**AREA LOCATOR:** 103 Talbert Drive, Oxon Hill, MD 20745

**HIGHEST/BEST USE:**

Assemblage with adjacent lots for residential development;  
Appraisal valued @ \$120,000 (each lot @ \$20k)

**COMMENTS:**

Initial request from the Town of Forest Heights to acquire these properties to use as municipal and community open space to sponsor healthy living. The site consists of 6 wooded lots along Talbert Drive and directly across the street from 9 semi-detached residential properties. The lots also adjoin the Forest Heights Elementary School at the western end of Talbert Drive.

**Recommendation:**

Open space is suitable use, as market values may not support new construction at this location.



**TAX ID#** 12-1225226

**ZONING:** R-T

**AREA LOCATOR:** 101 Talbert Drive, Oxon Hill, MD 20745

**HIGHEST/BEST USE:**

Assemblage with adjacent lots for residential development;  
Appraisal valued @ \$120,000 (each lot @ \$20k)

**COMMENTS:**

Initial request from the Town of Forest Heights to acquire these properties to use as municipal and community open space to sponsor healthy living. The site consists of 6 wooded lots along Talbert Drive and directly across the street from 9 semi-detached residential properties. The lots also adjoin the Forest Heights Elementary School at the western end of Talbert Drive.

**Recommendation:**

Open space is suitable use, as market values may not support new construction at this location.



**TAX ID#** 12-1225234

**ZONING:** R-T

**AREA LOCATOR:** 55 Talbert Drive, Oxon Hill, MD 20745

**HIGHEST/BEST USE:**

Assemblage with adjacent lots for residential development;  
Appraisal valued @ \$120,000 (each lot @ \$20k)

**COMMENTS:**

Initial request from the Town of Forest Heights to acquire these properties to use as municipal and community open space to sponsor healthy living. The site consists of 6 wooded lots along Talbert Drive and directly across the street from 9 semi-detached residential properties. The lots also adjoin the Forest Heights Elementary School at the western end of Talbert Drive.

**Recommendation:**

Open space is suitable use, as market values may not support new construction at this location.



**TAX ID#** 12-1303221

**ZONING:** R-55

**AREA LOCATOR:** Mystic Avenue, Oxon Hill, MD 20745

**HIGHEST/BEST USE:**

Assemblage with adjacent lots;  
Appraised at \$25,000;

**COMMENTS:**

The site is landlocked between several adjacent occupied residential lots along Mystic Avenue, and multiple large lots owned by MNCPPC.

**Recommendation:**

Any disposition will require to follow up with MNCPPC to ensure no conflict with strategic planning.



**TAX ID#** 12-1369818

**ZONING:** R-55

**AREA LOCATOR:** 8115 Oxon Hill Road  
Fort Washington, MD 20744

**HIGHEST/BEST USE:**

Single Family Dwelling;  
Appraised at \$115,000