

APPRAISAL OF REAL PROPERTY



LOCATED AT

Rinard Avenue (01-0014258)
Beltsville, MD 20705
LTS 4.5, MAP 13, GRID B3, BLOCK DD

FOR

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

OPINION OF VALUE

AS OF

2/27/2019

BY

Jacquelin Sonceau
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 Mc Cormick Drive
Largo, MD 20774

Re: Property: Rinard Avenue (01-0014258)
Beltsville, MD 20705
Borrower: N/A N/A
File No.: 1902008

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.

Sincerely,



Jacquelin Sonceau
300012316
7/11/2019

USPAP Compliance Addendum

Loan #
File # 1902008

Borrower	N/A N/A		
Property Address	Rinard Avenue (01-0014258)		
City	Beltsville	County Prince George's	State MD Zip Code 20705
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

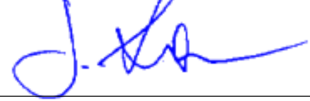
Additional USPAP related issues requiring disclosure and/or any state mandated requirements:

MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY

A reasonable marketing time for the subject property is 225 day(s) utilizing market conditions pertinent to the appraisal assignment.

A reasonable exposure time for the subject property is 180-270 day(s).

APPRAISER SUPERVISORY APPRAISER (ONLY IF REQUIRED)

<p>Signature </p> <p>Name <u>Jacquelin Sonceau</u></p> <p>Date of Signature <u>03/04/2019</u></p> <p>State Certification # <u>30012316</u></p> <p>or State License # _____</p> <p>State <u>MD</u></p> <p>Expiration Date of Certification or License <u>07/11/2019</u></p> <p>Effective Date of Appraisal <u>2/27/2019</u></p>	<p>Signature _____</p> <p>Name _____</p> <p>Date of Signature _____</p> <p>State Certification # _____</p> <p>or State License # _____</p> <p>State _____</p> <p>Expiration Date of Certification or License _____</p> <p>Supervisory Appraiser Inspection of Subject Property</p> <p><input type="checkbox"/> Did Not <input type="checkbox"/> Exterior-only from Street <input type="checkbox"/> Interior and Exterior</p>
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LAND APPRAISAL REPORT

File No.: 1902008

Property Address: Rinard Avenue (01-0014258)	City: Beltsville	State: MD	Zip Code: 20705
County: Prince George's		Legal Description: LTS 4.5, MAP 13, GRID B3, BLOCK DD	
Assessor's Parcel #: 17010082958	Tax Year: 2018	R.E. Taxes: \$ \$44	Special Assessments: \$ 0
Market Area Name: Beltsville	Map Reference:	Census Tract: 8074.04	
Current Owner of Record: PRINCE GEORGES COUNTY (TX)	Borrower (if applicable): N/A N/A		
Project Type (if applicable): <input type="checkbox"/> PUD <input type="checkbox"/> De Minimis PUD <input type="checkbox"/> Other (describe)	HOA: \$ <input type="checkbox"/> per year <input type="checkbox"/> per month		
Are there any existing improvements to the property? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If Yes, indicate current occupancy: <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant <input type="checkbox"/> Not habitable			
If Yes, give a brief description:			

The purpose of this appraisal is to develop an opinion of: <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe)			
This report reflects the following value (if not Current, see comments): <input checked="" type="checkbox"/> Current (the Inspection Date is the Effective Date) <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective			
Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe)			
Intended Use: The 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 Government	Address: 1400 Mc Cormick Drive, Suite 336, Largo, MD 20774		
Appraiser: Jacquelin Sonceau	Address: 8014 Patuxent Landing Loop, Laurel, MD 20724		

Characteristics	Predominant Occupancy	One-Unit Housing	Present Land Use	Change in Land Use
Location: <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	<input checked="" type="checkbox"/> Owner 61 <input checked="" type="checkbox"/> Tenant 34 <input checked="" type="checkbox"/> Vacant (0-5%) <input type="checkbox"/> Vacant (>5%)	PRICE AGE	One-Unit 80%	<input checked="" type="checkbox"/> Not Likely
Built up: <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%		\$ (000) (yrs)	2-4 Unit 0%	<input type="checkbox"/> Likely * <input type="checkbox"/> In Process *
Growth rate: <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow		217 Low 1	Multi-Unit 10%	* To: _____
Property values: <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining		622 High 85	Comm'l 10%	
Demand/supply: <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply		377 Pred 46	0%	
Marketing time: <input checked="" type="checkbox"/> Under 3 Mos. <input type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.				

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: **The subject's neighborhood is bordered by Konterra Drive to the north; Baltimore-Washington Pkwy to the east; I-495 to the south; Cherry Hill Road to the west. No apparent adverse factors were noted that could affect the subject's marketability. Good access to all amenities, including public schools of all levels, churches, shopping, employment, and major highways. Major employment centers in the Baltimore DC metro area are within typical commuting times. The subject is less than a mile (as the crow flies) from High Point School. Market conditions are stable. 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 lot	Site Area: 2,520 Sq.Ft.
Zoning Classification: R55	Description: ONE-FAMILY DETACHED RESIDENTIAL
Do present improvements comply with existing zoning requirements? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> No Improvements	
Uses allowed under current zoning: Permits small-lot residential subdivisions; promotes high density, single-family detached dwellings. Standard lot sizes 6,500 sq. ft.; maximum dwelling units per net acre 6.70; estimated average dwelling units per acre 4.2.	

Are CC&Rs applicable? Yes No Unknown Have the documents been reviewed? Yes No Ground Rent (if applicable) \$ _____ /

Comments:

Highest & Best Use as improved: Present use, or Other use (explain) **Hold for assemblage.**

Actual Use as of Effective Date: **Vacant Lot** Use 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 to hold for assemblage.**

Utilities	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private	Frontage	Land locked
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available	Street	None	<input type="checkbox"/>	<input type="checkbox"/>	Topography	Mostly level
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available	Width	N/A			Size	2,520 sf +/-
Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available	Surface	N/A			Shape	Irregular
Sanitary Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available	Curb/Gutter	None	<input type="checkbox"/>	<input type="checkbox"/>	Drainage	Natural
Storm Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available	Sidewalk	None	<input type="checkbox"/>	<input type="checkbox"/>	View	Wooded
Telephone	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available	Street Lights	None	<input type="checkbox"/>	<input type="checkbox"/>		
Multimedia	<input type="checkbox"/>	<input type="checkbox"/>		Alley	None	<input type="checkbox"/>	<input type="checkbox"/>		

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

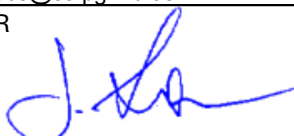
FEMA Spec'l Flood Hazard Area Yes No FEMA Flood Zone **X** FEMA Map # **24033C0041E** FEMA Map Date **9/16/2016**

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. The site is located in a Targeted Ecological Area and a full description is included as an addendum.**



LAND APPRAISAL REPORT

File No.: 1902008

TRANSFER HISTORY	My research <input type="checkbox"/> did <input checked="" type="checkbox"/> 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: 06/08/2004 Price: \$0 Source(s): SDAT, brightMLS				
SALES COMPARISON APPROACH	2nd Prior Subject Sale/Transfer				
	Date: 05/05/2004 Price: \$0 Source(s): SDAT, brightMLS				
	FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
	Address	Rinard Avenue (01-0014258) Beltsville, MD 20705	8609 PERTH LN CLINTON, MD 20735	7711 KIPLING PKWY DISTRICT HEIGHTS, MD 20747	Emerson St Hyattsville, MD 20781
Proximity to Subject		15.69 MILES S	13.14 MILES S	7.12 MILES SW	
Sale Price	\$ 0	\$ 7,500	\$ 15,000	\$ 15,000	
Price/ Sq.Ft.	\$	\$ 1.01	\$ 2.03	\$ 2.91	
Data Source(s)	brightMLS, SDAT	brightMLS#1002244348;DOM 6	brightMLS#1003883278;DOM 186	brightMLS#1000034257;DOM 137	
Verification Source(s)	Observation	Observation/CountyTax Record	Observation/CountyTax Record	Observation/CountyTax Record	
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+(-) \$ Adjust
Sales or Financing		Cash		Cash	
Concessions	N/A	Cash;		Cash;	
Date of Sale/Time	N/A	11/30/18		05/12/17	
Rights Appraised	Fee Simple	Fee Simple		Fee Simple	
Location	Avg Residential	Avg Residential		Avg Residential	
Site Area (in Sq.Ft.)	2,520	7,405	-4,934	7,405	-4,934
Utility	Fair	Fair		Average	-7,500
Zoning	R55	RR		R55	
Site Condition	Raw Land	Raw Land		Raw Land	
Net Adjustment (Total, in \$)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -4,934	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -12,434	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -10,156	
Adjusted Sale Price (in \$)		\$ 2,566	\$ 2,566	\$ 4,844	
Summary of Sales Comparison Approach The sales presented are considered comparable based on location, size, zoning and utility compared to the subject property. Other sales analyzed would require less desirable adjustments and were not utilized for that reason. Sales recited are from the subjects market area and are in an acceptable proximity to the subject. All value affecting dissimilarities were adjusted according to market reaction. The indicated range of values brackets the value of the subject. Comparable sale #4 carried the most weight in the reconciliation, because it is the most recent sale from the same city as the subject.					
PUD	PROJECT INFORMATION FOR PUDs (if applicable) <input type="checkbox"/> 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 \$ 5,000				
	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 <input checked="" type="checkbox"/> "as is", or <input type="checkbox"/> subject to the following conditions: The land sales presented are the best comparables available due to the lack of available residential land sales similar to the subject.				
	<input type="checkbox"/> 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: \$ 5,000, as of: 2/27/2019, 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 32 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: <input checked="" type="checkbox"/> Scope of Work				
	<input checked="" type="checkbox"/> Limiting cond./Certifications <input type="checkbox"/> Narrative Addendum <input checked="" type="checkbox"/> Location Map(s) <input checked="" type="checkbox"/> Flood Addendum <input checked="" type="checkbox"/> Additional Sales <input checked="" type="checkbox"/> Photo Addenda <input checked="" type="checkbox"/> Parcel Map <input type="checkbox"/> Hypothetical Conditions <input type="checkbox"/> Extraordinary Assumptions <input type="checkbox"/>				
SIGNATURES	Client Contact: Benjamin Hobbs, Sr.		Client Name: The Prince George's County Government		
	E-Mail: bhobbs@co.pg.md.us		Address: 1400 Mc Cormick Drive, Suite 336, Largo, MD 20774		
	APPRaiser		SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)		
					
	Appraiser Name: Jacquelin Sonceau		Supervisory or Co-Appraiser Name: _____		
	Company: Beltway Appraisals, LLC		Company: _____		
Phone: (301) 317-8514 Fax: (301) 542-0171		Phone: _____ Fax: _____			
E-Mail: Jack.Sonceau@beltwayappraisals.com		E-Mail: _____			
Date of Report (Signature): 03/04/2019		Date of Report (Signature): _____			
License or Certification #: 30012316 State: MD		License or Certification #: _____ State: _____			
Designation: _____		Designation: _____			
Expiration Date of License or Certification: 07/11/2019		Expiration Date of License or Certification: _____			
Inspection of Subject: <input checked="" type="checkbox"/> Did Inspect <input type="checkbox"/> Did Not Inspect (Desktop)		Inspection of Subject: <input type="checkbox"/> Did Inspect <input type="checkbox"/> Did Not Inspect			
Date of Inspection: 2/27/2019		Date of Inspection: _____			



ADDITIONAL COMPARABLE SALES

File No.: 1902008

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 4		COMPARABLE NO. 5		COMPARABLE NO. 6	
Address	Rinard Avenue (01-0014258) Beltsville, MD 20705	11905 ELLINGTON DR BELTSVILLE, MD 20705		11901 ELLINGTON DR BELTSVILLE, MD 20705			
Proximity to Subject		2.18 MILES E		2.16 MILES E			
Sale Price	\$ 0	\$ 75,000		\$ 95,000		\$	
Price/ Sq.Ft.	\$	\$ 3.60		\$ 4.18		\$	
Data Source(s) Verification Source(s)	brightMLS, SDAT Observation	brightMLS#1000033847;DOM 183 Observation/CountyTax Record		brightMLS#1000033839;DOM 183 Observation/CountyTax Record			
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+(-) \$ Adjust
Sales or Financing Concessions	N/A	Cash Cash;		Cash Cash;			
Date of Sale/Time	N/A	01/10/18		01/10/18			
Rights Appraised	Fee Simple	Fee Simple		Fee Simple			
Location	Avg Residential	Avg Residential		Avg Residential			
Site Area (in Sq.Ft.)	2,520	20,831	-18,494	22,740	-20,422		
Utility	Fair	Average	-7,500	Average	-7,500		
Zoning	R55	RR		RR			
Site Condition	Raw Land	Finished Lot	-44,000	Finished Lot	-44,000		
Net Adjustment (Total, in \$)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -69,994	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -71,922	<input type="checkbox"/> + <input type="checkbox"/> -	\$
Adjusted Sale Price (in \$)			\$ 5,006		\$ 23,078		\$

Summary of Sales Comparison Approach The sales presented are considered comparable based on location, size, zoning and utility compared to the subject property. Other sales analyzed would require less desirable adjustments and were not utilized for that reason. Sales recited are from the subjects market area and are in an acceptable proximity to the subject. All value affecting dissimilarities were adjusted according to market reaction. The indicated range of values brackets the value of the subject. Comparable sale #4 carried the most weight in the reconciliation, because it is the most recent sale from the same city as the subject.

SALES COMPARISON APPROACH



Supplemental Addendum

File No. 1902008

Borrower	N/A N/A				
Property Address	Rinard Avenue (01-0014258)				
City	Beltsville	County	Prince George's	State	MD Zip Code 20705
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.

Definition of exposure time, per the Appraisal Institute: "Exposure Time" is: The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimate based on an analysis of past events assuming a competitive and open market.

All five 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.

Per brightMLS, the neighborhood housing trend has been stable over the past 12 months, therefore, no time adjustment is warranted to the comparable sales.

The subject site is land-locked, so the street with the closest access was near Elizabeth Street and Quimby Avenue.

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; raw land, similar to the subject; similar utility as the subject; similar zoning;

COMPARABLE #2: recent sale; in close proximity of subject; raw land, similar to the subject; superior utility compared to the subject warranting a negative adjustment, because utilities are available; similar zoning;

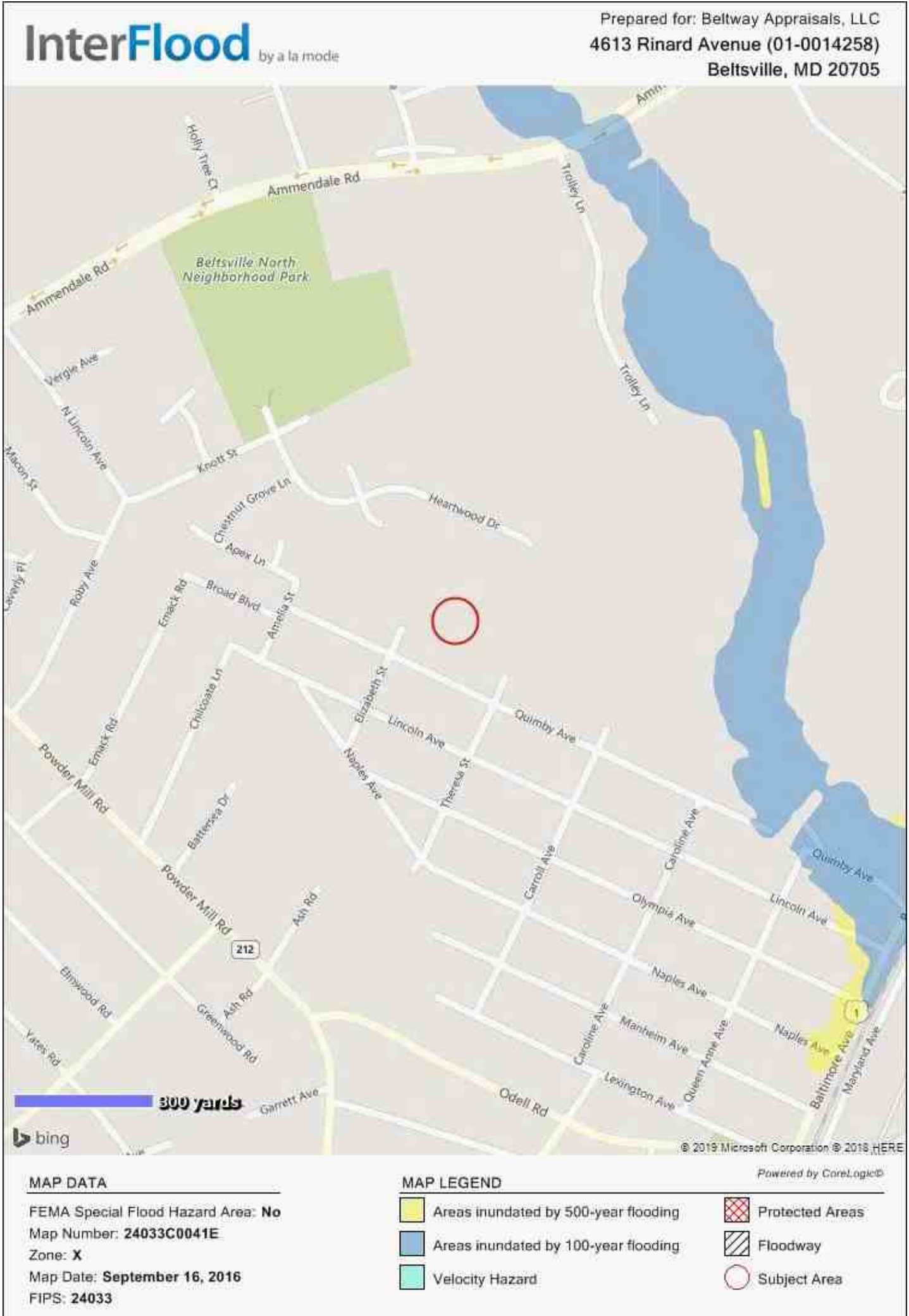
COMPARABLE #3: recent sale; in close proximity of subject; raw land, similar to the subject; superior utility compared to the subject warranting a negative adjustment, because utilities are available; similar zoning;

COMPARABLE #4: recent sale; in close proximity of subject and located in the same city; superior finished lot, warranting a negative adjustment; superior utility as compared to the subject warranting a negative adjustment, because utilities are available; same zoning as the subject;

COMPARABLE #5: recent sale; in close proximity of subject and located in the same city; superior finished lot, warranting a negative adjustment; superior utility compared to the subject warranting a negative adjustment, because utilities are available; same zoning as the subject;

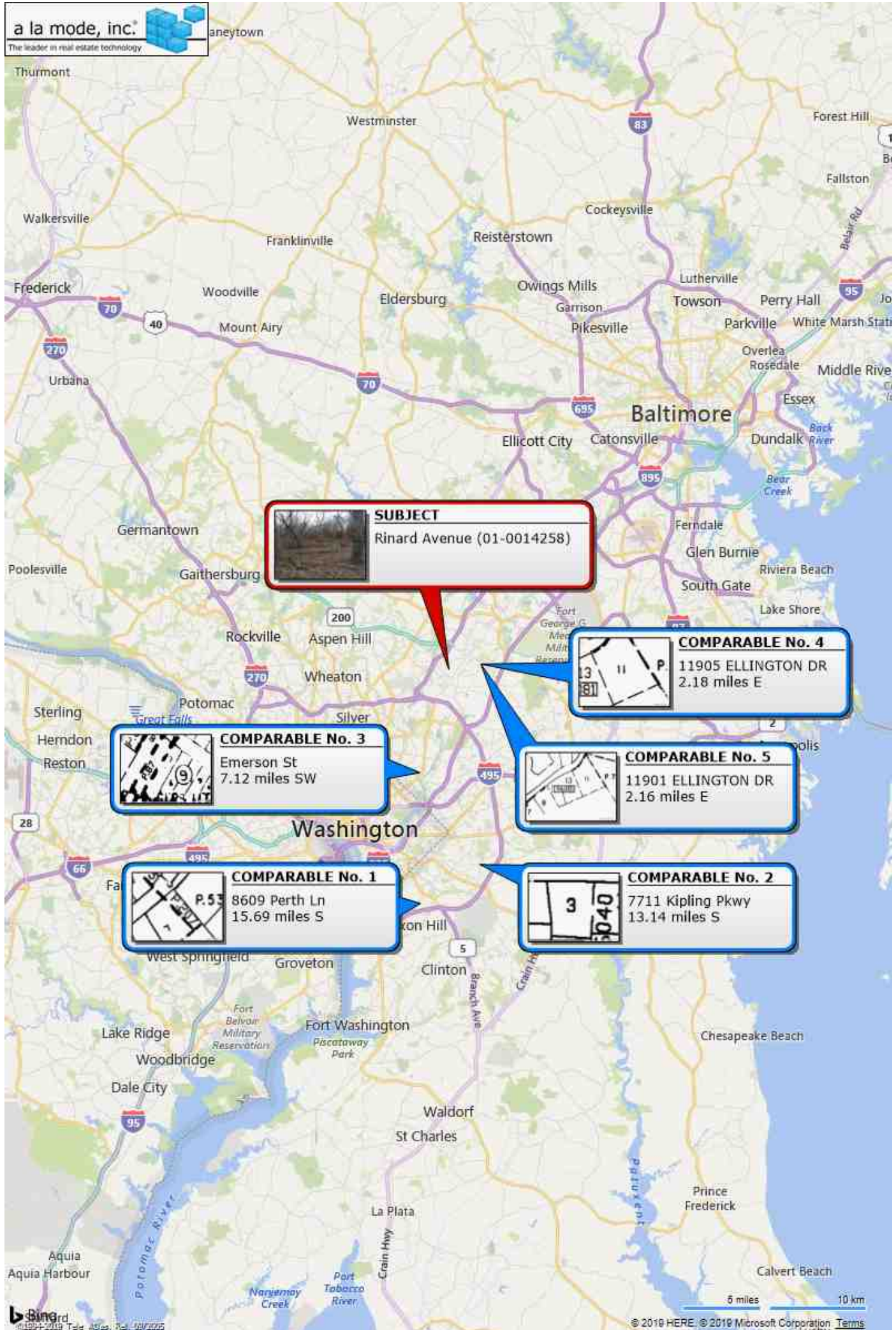
Flood Map

Borrower	N/A N/A				
Property Address	Rinard Avenue (01-0014258)				
City	Beltsville	County	Prince George's	State	MD Zip Code 20705
Lender/Client	The Prince George's County Government				



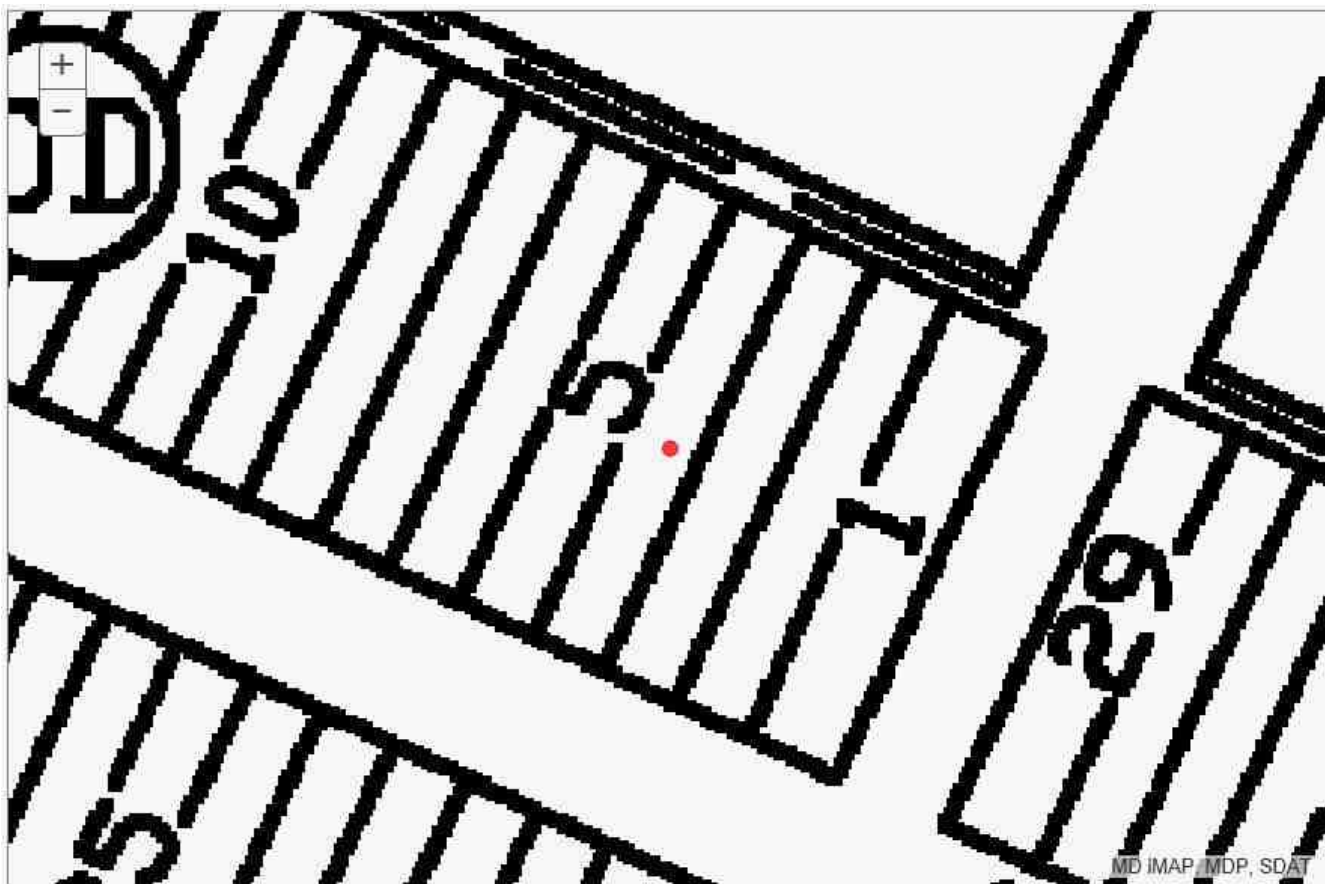
Location Map

Borrower	N/A N/A				
Property Address	Rinard Avenue (01-0014258)				
City	Beltsville	County	Prince George's	State	MD Zip Code 20705
Lender/Client	The Prince George's County Government				



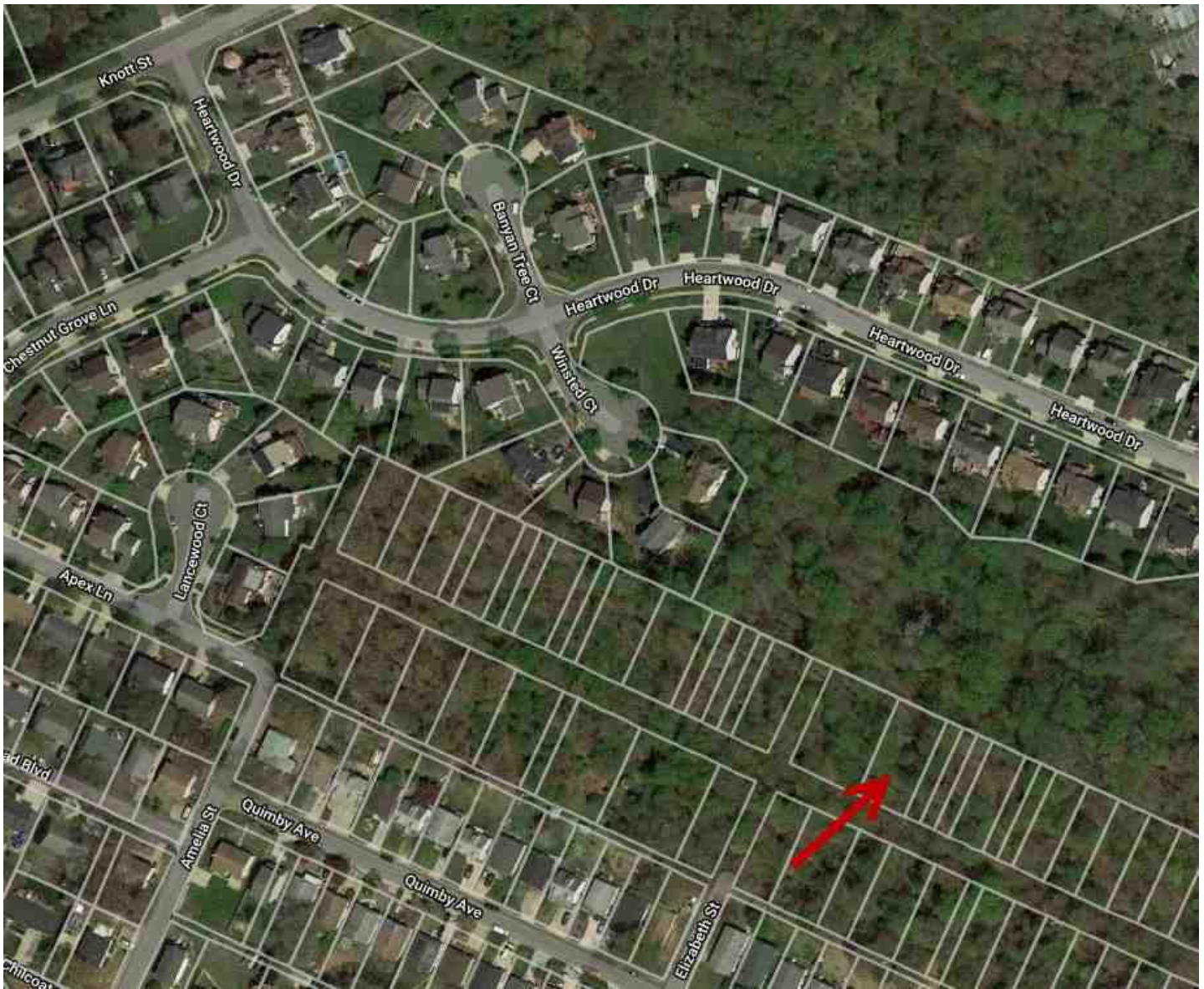
Plat Map

Borrower	N/A N/A				
Property Address	Rinard Avenue (01-0014258)				
City	Beltsville	County	Prince George's	State	MD Zip Code 20705
Lender/Client	The Prince George's County Government				



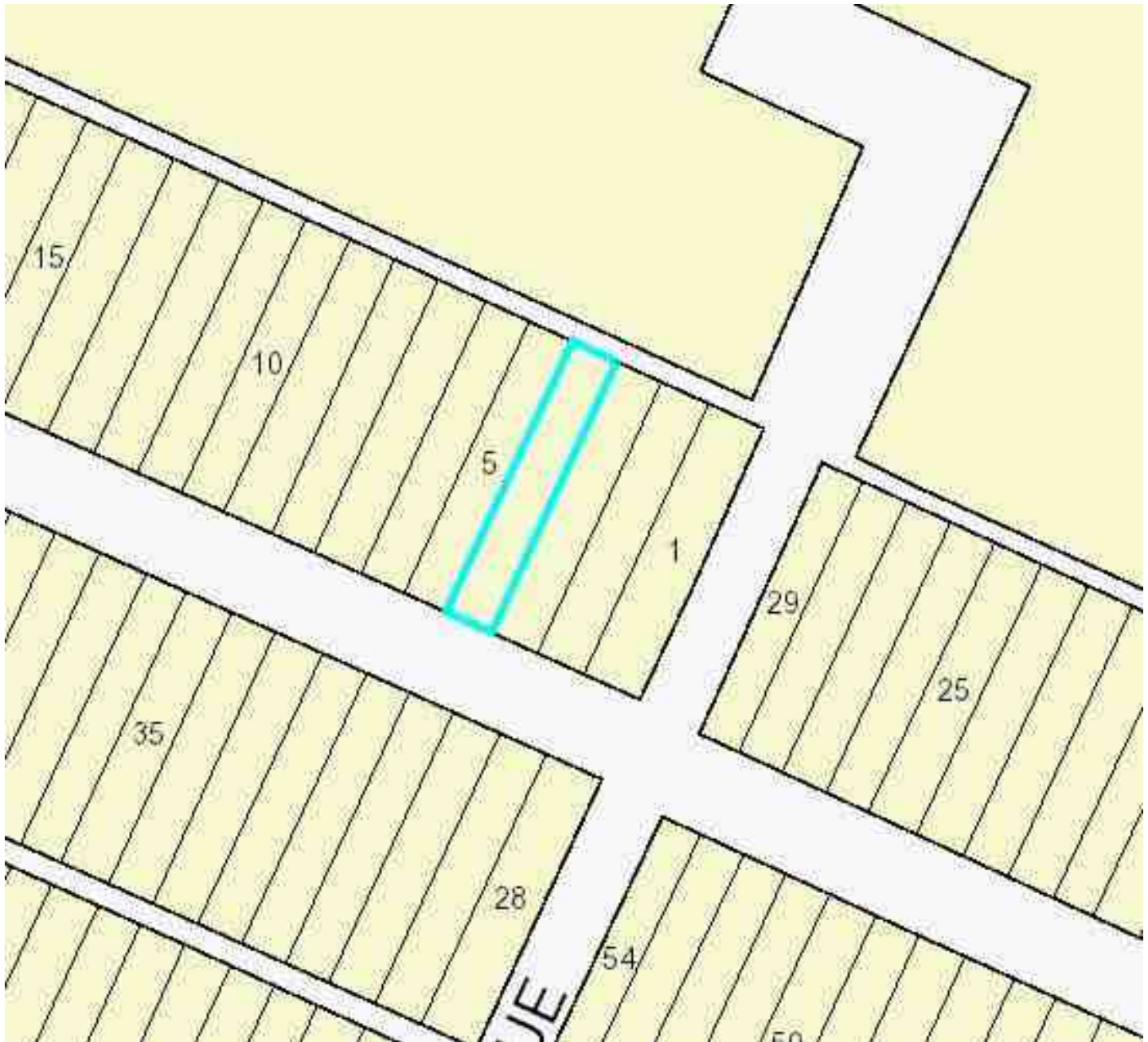
Aerial Map

Borrower	N/A N/A				
Property Address	Rinard Avenue (01-0014258)				
City	Beltsville	County	Prince George's	State	MD Zip Code 20705
Lender/Client	The Prince George's County Government				



PGAtlas

Borrower	N/A N/A				
Property Address	Rinard Avenue (01-0014258)				
City	Beltsville	County	Prince George's	State	MD Zip Code 20705
Lender/Client	The Prince George's County Government				



Subject Photo Page

Borrower	N/A N/A				
Property Address	Rinard Avenue (01-0014258)				
City	Beltsville	County	Prince George's	State	MD Zip Code 20705
Lender/Client	The Prince George's County Government				

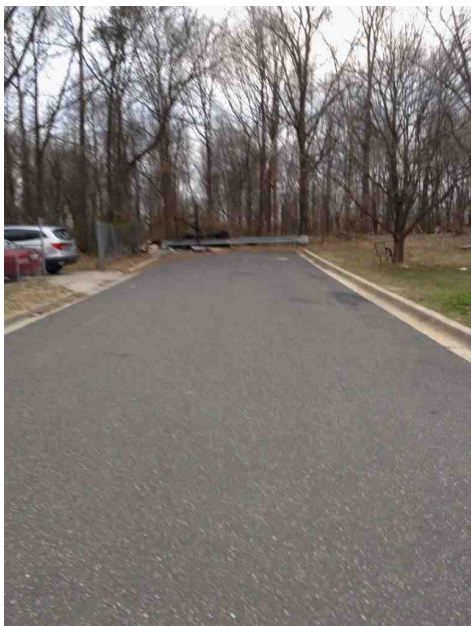


Subject Front

Rinard Avenue (01-0014258)
 Sales Price 0
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location Avg Residential
 View sq. ft. +/-
 Site 2,520
 Quality
 Age



Subject Rear



Subject Street

Photograph Addendum

Borrower	N/A N/A				
Property Address	Rinard Avenue (01-0014258)				
City	Beltsville	County	Prince George's	State	MD Zip Code 20705
Lender/Client	The Prince George's County Government				



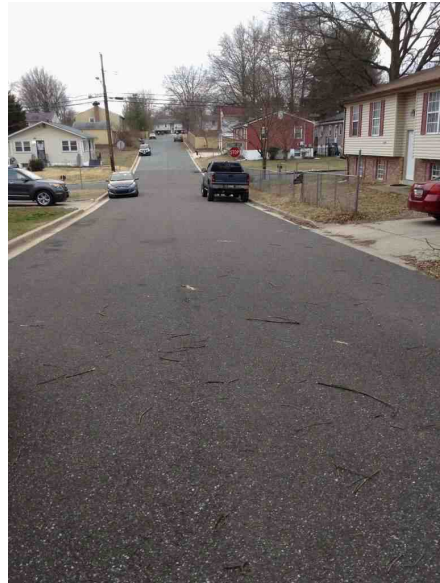
Aternate site view



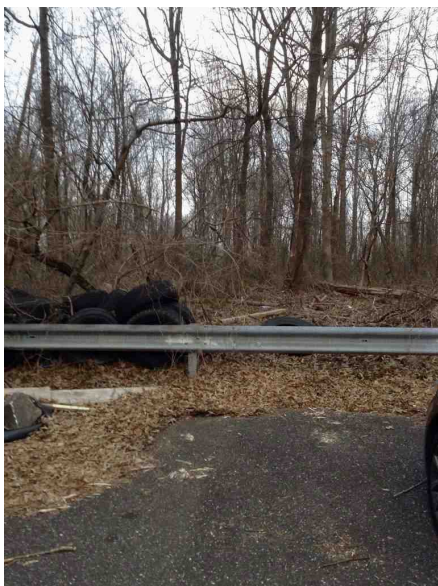
Aternate site view



Aternate site view



Elizabeth Street



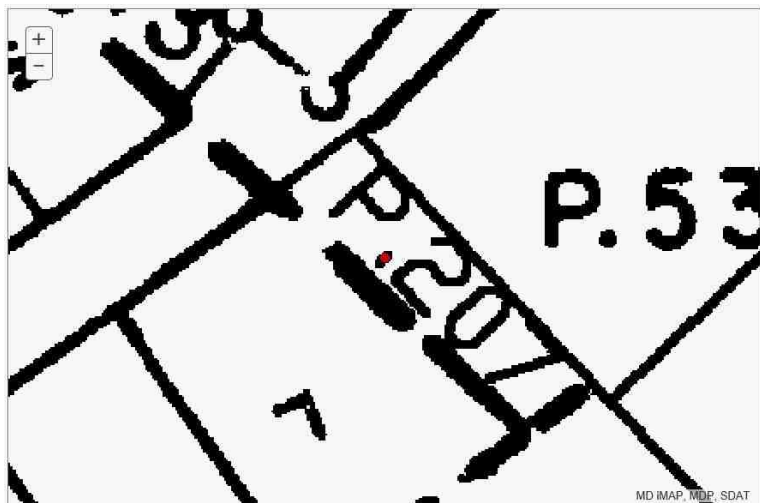
Dead-end entrance on Elizabeth Street



Dead-end entrance on Elizabeth Street

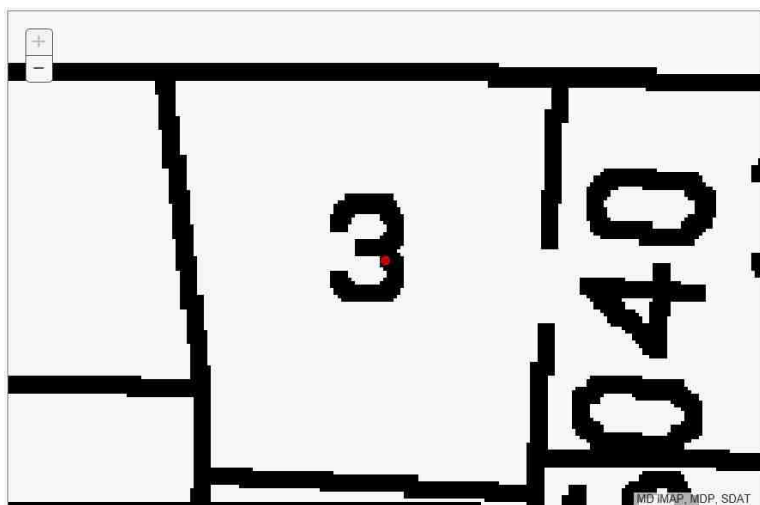
Comparable Photo Page

Borrower	N/A N/A				
Property Address	Rinard Avenue (01-0014258)				
City	Beltsville	County	Prince George's	State	MD Zip Code 20705
Lender/Client	The Prince George's County Government				



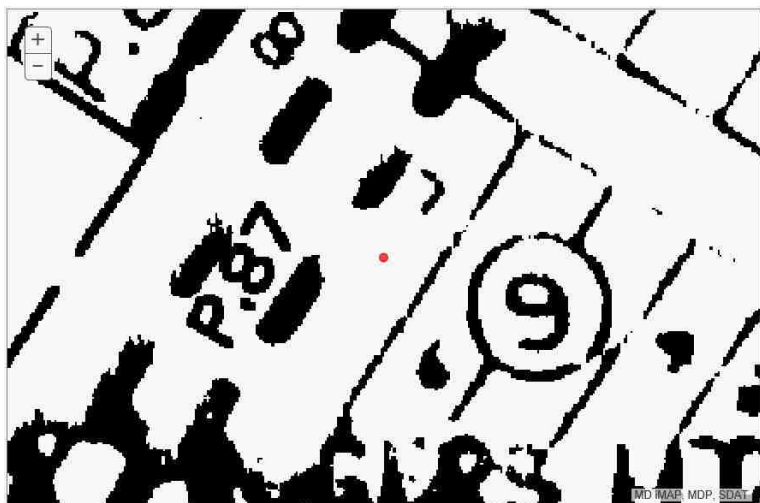
Comparable 1

8609 PERTH LN
 Prox. to Subject 15.69 MILES S
 Sale Price 7,500
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location Avg Residential
 View
 Site 7,405
 Quality
 Age



Comparable 2

7711 KIPLING PKWY
 Prox. to Subject 13.14 MILES S
 Sale Price 15,000
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location Avg Residential
 View
 Site 7,405
 Quality
 Age

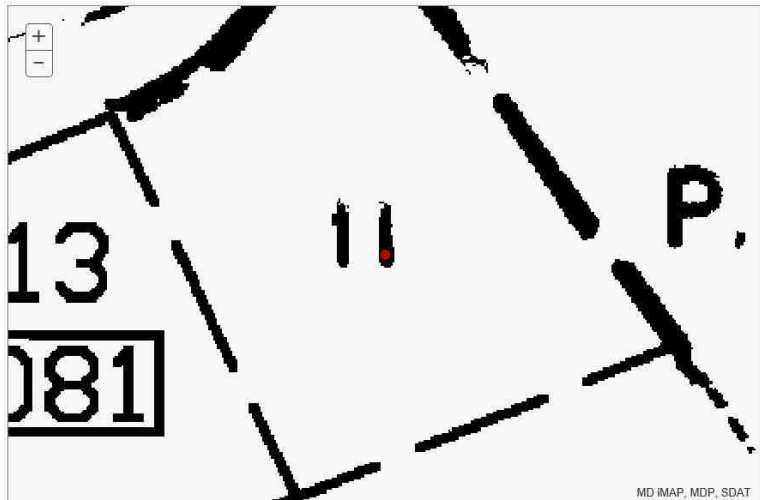


Comparable 3

Emerson St
 Prox. to Subject 7.12 MILES SW
 Sale Price 15,000
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location Avg Residential
 View
 Site 5,150
 Quality
 Age

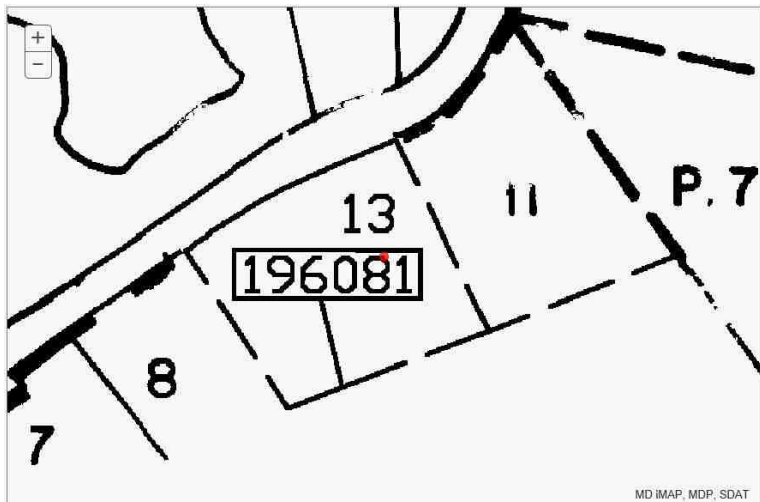
Comparable Photo Page

Borrower	N/A N/A				
Property Address	Rinard Avenue (01-0014258)				
City	Beltsville	County	Prince George's	State	MD Zip Code 20705
Lender/Client	The Prince George's County Government				



Comparable 4

11905 ELLINGTON DR
 Prox. to Subject 2.18 MILES E
 Sale Price 75,000
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location Avg Residential
 View
 Site 20,831
 Quality
 Age



Comparable 5

11901 ELLINGTON DR
 Prox. to Subject 2.16 MILES E
 Sale Price 95,000
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location Avg Residential
 View
 Site 22,740
 Quality
 Age

Comparable 6

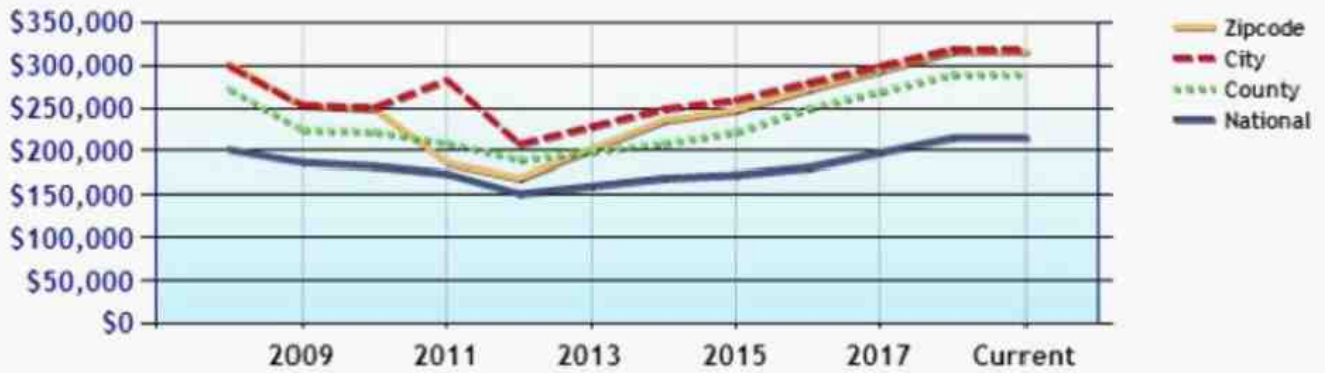
Prox. to Subject
 Sale Price
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location
 View
 Site
 Quality
 Age

BRIGHT MLS HOUSING - Page 1

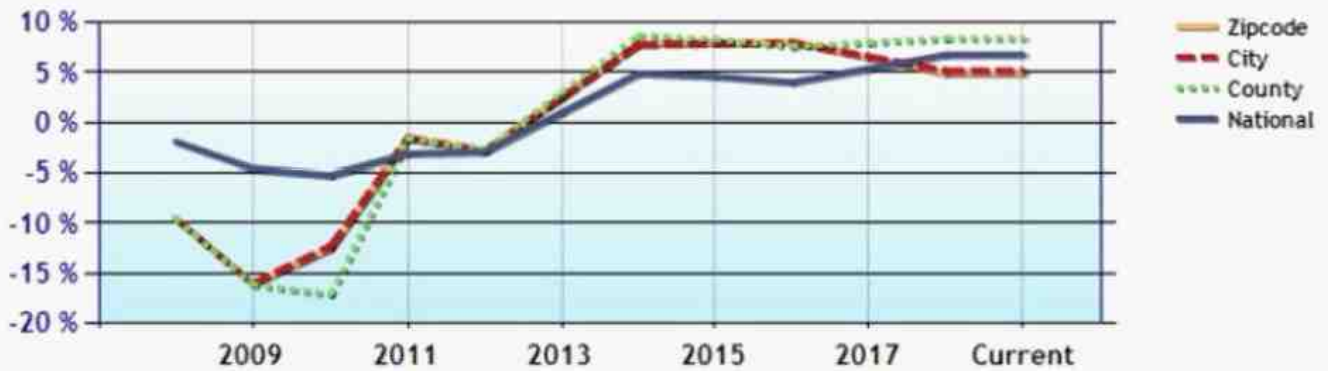
Home Values near Zip Code 20705

	Zipcode	City	County	National
? Median Home Value	\$316,900	\$319,700	\$290,400	\$216,200
? Home Appreciation	4.9%	5.2%	8.4%	6.8%

Median Home Value - Ten Year Chart



Home Appreciation - Ten Year Chart

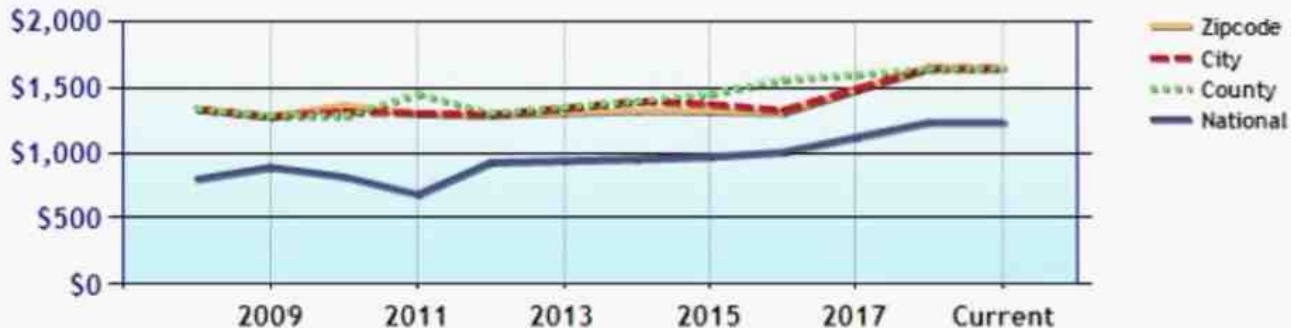


Homes Statistics near Zip Code 20705

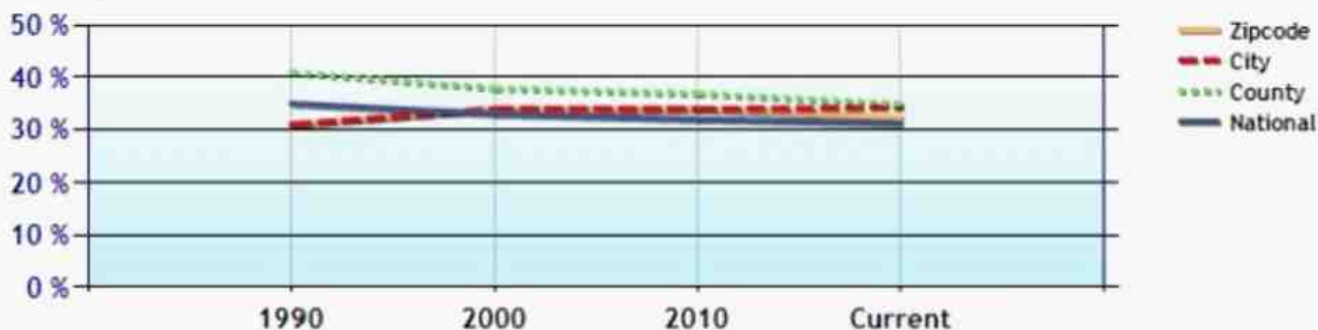
	Zipcode	City	County	National
? Median Age of Home	42.0	46.0	39.0	37.0
? Homes Owned	63.2%	61.2%	57.7%	56.3%
? Homes Rented	32.4%	34.3%	35.0%	31.2%
? Homes Vacant	4.5%	4.5%	7.4%	12.5%

BRIGHT MLS HOUSING - Page 2

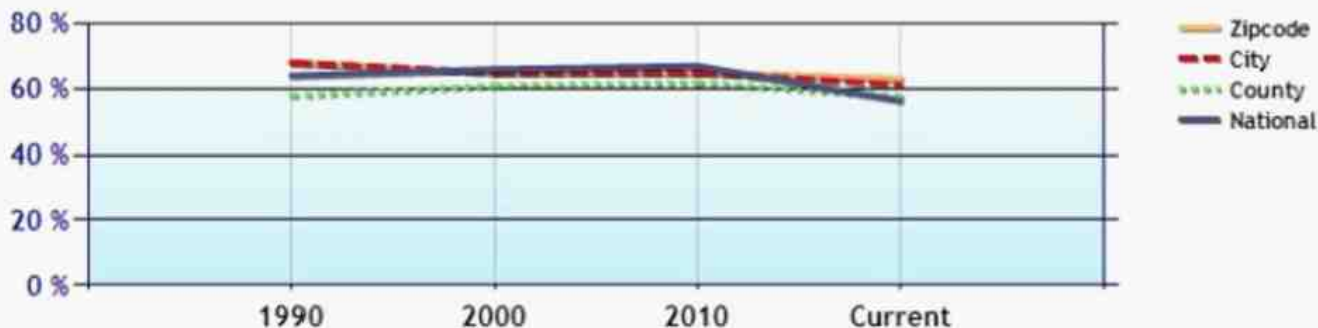
Average Rental Cost - Ten Year Chart



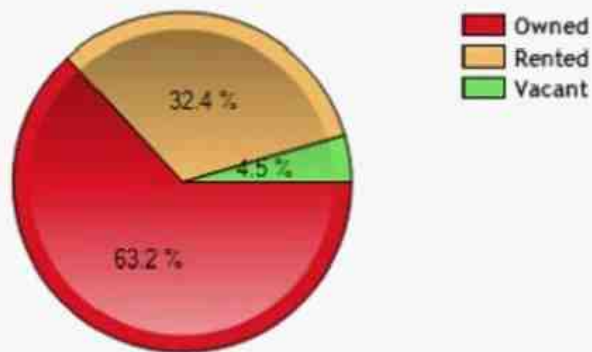
Percentage of Homes Rented - Thirty Year Chart



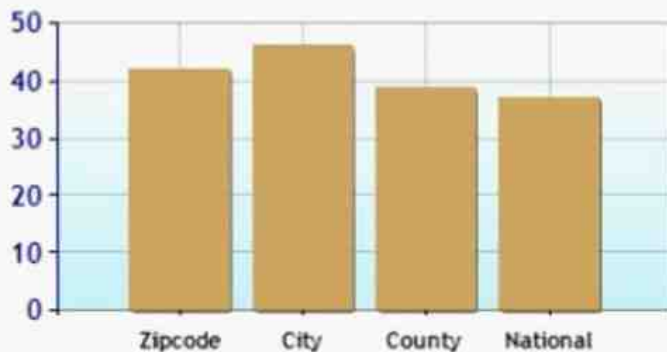
Percentage of Homes Owned - Thirty Year Chart



Home Use



Median Age of Home



The data included herein is a compilation of many disparate datasets obtained from various sources and compiled by Real Estate Digital. [Complete list of data sources.](#) We use our best efforts to present the most accurate and up-to-date information, but we are not responsible for the results of any defects that may be found to exist, or any lost profits or other consequential damages that may result from such defects. You should not assume that this content is error-free or that it will be suitable for the particular purpose that you have in mind when using it. The owner and operator of the website that displays this data makes no warranty or representation of any kind with respect to the completeness or accuracy of the information included herein.

Targeted Ecological Areas - Page 1

Layer: Targeted Ecological Areas (ID: 1)

Name: Targeted Ecological Areas

Display Field: Acres

Type: Feature Layer

Geometry Type: esriGeometryPolygon

Description: Targeted Ecological Areas (TEAs) are lands and watersheds of high ecological value that have been identified as conservation priorities by the Maryland Department of Natural Resources (DNR) for natural resource protection. These areas represent the most ecologically valuable areas in the State: they are the "best of the best". TEAs are preferred for conservation funding through Stateside Program Open Space. This version updates the 2008 TEA layer. The first step in updating TEAs was to create an ecological baseline composed of several ecological databases which included updates of original databases and additional databases developed since 2008. The first component is the updated Green Infrastructure Assessment (circa 2010) which identifies large, contiguous blocks (hubs) of significant forests and wetlands and their connecting corridors. The Green Infrastructure's hub and corridor network of habitat allows plant and animal migration, reduces forest fragmentation if protected, and provides important ecosystem services, such as biodiversity, cleaning air and water, storing nutrients, and protecting areas against storm and flood damage. The rare species and wildlife habitat component identifies areas that support Rare, Threatened, and Endangered Species, rare plant and animal communities, species of Greatest Conservation Need, and wildlife concentrations. The aquatic life hotspots component identifies watersheds supporting freshwater stream ecosystems where conservation is needed to protect and restore areas of high aquatic biodiversity, Tier II regulated streams, and brook trout streams. The water quality protection component identifies sensitive lands such as forests, wetlands, and steep slopes where preservation is important for water quality. The coastal ecosystems component identifies Blue Infrastructure shoreline and watershed protection priorities. These are areas important for sustaining coastal and tidal ecosystems and also identifies land areas important for sustaining spawning and nursery areas for important commercial and recreational fisheries. The climate change adaptation component identifies areas important for sustaining wetlands ecosystems that are changing and moving landward in response to sea level rise. From the ecological baseline, areas that ranked as most important for each of the components were merged to create the Targeted Ecological Areas. Lands that were developed, as identified by the Maryland Department of Planning (2010) were removed from the TEA layer since developed lands are not preferred for Stateside Program Open Space funding. Additionally, lands that are in the 0 foot to 2 foot inundation zone based on the 2011 SLAMM (Maryland Sea-Level Affecting Marshes Model) study performed for all 16 coastal counties and Baltimore City since these areas are not preferred for Stateside Program Open Space funding.

Definition Expression: N/A

Copyright Text: MD iMAP, DNR

Default Visibility: true

MaxRecordCount: 35000

Supported Query Formats: JSON, AMF, geoJSON

Min Scale: 0

Max Scale: 0

Supports Advanced Queries: true

Supports Statistics: true

Targeted Ecological Areas - Page 2**Has Labels:** false**Can Modify Layer:** true**Can Scale Symbols:** false**Use Standardized Queries:** true**Supports Datum Transformation:** true**Extent:**

XMin: -8848464.8597
 YMin: 4568369.758000001
 XMax: -8355552.361300001
 YMax: 4825781.879299998
 Spatial Reference: 102100 (3857)

Drawing Info:

Renderer:
Simple Renderer:
Symbol:
Style: esriSFSSolid
Color: [180, 215, 158, 255]
Outline:
Style: esriSLSSolid
Color: [0, 0, 0, 0]
Width: 0

Label:
Description:
Transparency: 0
Labeling Info:

Advanced Query Capabilities:

Supports Statistics: true
 Supports OrderBy: true
 Supports Distinct: true
 Supports Pagination: true
 Supports TrueCurve: true
 Supports Returning Query Extent: true
 Supports Query With Distance: true
 Supports Sql Expression: true
 Supports Query With ResultType: false

HasZ: false**HasM:** false**Has Attachments:** false**HTML Popup Type:** esriServerHTMLPopupTypeAsHTMLText**Type ID Field:** null**Fields:**

- OBJECTID (*type: esriFieldTypeOID , alias: GIS Object ID*)
- Shape (*type: esriFieldTypeGeometry , alias: GIS Shape*)
- Acres (*type: esriFieldTypeDouble , alias: Acres*)
- Shape.STArea() (*type: esriFieldTypeDouble , alias: Shape.STArea()*)

Targeted Ecological Areas - Page 3

- Shape.STLength() (type: *esriFieldTypeDouble* , alias: *Shape.STLength()*)

Supported Operations: [Query](#) [Generate Renderer](#) [Return Updates](#)

Deed - Page 1

19654 295

TAX SALE FORECLOSURE DEED

THIS DEED made this 27th day of May in the year 2004, by and between J. Michael Dougherty, Director of Finance for Prince George's County, Maryland, under and by virtue of the laws of the State of Maryland, party of the first part, and Prince George's County, Maryland, a body corporate and politic, party of the second part,

WHEREAS, by Order of the Circuit Court for Prince George's County, Maryland, in Civil Action CAE 97-08672, passed on the 5th day of August, 2003, it was ordered that the Collector of Taxes for Prince George's County execute a deed of conveyance for the said party of the second part, namely the holder of a certificate of sale, or his assignee, issued by the Collector of Taxes for Prince George's County, pursuant to the provisions of The Tax-Property Article of the Annotated Code of Maryland

WHEREAS, by virtue of the Charter for Prince George's County approved by the voters therein on November 3, 1970, the Office of the Treasurer of Prince George's County was abolished; and

WHEREAS, by Executive Order No. 168, executed on the 30th day of December, 1971, the Director of Finance was authorized and directed to perform all duties and execute all necessary documents that were formerly within the province of the Office of the Treasurer and the Collector of Taxes.

NOW, THEREFORE, this Deed witnesseth, that for and in consideration of the relinquishment of the debt of outstanding taxes existing on said property and other good and valuable consideration, receipt of which is hereby acknowledged, the said party of the first part does convey unto the said party of the second part, its successors, and assigns in fee simple, the following described land and premises, situated in the FIRST ELECTION DISTRICT of the County of Prince George's, State of Maryland, and known and distinguished as:

Beltsville Heights: Vansville, 1st Election District, Lts. 4,5, 5,040.0000 sq. ft., Blk. DD, Beltsville Heights, in Liber 5086 at folio 898, assessed to LAURA CONNER, in Account Number 01-001425-8.

Together with all and singular the ways, easements, rights, privileges, and appurtenances to the same belonging in or any wise appertaining to and all the estate, right, title, interest, and claim, either at law or in equity, or otherwise however, of the said party of the first part, of, in or to the said land and premises free and clear of all alienations and descents of said property descending before the Judgment of the Court, as well as encumbrances thereon, except easements to which said property is subject and of which said party of the second part has actual or constructive notice, together with whatever buildings and improvements thereupon erected made or being; and all rights, alleys, ways, waters, privileges, appurtenances and advantages to the same being in anywise appertaining

WITNESS my hand and seal.

J. Michael Dougherty
Director of Finance for Prince George's County, Maryland as the Collector of Taxes for the State of Maryland and the County of Prince George's

OK TO TRANSFER
BYPASS FORM NUMBER 040546
DATE 5/28/04

TRANSFERRED
JUN 8 2004
BY LB CLERK
TRANSFER OFFICE

PRINCE GEORGE'S COUNTY CIRCUIT COURT (Land Records) REP 19654, p. 0295, MSA_CE64_19735. Date available 09/23/2004. Printed 03/01/2019.

2004 JUN -8 A 11:48

CLERK OF THE CIRCUIT COURT

TOP TO GIVE A RECEIVING FEE TO TAX STATE TITLE
REF: 01-001425-8
JUN 08 2004 11:49 AM

Deed - Page 2

STATE OF MARYLAND
COUNTY OF ~~PRINCE GEORGE'S~~

Calvert

19654 296

On this, the 27th day of May, 2004 before me appeared J. MICHAEL DOUGHERTY, who is known by me to be the Director of Finance for Prince George's County, Maryland, and as such, the Collector of Taxes for said County and the State of Maryland, and acknowledged that he executed the foregoing deed in accordance with the Order of the Court and the duties of his Office.

GIVEN under my hand and seal this 27th day of May, 2004.

My Commission Expires: 2/26/08

Jay Klein
Notary Public

This is to certify that the within instrument was prepared by or under the supervision of the undersigned, as attorney duly admitted to practice before the Court of Appeals of Maryland.

David Lee C...

Please return original to:
Prince George's County
Property Acquisition/Real Estate
1400 McCormick Drive
Largo, MD 20774

PRINCE GEORGE'S COUNTY CIRCUIT COURT (Land Records) REP 19654, p. 0296, MSA_CE64_19735. Date available 09/23/2004. Printed 03/01/2019.



E47-08672

19654 297

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND

PRINCE GEORGE'S COUNTY, MARYLAND

Plaintiff

vs.

LAURA CONNER, et al.

Defendants

CAE97-08672

FINAL ORDER

ITEM 1-A

This cause standing ready for consideration and the proceedings having been read, it is thereupon this 5th day of August, 2003, by the Circuit Court for Prince George's County, Maryland,

ORDERED that all rights of redemption in and to the properties hereinafter described as Item 1-A, as to the defendants herein named in connection with said Item, their heirs, devisees, personal representatives, executors, administrators, grantees, assigns or successors in right, title and interest, and to any or all persons having or claiming to have an interest therein, be and the same are forever foreclosed; and it is further

ORDERED that Plaintiff, Prince George's County, Maryland, or its assignee be and is hereby vested with an absolute and indefeasible title in fee simple in the properties subject to these proceedings, within the FIRST ELECTION DISTRICT, namely:

Item 1-A Vansville, 1st Election District, Lts 4,5, 5,040.00 sq.ft., Blk DD, Beltsville Heights, in Liber 5086 at folio 898, assessed to LAURA CONNER, in Account Number 01-001425-8.

PRINCE GEORGE'S COUNTY, MARYLAND
CIRCUIT COURT
CLERK OF COURT
JULY 28 2003

PRINCE GEORGE'S COUNTY CIRCUIT COURT (Land Records) REP 19654, p. 0297, MSA_CE64_19735. Date available 09/23/2004. Printed 03/01/2019.

ENTERED 8-8-03

61 E

Deed - Page 4

PRINCE GEORGE'S COUNTY CIRCUIT COURT (Land Records) REP 19654, p. 0298, MSA_CE64_19735. Date available 09/23/2004. Printed 03/01/2019.

19654 298

IT IS FURTHER ORDERED that Prince George's County, Maryland, or its assignee be and is hereby vested with an absolute and indefeasible title in fee simple, to all the buildings and improvements thereon, and all the rights, privileges, appurtenances and advantages thereto belonging or appertaining, free and clear of all alienations and descents of the properties and encumbrances thereon and occurring prior to the date of this Order; and it is further

ORDERED that the Director of Finance of Prince George's County, Maryland, as Collector of Taxes for said State and County, is directed to execute a deed to Prince George's County, Maryland, or its assignee in fee simple; and it is further

ORDERED that the Clerk of this Court be and is hereby directed to issue a certified copy of this Order to the said Director of Finance of Prince George's County, Maryland; and it is further

ORDERED that this case be closed as completed.

[Handwritten Signature]
JUDGE

Larnzell Martin, Jr.

TRUE COPY—TEST—

[Handwritten Signature]
019

Deed - Page 5

19654 299

State of Maryland Land Instrument Intake Sheet
Baltimore City County: Prince Georges

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.
(Type or Print in Black Ink Only--All Copies Must Be Legible)

Space Reserved for Circuit Court Clerk Recording Validation

1 Type(s) of Instruments
2 Conveyance Type Check Box
3 Tax Exemptions (if Applicable)
Cite or Explain Authority

4 Consideration and Tax Calculations
Table with columns: Consideration Amount, Finance Office Use Only, Transfer and Recordation Tax Consideration

5 Fees
Table with columns: Amount of Fees, Doc. 1, Doc. 2, Agent, Tax Bill, C.B. Credit, Ag. Tax/Other

6 Description of Property
SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).

7 Transferred From
Doc. 1 - Grantor(s) Name(s)
Doc. 2 - Grantor(s) Name(s)

8 Transferred To
Doc. 1 - Grantee(s) Name(s)
Doc. 2 - Grantee(s) Name(s)
New Owner(s) (Grantee) Mailing Address

9 Other Names to Be Indexed
Doc. 1 - Additional Names to be Indexed (Optional)
Doc. 2 - Additional Names to be Indexed (Optional)

10 Contact/Mail Information
Instrument Submitted By or Contact Person
Name: Faye Arth
Firm: Prince Georges County Govt.
Address: 145141 Gov. Glen Bowie Drive
Upper Marlboro MD 20712 Phone: (301) 952-4401

11 IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTO COPY MUST ACCOMPANY EACH TRANSFER
Assessment Information
Yes No Will the property being conveyed be the grantee's principal residence?
Yes No Does transfer include personal property? If yes, identify:
Yes No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).

Assessment Use Only - Do Not Write Below This Line
Terminal Verification Agricultural Verification Whole Part Tran. Process Verification
Transfer Number: Date Received: Deed Reference: Assigned Property No.:

REMARKS:
Table with columns: Year, Land, Buildings, Total, Geo. Zoning, Use, Town Cd., Map, Grid, Parcel, Ex. St., Sub, Plat, Section, Ex. Cd., Block, Lot, Occ. Cd.

Distribution: White - Clerk's Office
Canary - SDAT
Pink - Office of Finance
Goldenrod - Prerogative
AOC-CC-300 (6/95)

PRINCE GEORGES COUNTY CIRCUIT COURT (Land Records) REP 19654, p. 0299, MSA_CE64_19735, Date available 09/23/2004. Printed 03/01/2019.

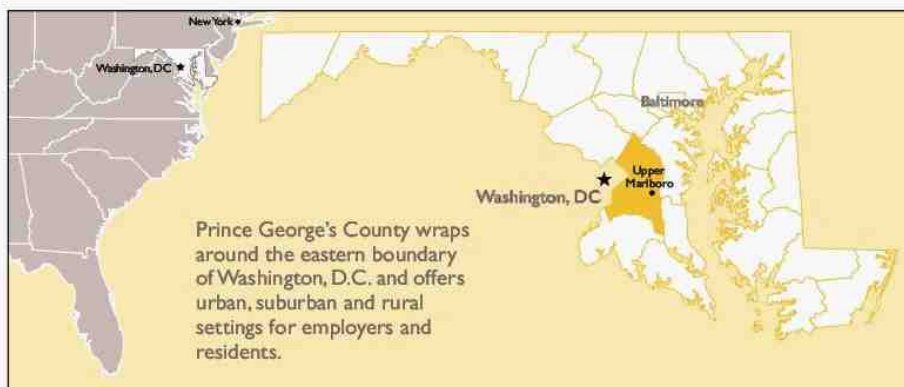
Brief Economic Facts

PRINCE GEORGE'S COUNTY, MARYLAND

Prince George's County wraps around the eastern boundary of Washington, D.C. and offers urban, suburban and rural settings. The region is served by three international airports and the Port of Baltimore. The county boasts a friendly business climate, skilled workers and an outstanding quality of life.

Prince George's County has one of the largest technology and aerospace sectors in the state and a growing hospitality sector. Major private employers include SGT, Inovalon, Verizon, and MGM National Harbor Casino and Resort. The county's private sector industries generate \$25.6 billion in economic output. The Brickyards, Woodmore Towne Centre and National Harbor are recent, high-quality mixed-use developments, and Westphalia Town Center is currently under development.

Prince George's County has significant federal facilities, such as Joint Base Andrews, NASA Goddard Space Flight Center, FDA, NOAA, USDA Beltsville Agricultural Research Center, and



the U.S. Citizenship and Immigration Services headquarters currently under construction. Academic facilities include the University of Maryland College Park, the state's flagship public university, and other major institutions. The county's commitment to business growth is reflected by the recent location or expansion of 2U and Kaiser Permanente of the Mid-Atlantic. The county's healthcare sector is also growing, led by the UM Capital Region Medical Center currently under construction.

LOCATION

Driving distance from Upper Marlboro:	Miles	Kilometers
Atlanta, Georgia	626	1,007
Baltimore, Maryland	37	60
Boston, Massachusetts	433	697
Chicago, Illinois	703	1,131
New York, New York	222	357
Philadelphia, Pennsylvania	133	214
Pittsburgh, Pennsylvania	239	385
Richmond, Virginia	107	173
Washington, DC	18	29

CLIMATE AND GEOGRAPHY¹

Yearly Precipitation (inches)	44.1
Yearly Snowfall (inches)	13.9
Summer Temperature (°F)	75.8
Winter Temperature (°F)	36.0
Days Below Freezing	92.0
Land Area (square miles)	487.0
Water Area (square miles)	12.2
Shoreline (miles)	119
Elevation (feet)	sea level to 440

POPULATION^{2,3}

	Prince George's County Households	Prince George's County Population	Maryland part of Washington DC metro*	Maryland
2000	286,610	801,515	2,065,242	5,296,486
2010	304,042	863,420	2,303,870	5,773,552
2020**	321,691	916,150	2,490,650	6,141,900

*Calvert, Charles, Frederick, Montgomery and Prince George's counties

**Projections

Selected places population (2010): Bowie 54,727; Clinton 35,970; Chillum 33,513; College Park 30,413; South Laurel 26,112; Suitland 25,825; Laurel 25,115

POPULATION DISTRIBUTION^{2,3} (2017)

Age	Number	Percent
Under 5	59,248	6.5
5 - 19	170,776	18.7
20 - 44	320,560	35.1
45 - 64	245,738	26.9
65 and over	116,434	12.8
Total	912,756	100.0
Median age		37.2 years



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2019

BRIEF ECONOMIC FACTS - Page 2

Brief Economic Facts

LABOR AVAILABILITY^{3,4,5} (BY PLACE OF RESIDENCE)

Civilian Labor Force (2017 avg.)	Labor Mkt.	
	County	Area*
Total civilian labor force	511,766	1,779,286
Employment	490,451	1,704,411
Unemployment	21,315	74,875
Unemployment rate	4.2%	4.2%

Residents commuting outside the county to work (2013-2017)	Number	Percent
	284,654	60.6%

Employment in selected occupations (2013-2017)		
Management, business, science and arts	184,439	38.7%
Service	98,360	20.6%
Sales and office	105,938	22.2%
Production, transp. and material moving	41,404	8.7%

* Prince George's, Anne Arundel and Montgomery counties, MD and Washington, D.C.

MAJOR EMPLOYERS^{6,7} (2018)

Employer	Product/Service	Employment
University System of Maryland*	Higher education	20,250
Joint Base Andrews Naval Air Facility Washington**	Military installation	17,500
U.S. Internal Revenue Svc.**	Revenue collection	4,735
U.S. Census Bureau**	Demographic research	4,605
NASA - Goddard Space Flight Center**	Space research	3,000
United Parcel Service (UPS)	Mail and package delivery	3,000
MGM National Harbor	Casino gaming	2,785
Marriott International	Hotels and motels	2,200
Prince George's Community College	Higher education	2,045
Natl. Maritime Intelligence-Integration Office**	Maritime intelligence analysis	1,890
University of Maryland Capital Region Health	Medical services	1,800
Verizon	Telecommunications	1,800
U.S. Dept. of Agriculture**	Agricultural research	1,725
Melwood	Social services	1,400
National Oceanic and Atmospheric Admin.**	Weather analysis and reporting	1,375
Doctors Community Hospital	Medical services	1,300
MedStar Southern Maryland Hospital Center	Medical services	1,240
Adelphi Laboratory Center**	Military installation	1,235

Excludes post offices, state and local governments, national retail and national foodservice; includes higher education

*Includes UMCP, UMUC and Bowie State University

**Employee counts for federal and military facilities exclude contractors to the extent possible; embedded contractors may be included

EMPLOYMENT⁴ (2017, BY PLACE OF WORK)

Industry	Estab-lishments	Annual Avg. Empl.	Emp. %	Avg. Wkly. Wage
Federal government	114	27,210	8.5	\$1,978
State government	15	21,131	6.6	1,082
Local government	299	41,068	12.8	1,164
Private sector	15,626	230,244	72.0	970
Natural resources and mining	18	114	0.0	923
Construction	1,700	26,681	8.3	1,318
Manufacturing	336	7,709	2.4	1,208
Trade, transportation and utilities	3,469	60,891	19.0	790
Information	162	3,611	1.1	1,403
Financial activities	1,290	11,563	3.6	1,106
Professional and business services	3,241	40,910	12.8	1,349
Education and health services	2,243	34,107	10.7	998
Leisure and hospitality	1,607	35,714	11.2	469
Other services	1,551	8,935	2.8	770
Total	16,056	319,654	100.0	1,088

Includes civilian employment only

HOURLY WAGE RATES¹ (2017)

Selected Occupations	Median	Entry	Experienced
Accountants	\$38.32	\$24.08	\$48.70
Bookkeeping/accounting clerks	21.68	15.29	25.96
Computer systems analysts	44.30	30.05	50.45
Computer user support specialists	24.80	14.23	30.41
Customer service representatives	16.16	11.34	20.60
Electronics engineering technicians	33.38	24.81	40.57
Freight, stock and material movers, hand	11.96	10.64	15.80
Industrial truck operators	20.71	14.70	23.79
Maintenance workers, machinery	26.35	18.27	29.28
Mechanical engineers	46.34	31.87	55.00
Network administrators	49.28	34.93	60.54
Packaging and filling machine operators	11.13	9.88	14.62
Packers and packagers, hand	11.45	9.90	15.28
Secretaries	19.97	13.57	23.80
Shipping/receiving clerks	18.18	12.10	20.85
Team assemblers	16.14	10.59	20.29
Telemarketers	13.09	11.01	16.23

Wages are an estimate of what workers might expect to receive in Prince George's County and may vary by industry, employer and locality

BRIEF ECONOMIC FACTS - Page 3

Brief Economic Facts

SCHOOLS AND COLLEGES^{3,8}

Educational Attainment - age 25 & over (2013-2017)

High school graduate or higher	86.1%
Bachelor's degree or higher	31.9%

Public Schools

Number: 121 elem.; 36 middle/combined; 24 high; 9 charter
 Enrollment: 132,667 (Sept. 2018)
 Cost per pupil: \$14,613 (2016-2017)
 Students per teacher: 14.3 (Oct. 2017)
 High school career / tech enrollment: 7,574 (2017)
 High school graduates: 7,928 (July 2017)

Nonpublic Schools Number: 177 (Sept. 2017)

Higher Education Enrollment ('18) Degrees ('17)

2-year institution		
Prince George's Community College	11,890	856
Major 4-year institutions		
Bowie State University	6,320	1,036
Capitol Technology University	743	176
University of Maryland, College Park	41,200	10,713
Univ. of Maryland University College	60,270	11,267

Undergraduate and graduate courses are offered at the Laurel College Center through 6 Maryland public colleges/universities. Central Michigan and Embry-Riddle Aeronautical Universities offer courses at Joint Base Andrews.

TAX RATES⁹

	Prince George's Co.	Maryland
Corporate Income Tax (2019)	none	8.25%
Base – federal taxable income		
Personal Income Tax (2019)	3.20%	2.0%-5.75%*
Base – federal adjusted gross income		
*Graduated rate peaking at 5.75% on taxable income over \$300,000		
Sales & Use Tax (2019)	none	6.0%
Exempt – sales for resale; manufacturer's purchase of raw materials; manufacturing machinery and equipment; purchases of materials and equipment used in R&D and testing of finished products; purchases of computer programs for reproduction or incorporation into another computer program for resale		
Real Property Tax (FY 19)	\$1.00	\$0.112
Effective rate per \$100 of assessed value		
In addition to this rate, there are some miscellaneous taxes and/or special taxing areas in the county; in an incorporated area, the county rate will vary and a municipal rate will also apply		
Business Personal Property Tax (FY 19)	\$2.50	none
Rate per \$100 of depreciated value		
Exempt – manufacturing and R&D machinery, equipment, materials and supplies; manufacturing, R&D and warehousing inventory		
In an incorporated area, the county rate will vary and a municipal rate will also apply; municipal exemptions may be available		
Major Tax Credits Available		
Enterprise Zone (incl. Focus Area), Job Creation, More Jobs for Marylanders (Tier 1), R&D, Biotechnology and Cybersecurity Investment, Revitalization, Arts & Entertainment Dist.		

INCOME³ (2013-2017)

Distribution	Percent Households		
	Pr. George's Co.	Maryland	U.S.
Under \$25,000	11.6	14.2	21.3
\$25,000 - \$49,999	17.3	17.1	22.5
\$50,000 - \$74,999	18.8	16.5	17.7
\$75,000 - \$99,999	14.6	13.1	12.3
\$100,000 - \$149,999	20.0	18.7	14.1
\$150,000 - \$199,999	9.5	9.7	5.8
\$200,000 and over	8.2	10.7	6.3
Median household	\$78,607	\$78,916	\$57,652
Average household	\$95,699	\$103,845	\$81,283
Per capita	\$34,391	\$39,070	\$31,177
Total income (millions)	\$29,350	\$226,495	\$9,658,475

HOUSING^{3,10}

Occupied Units (2013-2017) 306,694 (61.8% owner occupied)

Housing Transactions (2018)*

Units sold	9,956
Median selling price	\$286,098

*All multiple listed properties; excludes auctions and FSBO

BUSINESS AND INDUSTRIAL PROPERTY⁶

The county offers a range of business locations, including urban mixed-use developments at Metro stations, suburban office parks, a Foreign Trade Zone countywide, State Enterprise Zone, Opportunity Zones, and distribution and manufacturing parks with rail and highway access. The **University of Maryland Discovery District** provides opportunities for direct collaboration with one of the top universities in the nation. Class A office space with great access is available in Laurel, Calverton, Bowie, College Park, Beltsville, Greenbelt, Hyattsville, Largo, and many other locations.

Prince George's County enacted landmark legislation establishing a \$50 million **Economic Development Incentive Fund (EDIF)** that provides loans, guarantees and conditional loans for projects in the county that create jobs and investment.

Business Incubators

Bowie Business Innovation Center, Bowie
 Maryland International Incubator, College Park
 Prince George's County Innovation Station, Largo
 Technology Advancement Prog., Univ. of MD at College Park

Market Profile Data (2018)

	Low	High	Average
Land – cost per acre			
Industrial	\$40,000	\$800,000	\$250,000
Office	\$125,000	\$2,000,000	\$300,000
Rental Rates – per square foot			
Warehouse / Industrial	\$3.75	\$14.48	\$7.31
Flex / R&D / Technology	\$6.00	\$19.00	\$11.14
Class A Office	\$16.00	\$36.00	\$21.14

Brief Economic Facts PRINCE GEORGE'S COUNTY, MARYLAND

TRANSPORTATION

Highways: I-95, I-495, U.S. 1, U.S. 50, U.S. 301, Baltimore-Washington Parkway (MD 295), and Intercounty Connector (MD 200)

Mass Transit: MARC (MD Area Regional Commuter) serves the Baltimore-Washington corridor, with nine locations in the county; WMATA (Washington Metro Area Transit Authority) provides 70 bus routes and rail service; 15 stations on the Blue, Orange and Green Metro rail lines; local bus system with 28 routes

Rail: CSX Transportation and Norfolk Southern Railway; Amtrak Metroliner passenger service from D.C. to New York with intermediate stops, including the Capital Beltway Station at New Carrollton; and the 16 mile/21 station Purple Line light rail transit system under construction, connecting Prince George's and Montgomery counties

Truck: All major motor freight common carriers serve the county

Water: Served by the Port of Baltimore, a leading U.S. automobile and break-bulk port, with a 50' channel and seven public terminals including the state-of-the-art Intermodal Container Transfer Facility; one of only four ports on the East Coast able to accommodate Neo-Panamax ships

Air: Baltimore/Washington International Thurgood Marshall Airport, accessible by bus, train and shuttle van; Ronald Reagan Washington National Airport, minutes from the Capital Beltway and accessible by bus and metro; and Washington Dulles International Airport, accessible by bus and car

RECREATION AND CULTURE

Parks and Recreation: Maryland-National Capital Park and Planning Commission manages nearly 26,000 acres of parkland with over 90 miles of paved hiker/biker/equestrian trails; 127 neighborhood parks; 39 community centers; 27 recreational buildings; 10 aquatic facilities; three ice rinks; four golf courses; 214 tennis courts and an indoor/outdoor tennis facility; the Prince George's Equestrian Center and the Show Place Arena; an airport (the oldest in operation); a marina; and the Prince George's Sports and Learning Complex

Sports: Comcast Center, Maryland Stadium, Samuel Riggs IV Alumni Center, FedEx Field (home of the Washington Redskins), and a 10,000 seat AA baseball stadium

Cultural and Historical: Clarice Smith Performing Arts Center at the University of Maryland; many historical sites and museums; the Smithsonian Institutions, the Kennedy Center, and the National Gallery of Art are just across the county line in the nation's capital

Arts & Entertainment District: Gateway Arts District

Attractions: Six Flags America theme park; MGM National Harbor, a luxury waterfront dining, retail, entertainment and gaming resort on the Potomac River; and Tanger Outlets with 80 designer and name brand stores

UTILITIES

Electricity: Baltimore Gas and Electric, Potomac Electric Power Company, and Southern Maryland Electric Cooperative, Inc.; customers may choose their electric supplier

Gas: Natural gas supplied by Baltimore Gas and Electric and Washington Gas; customers may choose their gas supplier

Water and Sewer: Washington Suburban Sanitary Commission

Telecommunications: Verizon, Comcast, Level 3 Communications and others have significant fiber throughout the county; AT&T, Sprint, Cavalier, Cox, and other carriers and resellers also offer services on proprietary and leased lines

GOVERNMENT¹¹

County Seat: Upper Marlboro

Government: County executive elected at large and nine county council members elected by district for four-year terms; charter form of government allows for the separation of the executive from the legislative branch; lawmaking powers are vested in an elected legislative body

Angela D. Alsobrooks, County Executive 301.952.4131

Todd M. Turner, Chair, County Council 301.952.3060

Website: www.princegeorgescountymd.gov

County Bond Rating: AAA (S&P); Aaa (Moody's); AAA (Fitch)

Prince George's County Economic Development Corporation

David Iannucci, President and CEO

1801 McCormick Drive, Suite 350

Largo, Maryland 20774

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Email: info@pgcedc.com

www.pgcedc.com

Sources:

- 1 National Oceanic and Atmospheric Administration (1981-2010 normals); Maryland Geological Survey
- 2 Maryland Department of Planning
- 3 U.S. Bureau of the Census
- 4 Maryland Department of Labor, Licensing and Regulation, Office of Workforce Information and Performance
- 5 U.S. Bureau of Labor Statistics
- 6 Prince George's County Economic Development Corporation
- 7 Maryland Department of Commerce
- 8 Maryland State Department of Education; Maryland Higher Education Commission
- 9 Maryland State Department of Assessments and Taxation; Comptroller of the Treasury
- 10 Maryland Association of Realtors
- 11 Maryland State Archives; Maryland Association of Counties



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Governor

STATE OF MARYLAND

Boyd K. Rutherford
Lt. Governor

DEPARTMENT OF LABOR, LICENSING AND REGULATION

Kelly M. Schulz
Secretary

COMMISSION OF RE APPRAISERS & HOME INSPECTORS
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JACQUELIN F SONCEAU

IS AN AUTHORIZED: 03 - CERTIFIED RESIDENTIAL

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12316

J. Sonceau
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Kelly M. Schulz
Secretary DLLR

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