

APPRAISAL OF REAL PROPERTY



LOCATED AT

6th Street
Bowie, MD 20715
Map 29; Grid A2; Block 5 Lots 17.18

FOR

Prince Georges County
Office of Central Services
1400 McCormick Drive #336
Largo, MD 20774

OPINION OF VALUE

42,000

AS OF

02/22/2019

BY

Anissa Rae Beatty
Treffer Appraisal Group
1244 Ritchie Hwy - Suite 19
Arnold, MD 21012
(410) 544-7744
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USPAP ADDENDUM

File No. AB190222

Borrower	N/A		
Property Address	6th Street		
City	Bowie	County Prince Georges	State MD Zip Code 20715
Lender	Prince Georges County		

This report was prepared under the following USPAP reporting option:

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

Restricted Appraisal Report This report was prepared in accordance with USPAP Standards Rule 2-2(b).

Reasonable Exposure Time
My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: 0-90 days

The neighborhood analysis, the exposure time to be the same as those reported as marketing time in the neighborhood section. The estimated length of time that the property's interest being appraised would have been offered on the market prior to the hypothetical consummation or a sale at market value on the effective date of the appraisal. Exposure time is a retrospective opinion based on an analysis of past events assuming a competitive and open market. As per the current market data, and the market trend in the subject's general market area, the exposure time is based on the average of the days on market of the selected comparables as reference. With reference to the selected comparables, the range of exposure time for the neighborhood is 0 to 90 days.

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

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.

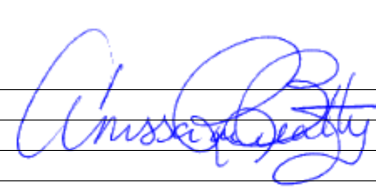
- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, 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 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 that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Additional Comments

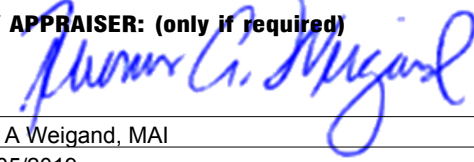
The purpose of this appraisal assignment is to provide an opinion of the market value for Lots 17 and 18 6th Street, Bowie, MD 20715.

The subject property is a 5,000 square foot buildable mostly level lot. The subject property is zoned R-55 which current standards state the site must be 6,500 sq ft in order to build. However, ordinance 27-442 states that lots shown on a plat prior to November 29, 1949 zoned R-55 are buildable at 5,000 square feet. The subject' plat date of March 1932 makes it a buildable lot per the Prince Georges County regulations which are attached to this report.

APPRAISER:

Signature: 
Name: Anissa Rae Beatty
Date Signed: 03/05/2019
State Certification #: 03-20531
or State License #: _____
State: MD
Expiration Date of Certification or License: 09/07/2020
Effective Date of Appraisal: 02/22/2019

SUPERVISORY APPRAISER: (only if required)

Signature: 
Name: Thomas A Weigand, MAI
Date Signed: 03/05/2019
State Certification #: 04-27637
or State License #: _____
State: MD
Expiration Date of Certification or License: 12/27/2019
Supervisory Appraiser Inspection of Subject Property:
 Did Not Exterior-only from Street Interior and Exterior

LAND APPRAISAL REPORT

File No.: AB190222

Property Address: 6th Street County: Prince Georges	City: Bowie Legal Description: Map 29; Grid A2; Block 5 Lots 17.18	State: MD Zip Code: 20715
Assessor's Parcel #: 14-1656768 Market Area Name: Prince Georges County Current Owner of Record: Prince Georges County	Tax Year: 2013 Map Reference: 47894 Borrower (if applicable): N/A	R.E. Taxes: \$ 200 Special Assessments: \$ 0 Census Tract: 8004.10
Project Type (if applicable): <input type="checkbox"/> PUD <input type="checkbox"/> De Minimis PUD <input type="checkbox"/> Other (describe) HOA: \$ 0 <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 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: To determine the market value of 6th Street, Bowie, MD 20715 Tax Id #14-1656768. Intended User(s) (by name or type): Prince Georges County	Client: Prince Georges County Address: 1400 McCormick Drive #336 Largo, Maryland 20774 Appraiser: Anissa Rae Beatty Address: 1244 Ritchie Hwy - Suite 19, Arnold, MD 21012
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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 Built up: <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25% Growth rate: <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow Property values: <input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining Demand/supply: <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply Marketing time: <input checked="" type="checkbox"/> Under 3 Mos. <input type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.	<input checked="" type="checkbox"/> Owner 80 <input checked="" type="checkbox"/> Tenant 2 <input checked="" type="checkbox"/> Vacant (0-5%) <input type="checkbox"/> Vacant (>5%)	PRICE (\$000) AGE (yrs) 78 Low 14 340 High 119 230 Pred 56	One-Unit 80% 2-4 Unit 0% Multi-Unit 0% Comm'l 10% Vacant 10%	<input checked="" type="checkbox"/> Not Likely <input type="checkbox"/> Likely * <input type="checkbox"/> In Process * * To:

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

Market Area Comments: The subject property is located in Prince George's County, Maryland which is primarily comprised of single family dwellings along with some multi-family and commercial use properties. Employment centers, schools, hospitals, places of worship, and shopping facilities are within close proximity. The subject property has easy access to Washington, D.C. and Baltimore, Maryland for commuting. The residential real estate market in Prince George's County is in an increasing market. Please see the Market Statistics detailed report from RBI Smart Charts which is attached to his report. Prince Georges County is still the most affordable area, with a median sales price of \$300,000, a 7.1% increase over last year. Prince Georges County is part of the Washington D.C. Metro area had a December 5.9% median home price increase from last December. The pending sales were up 1.4% for the first time in five months that year-over-year pending sales increased. The average percent of original list price received at sale in December was 97.2%, the same as last year. Year-over-year price increases for the metro area were in the 3.0% to 5.0% range.

Dimensions: 50'x100'	Site Area: 5,000 sf
Zoning Classification: R-55	Description: R-55 1 Family Detached Residential Permits Small-Lot
Residential Subdivisions; Promotes High Density, Single-Family Detached Dwellings. Standard Lot Sizes 6,500 Square Feet Maximum Dwelling Units Per Net Acre 6.70 Estimated Average Dwelling Units Per Acre - 4.2	
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: R-55 1 Family Detached Residential Permits Small-Lot Residential Subdivisions; Promotes High Density, Single-Family Detached Dwellings. Standard Lot Sizes 6,500 Square Feet Maximum Dwelling Units Per Net Acre 6.70 Estimated Average Dwelling Units Per Acre - 4.2	
Are CC&Rs applicable? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown Have the documents been reviewed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Ground Rent (if applicable) \$ /	
Comments:	
Highest & Best Use as improved: <input type="checkbox"/> Present use, or <input checked="" type="checkbox"/> Other use (explain) The highest and best use is to be developed as single family residential dwelling.	
Actual Use as of Effective Date: Vacant lot held for future development Use as appraised in this report: For development of single family detached dwelling.	
Summary of Highest & Best Use: The highest and best use is as a single family detached dwelling. Per the Prince Georges County regulations this lot is buildable.	

Utilities	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private	Frontage	50 feet
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available Hookup	Street	Residential 2 way	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Topography	Mostly Level
Gas	<input type="checkbox"/>	<input type="checkbox"/>	Not Available	Width	12			Size	5,000
Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available Hookup	Surface	Asphalt			Shape	Rectangular
Sanitary Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available Hookup	Curb/Gutter	None	<input type="checkbox"/>	<input type="checkbox"/>	Drainage	Natural;Appears Adequate
Storm Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available Hookup	Sidewalk	None	<input type="checkbox"/>	<input type="checkbox"/>	View	Residential
Telephone	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available Hookup	Street Lights	Electric	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Multimedia	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available Hookup	Alley	None	<input type="checkbox"/>	<input type="checkbox"/>		

Other site elements: <input checked="" type="checkbox"/> Inside Lot <input type="checkbox"/> Corner Lot <input type="checkbox"/> Cul de Sac <input type="checkbox"/> Underground Utilities <input type="checkbox"/> Other (describe)	FEMA Spec'l Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No FEMA Flood Zone X FEMA Map # 24033C0070E FEMA Map Date 09/16/2016
Site Comments: The subject property is a 5,000 square foot non buildable mostly level lot. The subject property is zoned R-55 which current standards state the site must be 6,500 sq ft in order to build. Amber Krivitsky from the Planning Information Services department of Prince Georges County directed me to ordinance 27-442 which states that lots shown on a plat prior to November 29, 1949 zoned R-55 are buildable at 5,000 square feet. The subject' plat date of March 1932 makes it a buildable lot per the Prince Georges County regulations which are attached to this report. Gas is not available in this area and electric heat is typical for this area and does not impact the marketability of the subject property.	



LAND APPRAISAL REPORT

File No.: AB190222

My research did did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s): brightMLS/Property Assessment Records

1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing: <u>The previous sale dated 04/04/1985 was a foreclosure deed for tax sale. There have been no other sales after this sale was recorded.</u>
Date: <u>04/04/1985</u>	
Price: <u>0</u>	
Source(s): <u>Property Assessment Records</u>	Comparables #1, #2, and #3 have not sold in the past 12 months from contract date. Comparable #4 sold previously on 02/01/2016 for \$0 which was a deed recording to correct the spelling of Johnny Brown.
2nd Prior Subject Sale/Transfer	
Date:	
Price:	
Source(s):	

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	<u>6th Street Bowie, MD 20715</u>	<u>5715 Jost St Fairmount Heights, MD 20743</u>		<u>1320 Farmingdale Ave Capitol Heights, MD 20743</u>		<u>3602 52nd Ave Bladensburg, MD 20710</u>	
Proximity to Subject		<u>10.62 miles SW</u>		<u>10.11 miles SW</u>		<u>9.64 miles SW</u>	
Sale Price	\$	\$ <u>38,000</u>		\$ <u>35,000</u>		\$ <u>39,000</u>	
Price/	\$	\$ <u>7.31</u>		\$ <u>6.60</u>		\$ <u>7.74</u>	
Data Source(s)		<u>brightMLS#1002226990;DOM 46</u>		<u>brightMLS#1001837060;DOM 11</u>		<u>brightMLS#1001047271;DOM 141</u>	
Verification Source(s)		<u>BRIGHT/Property Assessment</u>		<u>BRIGHT/Property Assessment</u>		<u>BRIGHT/Property Assessment</u>	
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+(-) \$ Adjust
Sales or Financing Concessions		<u>ArmLth Cash;</u>		<u>ArmLth Cash;</u>		<u>ArmLth Seller;</u>	
Date of Sale/Time		<u>s09/18;c08/18</u>	<u>+570</u>	<u>s07/18;c06/18</u>	<u>+787</u>	<u>s06/16;c05/16</u>	<u>+2,925</u>
Rights Appraised	<u>Fee Simple</u>	<u>Fee Simple</u>		<u>Fee Simple</u>		<u>Fee Simple</u>	
Location	<u>Bowie</u>	<u>Capitol Heights</u>	<u>+3,800</u>	<u>Capitol Heights</u>	<u>+3,500</u>	<u>Bladensburg</u>	<u>+3,900</u>
Site Area	<u>5,000</u>	<u>5,200</u>	<u>0</u>	<u>5,304</u>	<u>0</u>	<u>5,041</u>	<u>0</u>
Zoning	<u>R-55</u>	<u>R-55</u>		<u>R-55</u>		<u>R-55</u>	
Development Status	<u>Buildable</u>	<u>Buildable</u>		<u>Buildable</u>		<u>Buildable</u>	
Utilities	<u>Hookup Available</u>	<u>Hookup Available</u>		<u>Hookup Available</u>		<u>Hookup Available</u>	
Improvements	<u>None</u>	<u>None</u>		<u>None</u>		<u>None</u>	
Topography	<u>Mostly Level</u>	<u>Mostly Level</u>		<u>Mostly Level</u>		<u>Mostly Level</u>	
Net Adjustment (Total, in \$)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ <u>4,370</u>		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ <u>4,287</u>		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ <u>6,825</u>	
Adjusted Sale Price (in \$)		\$ <u>42,370</u>		\$ <u>39,287</u>		\$ <u>45,825</u>	

Summary of Sales Comparison Approach When selecting comparable sales for this assignment emphasis was placed on selecting properties that have many of the most significant features of the subject property. These features include the lot size, zoning, and non buildable lot. Each of the comparables selected for analysis has some but no all of these attributes.

Per the zoning code the subject and comparables are buildable per the regulations attached to this report by ordinance 27-442. Comparable #1's plat was recorded on 04/28/1911, Comparable #2's plat was recorded on 03/17/1943, Comparable #3's plat was recorded on 04/01/1940 and Comparable #4's plat was recorded on March 1932.

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

Legal Name of Project:

Describe common elements and recreational facilities: N/A

Indicated Value by: Sales Comparison Approach \$

Final Reconciliation All comparable sales were considered in our final reconciliation. Most emphasis was placed upon Comparable #1 due to being most recent and comparable #4 due to proximity. Comparables #2 and #3 lend good support.

This appraisal is made "as is", or subject to the following conditions:

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:
 \$ 42,000, as of: 02/22/2019, 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.

A true and complete copy of this report contains 30 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:

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

Photo Addenda Parcel Map Hypothetical Conditions Extraordinary Assumptions

Client Contact: <u>Benjamin H Hobbs</u>	Client Name: <u>Prince Georges County</u>
E-Mail: <u>bhobbs@co.pg.md.us</u>	Address: <u>1400 McCormick Drive #336 Largo, Maryland 20774</u>
APPRAISER	SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)
Appraiser Name: <u>Anissa Rae Beatty</u>	Supervisory or Co-Appraiser Name: <u>Thomas A Weigand, MAI</u>
Company: <u>Treffer Appraisal Group</u>	Company: <u>Treffer Appraisal Group</u>
Phone: <u>(410) 544-7744</u> Fax: <u>410-544-9005</u>	Phone: <u>(410) 544-7744</u> Fax: <u>(410) 544-9005</u>
E-Mail: <u>appraisals@treffergroup.com</u>	E-Mail: <u>appraisals@treffergroup.com</u>
Date of Report (Signature): <u>03/05/2019</u>	Date of Report (Signature): <u>03/05/2019</u>
License or Certification #: <u>03-20531</u> State: <u>MD</u>	License or Certification #: <u>04-27637</u> State: <u>MD</u>
Designation: <u>Certified Residential</u>	Designation: <u>Certified General</u>
Expiration Date of License or Certification: <u>09/07/2020</u>	Expiration Date of License or Certification: <u>12/27/2019</u>
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 checked="" type="checkbox"/> Did Not Inspect
Date of Inspection: <u>02/22/2019</u>	Date of Inspection:

ADDITIONAL COMPARABLE SALES

File No.: AB190222

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 4		COMPARABLE NO. 5		COMPARABLE NO. 6	
Address	6th Street Bowie, MD 20715	8817 Maple Ave Bowie, MD 20720					
Proximity to Subject		0.07 miles NW					
Sale Price	\$		\$ 40,000		\$		\$
Price/	\$	\$ 8.00		\$		\$	
Data Source(s) Verification Source(s)		brightMLS#1001039021;DOM 282 BRIGHT/Property Assessment		BRIGHT/Property Assessment		BRIGHT/Property Assessment	
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+(-) \$ Adjust
Sales or Financing Concessions		REO Cash;	0				
Date of Sale/Time		s12/15;c11/15	+3,600				
Rights Appraised	Fee Simple	Fee Simple					
Location	Bowie	Bowie	-2,000				
Site Area	5,000	5,000					
Zoning	R-55	R-55					
Development Status	Buildable	Buildable					
Utilities	Hookup Available	Hookup Available					
Improvements	None	None					
Topography	Mostly Level	Mostly Level					
Net Adjustment (Total, in \$)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 1,600	<input type="checkbox"/> + <input type="checkbox"/> -	\$	<input type="checkbox"/> + <input type="checkbox"/> -	\$
Adjusted Sale Price (in \$)			\$ 41,600		\$		\$
Summary of Sales Comparison Approach		Comparable Analysis					
<p>Comparable #1, 5715 Jost Street was selected for analysis due to similar lot size, buildable lot, and zoning. Reconciling adjustments were for time and location. No previous sales were reported in the past 36 months.</p> <p>Comparable #2, 1320 Farmingdale Avenue was selected for analysis due to similar lot size, buildable lot and zoning. Reconciling factors were for time and location. No previous sales were reported in the past 36 months.</p> <p>Comparable #3, 3602 52nd Avenue was selected for analysis due to similar lot size, buildable lot and zoning. Reconciling factors were for time and location. No previous sales were reported in the past 36 months.</p> <p>Comparable #4, 8817 Maple Avenue was selected for analysis due to similar lot size, buildable lot and zoning. Reconciling factors were for time and location. Comparable #4 sold previously on 02/01/2016 for \$0 which was a deed recording to correct the spelling of Johnny Brown per deed #37814/536.</p>							

SALES COMPARISON APPROACH



Supplemental Addendum

File No. AB190222

Borrower	N/A				
Property Address	6th Street				
City	Bowie	County	Prince Georges	State	MD Zip Code 20715
Lender/Client	Prince Georges County				

Purpose of the Appraisal

The purpose of the report is to develop and report an opinion of market value for the subject property.

Scope of the Appraisal

The scope of the appraisal provides for a physical inspection of the property and its surroundings sufficient to gather data necessary to form a supportable estimate of market value. Comparable properties are chosen after reviewing recent settled sales, current listings, and properties currently under contract for sale. Specifics regarding physical features of the comparable properties and the terms of sale are obtained from one or more of the following sources: Multiple Listing Services, public records, deeds, and other commercially available subscription services. Comparable sales are then compared to the subject, and necessary adjustments (market abstracted) are applied to arrive at an indicated value by direct sales comparison. A reasoned reconciliation of the approach to value is then made to arrive at an estimate of market value as defined in the appraisal report as of the effective date of the appraisal and subject to the Certification and Limiting Conditions that are attached hereto.

Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property that would make the property more or less valuable and makes no guarantees, or warranties, expressed or implied, regarding the condition of the property. Furthermore, this appraisal report is not a home inspection report. No warranty is expressed or implied.

Standard Comments

- 1) Client: The client is the private party who has engaged this assignment, or other representative/employee that is a party to the ordering of the appraisal.
- 2) Intended Use: The intended use of the appraisal report is to assist the client in evaluating the subject properties market value, as of the effective date of this assignment.
- 3) Intended User: The intended user of the report is the client who has ordered the appraisal report or the employee(s) of the client that may be required to review or comment on the appraisal. The report is intended for use only by the client. Use of the report by others is not intended by the appraiser.
- 4) Exposure Time: The exposure time of the subject is the same as marketing time. Exposure time is defined as: 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.
- 5) I am qualified and competent to perform this appraisal under USPAP guidelines.
- 6) No personal property other than what is typical for the area is included in this report, (i.e. appliances).

Additional Certifications

-My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) and in accordance with the regulations developed by the Lender's Federal Regulatory Agency as required by FIRREA.

The photographs presented in this report were produced using digital photography. None of the photographs have been altered with the possible exception of brightness and or contrast in order to enhance clarity. Photographs are true representation of the subject and or comparable sales as of the inspection date unless otherwise noted in report.

No warranty of the appraised property is given or implied.

This appraisal is not intended to be used by any third party as the third party is not the intended user as defined in this report. This appraisal report has been prepared solely for the benefit of the client identified here within. It is not prepared for the benefit of others.

Neither I, nor anyone associated with this appraisal assignment, has performed valuation services on the subject property within the past three years.

Market Value

The 6th Edition of The Dictionary of Real Estate Appraisal includes several definitions for market value. The following definition from the dictionary is used by the federal agencies that regulate insured financial institutions in the United States.

Market value: the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and acting in what they consider their best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Supplemental Addendum

File No. AB190222

Borrower	N/A				
Property Address	6th Street				
City	Bowie	County	Prince Georges	State	MD Zip Code 20715
Lender/Client	Prince Georges County				

Hazmat/Environmental statement unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, radon, urea-formaldehyde foam insulation, lead paint, or other potentially hazardous materials may affect the value of the property. The value is predicated on the assumption that there is no such materials on or in the property that would cause the loss of value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.

Digital Signatures

The digital signatures attached to this report fully comply with minimum USPAP reporting requirements. Security features are utilized to ensure the integrity of the signatures and data. According to USPAP Statement on Appraisal Standards No. 8 dated 9/16/1998, electronically affixing a signature to a report is acceptable, and has the same level of authenticity and responsibility as a hand written ink signature.

Detrimental Conditions Statement

There are a wide variety of detrimental conditions that can impact property values. These include, but are not limited to: non-market motivations, future temporary disruptions, acts of terrorism, stigmas, convicted criminals who reside in the neighborhood, neighborhood nuisances, future unannounced surrounding developments, structural and engineering conditions, construction conditions, soils and geo technical issues, environmental conditions and natural conditions. The appraiser has inspected the subject property on a level that is consistent with the typical responsibilities of the appraisal profession; however the appraiser does not have the expertise of market analysts, soils, structural or engineers, scientists, specialists, urban planners and specialists for the various fields. Unless otherwise stated within the report, we assume no responsibilities for the impact that the variety of detrimental conditions may cause.

Neighborhood Market Conditions

The neighborhood is approximately bound by: The subject lot is south of the Patuxent Research Refuge; east of Springfield Rd; north of Newstop Branch; west of Bowie State University.

The subject's area is made up of residential properties with some industrial, institutional and community-serving commercial properties. The "other" category in Present Land Use is for vacant or county owned land. These areas appear to have no adverse impact on residential character of area, but only stimulate the overall growth. Supporting services as well as demographic trends within the neighborhood adequately support the subject property's existing and future potential uses. Overall, the neighborhood is found to be in an economically stable stage of the real estate cycle.

Site Comments

The subject lot is a mostly level 5,000 square foot vacant lot. The subject property is a buildable due to zoning R-55 and size of the lot per ordinance 27-442.

Comments on Sales Comparison

The scope of the assignment is to estimate the fee simple market value of the subject property lot and to consider the three conventional approaches to value. The Sales Comparison Approach is most reliable when appraising vacant land.

All the sales are located within the subject's market area of properties. All the sales were considered to be similar to the subject in appeal and Highest and Best Use.

It is noted that the search criteria was all of Prince Georges County for vacant lots and back ten years. Due to the wide range of criteria used in this report adjustments were made for time and location.

A location adjustment was done at 5%-10% due to location. Adjustments were done based on the research for each comparable location compared to the subject's through the RBI Smart Charts. The average mean sold price for the Capital Heights/Fairmount Heights area was \$218,000 which is a 35% difference from the subject's area of \$334,000. The average mean sold price for Bladensburg was \$187,000 which is a 45% difference from the subject's area of \$334,000. The average mean sold price for the Bowie 20720 area is \$396,358 which is a 16% from the subject's area of \$334,000.

The comparables have been adjusted at 3% annually for a time adjustment. Per research done in RBI Smart Charts. Please see Market statistics attached to this report.

Comments on Income Approach

The income approach was not developed for this report due to the land being undeveloped at this time and the lack of residential lease data.

Final Reconciliation

The adjusted sale prices via the sales comparison approach fall in close range and support the final estimate of value. The values indicated via the sales comparison analysis are used as the final estimate because of the quality of the data.

Supplemental Addendum

File No. AB190222

Borrower	N/A						
Property Address	6th Street						
City	Bowie	County	Prince Georges	State	MD	Zip Code	20715
Lender/Client	Prince Georges County						

Sale Price/Data Source/Verification Source

The sale prices of all comparable sales were verified through public tax records, or through contact with the respective Agent(s).

Highest and Best Use

The highest and best use of the subject property is to be assembled to an adjacent lot. The lot is zoned R-55 which current requirements need at least a lot of 6,500 sq ft to build. Previous ordinances allow 4,800 sq feet if you meet the other requirements.

Zoning

R-55 1 Family Detached Residential

Permits small-lot residential subdivisions; promotes high density, single-family detached dwellings.

- Standard lot sizes - 6,500 square feet
- Maximum dwelling units per net acre - 6.70
- Estimated average dwelling units per acre - 4.2

Additional Comments

The last tax record recorded was from 2013 due to Prince Georges County taking ownership.

The comparables were adjusted at 3% annually due to research with RBI Smart Charts which is attached to this report.

A site size adjustment was considered but there is no market evidence to suggest a difference in sale price per square foot between the subject's site size and the comparable sales'.

An adjustment for comparable sale #4's REO sale status was considered, but ultimately no adjustment was deemed necessary.

Subject Photo Page

Borrower	N/A						
Property Address	6th Street						
City	Bowie	County	Prince Georges	State	MD	Zip Code	20715
Lender/Client	Prince Georges County						

Subject Parcel Boundaries

6th Street
 Sales Price
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location Bowie
 View
 Site 5,000
 Quality
 Age



Subject Aerial



Subject Topography

Comparable Photo Page

Borrower	N/A				
Property Address	6th Street				
City	Bowie	County	Prince Georges	State	MD
Lender/Client	Prince Georges County				
				Zip Code	20715



Comparable 1

5715 Jost St
 Prox. to Subject 10.62 miles SW
 Sale Price 38,000
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location Capitol Heights
 View
 Site 5,200
 Quality
 Age



Comparable 2

1320 Farmingdale Ave
 Prox. to Subject 10.11 miles SW
 Sale Price 35,000
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location Capitol Heights
 View
 Site 5,304
 Quality
 Age



Comparable 3

3602 52nd Ave
 Prox. to Subject 9.64 miles SW
 Sale Price 39,000
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location Bladensburg
 View
 Site 5,041
 Quality
 Age

Comparable Photo Page

Borrower	N/A						
Property Address	6th Street						
City	Bowie	County	Prince Georges	State	MD	Zip Code	20715
Lender/Client	Prince Georges County						



Comparable 4

8817 Maple Ave
Prox. to Subject 0.07 miles NW
Sale Price 40,000
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location Bowie
View
Site 5,000
Quality
Age

Comparable 5

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

Comparable 6

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

Subject's Tax Bill

Property Tax Inquiry

PRINCE GEORGE'S COUNTY
REAL PROPERTY TAX INFORMATION FOR FY 13
TAX PERIOD 07/01/12 - 06/30/13
 MEETS REQUIREMENTS FOR REAL PROPERTY SECTION 14-126

ACCOUNT NUMBER: 1656768 DISTRICT: 14 DATA AS OF: 03/03/19 at 14:20:33

[New Search](#)

OWNER: PRINCE GEORGES COUNTY CARE OF: RAY AUSTIN PROP MGT

[Help](#)

PROPERTY ADDRESS: 000000 6TH ST BOWIE MD 20715-0000
 MAILING ADDRESS: OLD MARLBORO SCHL HSE UPPER MARLBORO, MD 20772-0000

[Payment History](#)

MORTGAGE: UNKNOWN
 PROPERTY DESCRIPTION: LOTS 17,18

CONDO/PLAT	PHASE	BLDG	UNIT	
SUBNAME: BOWIE			LIBER/FOLIO:	06078/621
SECTION:			LATEST DEED:	04/04/1985
LOT:			LAND:	60,100.00
BLOCK: 5			IMPS:	0.00
ACREAGE: 5000.000 F			ASSESSMENT:	60,100.00
OCCUPANCY: NOT PRINCIPAL RESIDENCE				

TAX DESCRIPTION:	TAX/CHARGE:
COUNTY PROPERTY TAX	0.00
COUNTY PROPERTY TAX - SUPPLEMENTAL EDUCATION	0.00
STATE OF MARYLAND	0.00
PARK & PLANNING	0.00
STORMWATER/CHESAPEAKE BAY WATER QUALITY	0.00
WASHINGTON SUBURBAN TRANSIT COMMISSION	0.00
TOWN LEVY	0.00
OTHER MUNICIPAL CHARGES	0.00
FRONT FOOT	0.00
SOLID WASTE SERVICE CHARGE	0.00
CLEAN WATER ACT FEE	0.00
SPECIAL AREA	0.00
LIENS	0.00
OTHER TAXES/FEES	0.00
LESS HOMEOWNERS TAX CREDIT	0.00
LESS HOMESTEAD TAX CREDIT	0.00
LESS DISCOUNT CREDIT	0.00
TOTAL	0.00
PAYMENT RECEIVED	0.00
REFUND DATE	0.00
	INT/PEN 0.00
	REFUND AMOUNT 0.00

Account No: 1656768 FY13

E-Mail from Planning Information Services PG County

Reply Reply All Forward IM

Krivitysky, Amber <amber.krivitysky@ppd.mncppc.org> Anissa Beatty

RE: Tax ID 1631563

You replied to this message on 3/4/2019 11:45 AM.

Tax ID 1656768.pdf 73 KB Tax ID 2067221.pdf 74 KB

Ms. Beatty:

Tax ID 1656768 (67th Street, Bowie) is zoned R-55 and according to Maryland tax records (attached) contains 5,000 square feet. Research of our records indicates the lot was recorded prior to 1949. Lots shown on a plat prior to 1949 can be reduced to 5,000 square feet. Therefore, it appears Lots 17-18 meet the minimum requirements of the zone to erect one (1) single-family dwelling.

Best,

Amber Krivitysky
Principal Planning Technician
Planning Information Services
14741 Governor Oden Bowie Drive, Room L-2
Upper Marlboro, MD 20772
301-952-4616 (direct)
301-952-3195 (main)
www.pgplanning.org
M-NCPPC

Ordinance 27-442

mc Prince George's County, MD
27-442
NOTIFICATIONS

VERSION: JAN 28, 2019 (CURRENT) - SYSTEMS.

- > SUBTITLE 23. - ROADS AND SIDEWALKS.
- > SUBTITLE 24. - SUBDIVISIONS.
- > SUBTITLE 24A. - TELEVISION AND RADIO EQUIPMENT REPAIR.
- > SUBTITLE 25. - TREES AND VEGETATION.
- > SUBTITLE 26. - VEHICLES AND TRAFFIC.
- > SUBTITLE 26A. - MOTOR VEHICLE REPAIR.
- ▼ SUBTITLE 27. - ZONING.
 - > PART 1. - SCOPE OF ORDINANCE.
 - > PART 2. - GENERAL.
 - > PART 3. - ADMINISTRATION.
 - > PART 4. - SPECIAL EXCEPTIONS.
 - > PART 4A. - MODERATELY PRICED DWELLING UNITS.
 - ▼ PART 5. - RESIDENTIAL ZONES.
 - > DIVISION 1. - GENERAL.
 - > DIVISION 2. - SPECIFIC RESIDENTIAL ZONES.
 - > DIVISION 3. - USES PERMITTED.
 - ▼ DIVISION 4. - REGULATIONS.

Sec. 27-442. - Regulations.

(a) Regulations tables.

(1) The following tables contain additional regulations for development in the Residential Zones.
(CB-2-1984; CB-7-1984; CB-105-1984; CB-130-1984; CB-33-1985; CB-114-1989; CB-73-1994; CB-4-2003)

(b) TABLE I - NET LOT AREA (Minimum in Square Feet) ^{2,19}

USE	ZONE								
	R-O-S	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
Lot that was created under the lot size averaging provisions of Subtitle 24 of this Code, by a final plat pursuant to a preliminary plat approved prior to July 1, 2006. (CB-6-2006)	-	-	-	30,000	15,000	8,000	5,000	-	-
Lot shown on a plat recorded on or before September 19, 1970	-	-	-	-	-	8,000 ⁶	-	-	-
Lot shown on a plat recorded prior to November 29, 1949 (CB-114-1989; CB-67-1999; CB-11-2002)	-	10,000 ¹⁵	10,000 ¹⁵	10,000 ¹⁵	10,000 ¹⁵	6,000 ¹⁵	5,000	5,000	5,000
Lot that is part of a resubdivision of land on a plat that was originally recorded prior to November 29, 1949, and was composed of lots having an average net area of 5,000 square feet or less.	-	-	-	-	-	-	5,000	5,000	5,000

Market Statistics

Market Statistics – Detailed Report



2018

20715, Bowie, MD

Sold Summary

	2018	2017	% Change
Sold Dollar Volume	\$148,185,745	\$153,523,367	-3.48%
Avg Sold Price	\$331,512	\$326,645	1.49%
Median Sold Price	\$334,000	\$325,000	2.77%
Units Sold	447	470	-4.89%
Avg Days on Market	52	55	-5.45%
Avg List Price for Solds	\$334,320	\$330,508	1.15%
Avg SP to OLP Ratio	98.5%	98.2%	0.30%
Ratio of Avg SP to Avg OLP	99.2%	98.7%	0.52%
Attached Avg Sold Price	\$232,120	\$219,817	5.60%
Detached Avg Sold Price	\$343,469	\$336,855	1.96%
Attached Units Sold	48	41	17.07%
Detached Units Sold	399	429	-6.99%

Financing (Sold)

Assumption	0
Cash	45
Conventional	186
FHA	125
Other	14
Owner	1
VA	68

Days on Market (Sold)

0	6
1 to 10	69
11 to 20	71
21 to 30	58
31 to 60	117
61 to 90	63
91 to 120	27
121 to 180	19
181 to 360	11
361 to 720	5
721+	0

Notes:

- SP = Sold Price
- OLP = Original List Price
- LP = List Price (at time of sale)
- Garage/Parking Spaces are not included in Detached/Attached section totals.

Sold Detail

Price Ranges	Residential						Condo/Coop
	2 or Less BR		3 BR		4 or More BR		All
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0
\$100K to \$149,999	1	0	0	0	0	0	2
\$150K to \$199,999	0	7	0	3	0	0	1
\$200K to \$299,999	0	8	36	20	44	7	0
\$300K to \$399,999	0	0	113	0	157	0	0
\$400K to \$499,999	0	0	2	0	33	0	0
\$500K to \$599,999	0	0	0	0	13	0	0
\$600K to \$799,999	0	0	0	0	0	0	0
\$800K to \$999,999	0	0	0	0	0	0	0
\$1M to \$2,499,999	0	0	0	0	0	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0
\$5,000,000+	0	0	0	0	0	0	0
Total	1	15	151	23	247	7	3
Avg Sold Price	\$145,000	\$204,437	\$325,009	\$248,778	\$355,557	\$268,829	\$157,167
Prev Year - Avg Sold Price	\$234,286	\$192,129	\$309,856	\$229,867	\$352,503	\$268,333	\$134,875
Avg Sold % Change	-38.11%	6.41%	4.89%	8.23%	0.87%	0.18%	16.53%
Prev Year - # of Solds	7	12	138	21	284	6	2

Prince Georges County Market Statistics

Market Statistics – Detailed Report



2018

Prince Georges County, MD

Sold Summary

	2018	2017	% Change
Sold Dollar Volume	\$3,268,816,790	\$3,163,423,421	3.33%
Avg Sold Price	\$299,644	\$286,906	4.44%
Median Sold Price	\$289,900	\$277,000	4.66%
Units Sold	10,909	11,026	-1.06%
Avg Days on Market	61	78	-21.79%
Avg List Price for Solds	\$302,638	\$290,095	4.32%
Avg SP to OLP Ratio	98.1%	98.4%	-0.28%
Ratio of Avg SP to Avg OLP	99.4%	98.9%	0.42%
Attached Avg Sold Price	\$237,274	\$218,519	8.58%
Detached Avg Sold Price	\$332,545	\$320,018	3.91%
Attached Units Sold	3,748	3,597	4.20%
Detached Units Sold	7,144	7,429	-3.84%

Financing (Sold)

Assumption	8
Cash	1,689
Conventional	3,976
FHA	3,436
Other	867
Owner	11
VA	863

Days on Market (Sold)

0	295
1 to 10	1,528
11 to 20	1,500
21 to 30	1,407
31 to 60	2,719
61 to 90	1,369
91 to 120	725
121 to 180	719
181 to 360	475
361 to 720	119
721+	24

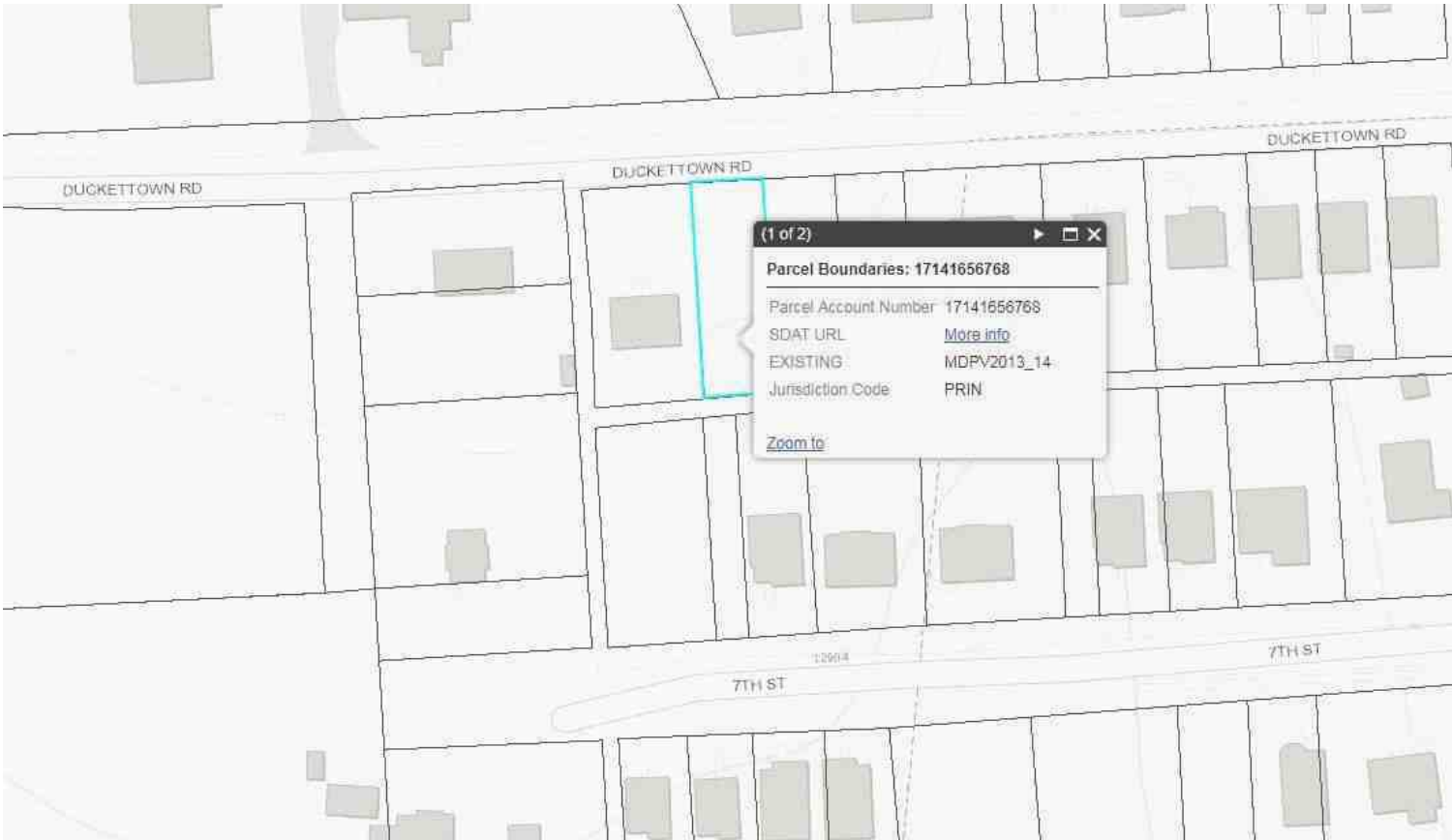
Notes:

- SP = Sold Price
- OLP = Original List Price
- LP = List Price (at time of sale)
- Garage/Parking Spaces are not included in Detached/Attached section totals.

Sold Detail

Price Ranges	Residential						Condo/Coop
	2 or Less BR		3 BR		4 or More BR		All
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached
< \$50,000	5	1	6	1	0	0	30
\$50K to \$99,999	25	15	16	8	3	1	297
\$100K to \$149,999	52	18	98	66	39	5	331
\$150K to \$199,999	71	51	234	208	127	16	263
\$200K to \$299,999	111	143	1,065	963	1,129	205	265
\$300K to \$399,999	27	25	613	414	1,919	73	54
\$400K to \$499,999	5	8	87	173	889	57	15
\$500K to \$599,999	0	1	20	8	359	8	5
\$600K to \$799,999	0	0	3	3	223	2	14
\$800K to \$999,999	0	0	0	0	18	0	1
\$1M to \$2,499,999	0	0	0	0	0	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0
\$5,000,000+	0	0	0	0	0	0	0
Total	296	262	2,142	1,844	4,706	367	1,275
Avg Sold Price	\$198,258	\$226,683	\$271,431	\$275,931	\$368,809	\$303,669	\$164,429
Prev Year - Avg Sold Price	\$179,584	\$209,783	\$255,911	\$256,948	\$356,529	\$279,905	\$146,018
Avg Sold % Change	10.40%	8.06%	6.06%	7.39%	3.44%	8.49%	12.61%
Prev Year - # of Solds	295	241	2,177	1,767	4,957	369	1,220

Parcel Boundaries Map



Subject's Zoning Map



No Consideration

6078 621 DEED

THIS DEED made this 27th day of March,
in the year one thousand nine hundred and eighty-five,
by WILLIAM R. BROWN, JR., Director of Finance for Prince George's
County as Treasurer for Prince George's County and Collector of
Taxes for the State of Maryland and the County of Prince George's
within Prince George's County, Maryland, Grantor, and PRINCE
GEORGE'S COUNTY, MARYLAND, a body corporate and politic, Grantee,

WITNESSETH, that

WHEREAS, certain real property located in the

FOURTEENTH

Election District(s) of Prince George's County, Maryland, pursuant
to the provisions of Article 81 of the Maryland Annotated Code,
1957 Edition, as amended, was the subject of a tax sale and was
purchased by Prince George's County, a body corporate and politic;
and

WHEREAS, Prince George's County foreclosed all rights of
redemption to this property in accordance with law as set forth
in the Final Decree in Equity Case No. E-84-0653, issued
by the Circuit Court of Maryland for Prince George's County,
sitting in equity on March 11, 1985; and

WHEREAS, the above-mentioned decree directs the said
William R. Brown, Jr., Director of Finance of Prince George's
County as Treasurer of Prince George's County, Maryland, and
Collector of Taxes for said State and County, to execute a deed
to Prince George's County as successor in interest to the County
Commissioners in fee simple.

APR 4 10 26 AM '85

CLERK OF THE
CIRCUIT COURT
NORMAN I. BRITCHEY

APPROVED BY COURT ORDER

DIRECTOR OF FINANCE
Prince George's County, Md

APR -4-85 A 0812761 *****00

6078 622

NOW, THEREFORE, in consideration of these premises, and for the sum of \$10.00, receipt of which is hereby acknowledged, I, the said William R. Brown, Jr., Director of Finance, as Treasurer and Collector of Taxes for Prince George's County, do hereby quitclaim unto Prince George's County, Maryland, a body corporate and politic, all right, title, and interest in the land in Prince George's County, Maryland, described on the tax rolls as follows:

Bowie, Lots 71 and 72, 3,100.00 sq. ft., Blk. 14, Bowie, Fourteenth Election District, assessed to Howard M. Moore, Jr. (Account No. 14 00475-00-005 - Item 14-A)

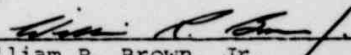
Bowie, Lots 67, 68, 69, and 70, 8,175.00 sq. ft., Blk. 14, Bowie, Fourteenth Election District, assessed to Howard M. Moore, Jr. (Account No. 14 00475-01-000 - Item 14-B)

Bowie, Lots 61 and 62, 5,000.00 sq. ft., Blk. 24, Bowie, Fourteenth Election District, assessed to Patuxent Properties, Inc. (Account No. 14 39760-00-007 - Item 14-C)

Bowie, Lots 17 and 18, 5,000.00 sq. ft., Blk. 5, Bowie, Fourteenth Election District, assessed to Patuxent Properties, Inc. (Account No. 14 39760-01-002 - Item 14-D)

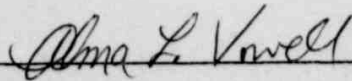
together with whatever buildings and improvements thereupon erected, made or being; and all rights, alleys, ways, waters, privileges, appurtenances and advantages to the same being in anywise appertaining.

WITNESS my hand and seal.



William R. Brown, Jr.
Director of Finance for Prince George's County, Maryland, as Treasurer of Prince George's County and Collector of Taxes for the State of Maryland and the County of Prince George's

ATTEST:



6078 623

STATE OF MARYLAND)
) ss
COUNTY OF PRINCE GEORGE'S)

On this, the 27th day of March,
1985, before me appeared WILLIAM R. BROWN, JR., who is known
by me to be the Director of Finance for Prince George's County,
Maryland, and as such, the Treasurer of Prince George's County
and the State of Maryland and for the County of Prince George's
in Prince George's County, 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
March, 1985.

Alma L. Vorell

Notary Public

My Commission expires: 7/1/86

THIS IS TO CERTIFY that this quitclaim deed has been prepared
under my supervision, as an attorney duly authorized to practice
before the Court of Appeals of Maryland.

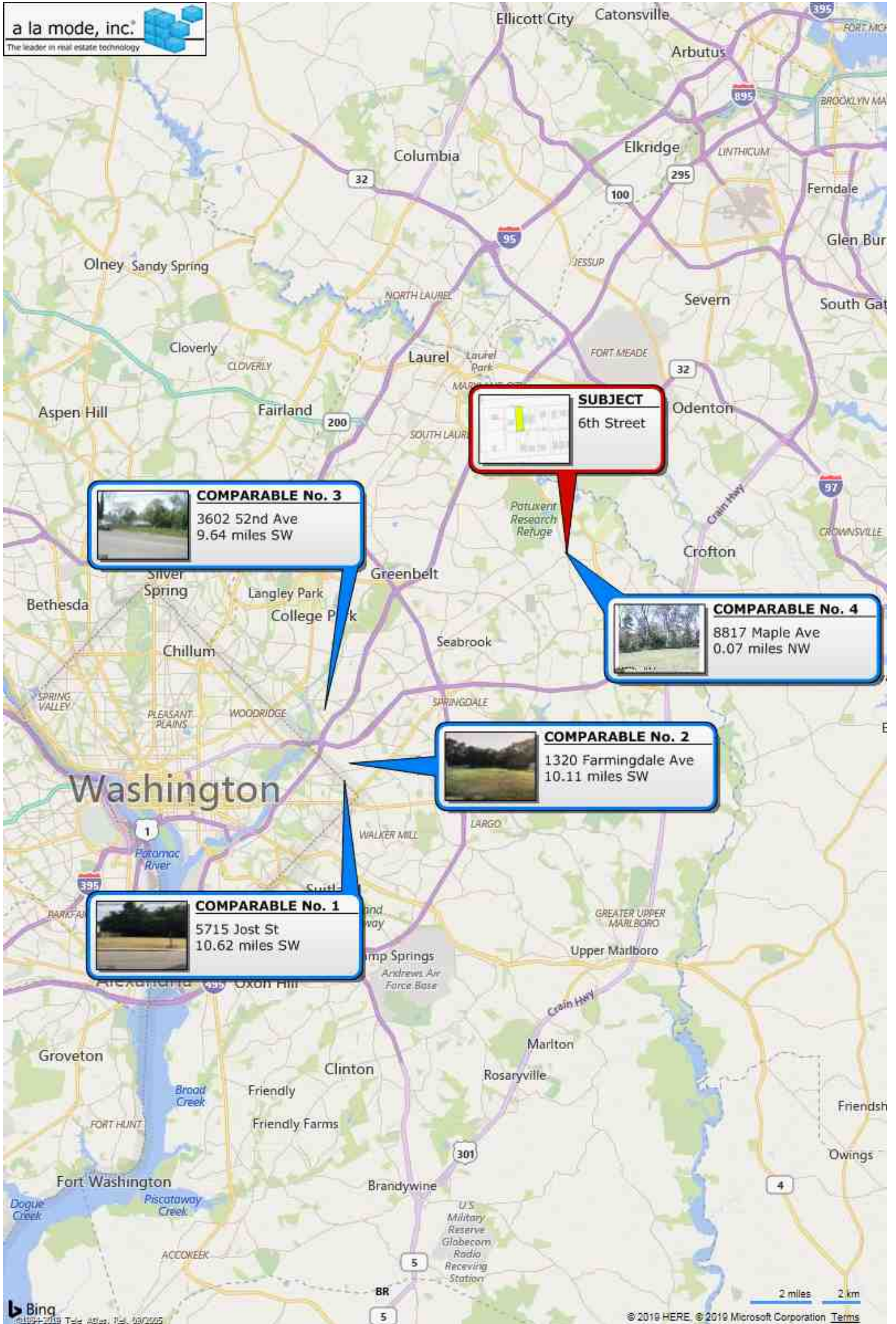
Carl A. Harris

Carl A. Harris
Attorney for William R. Brown, Jr.
Room 1090
County Administration Building
Upper Marlboro, Maryland 20772
952-3947

PRINCE GEORGE'S COUNTY CIRCUIT COURT (Land Records) NLP 6078, p. 0623, MSA_CE64_6158, Date available 11/15/2007, Printed 03/03/2019.

Location Map

Borrower	N/A			
Property Address	6th Street			
City	Bowie	County Prince Georges	State MD	Zip Code 20715
Lender/Client	Prince Georges County			

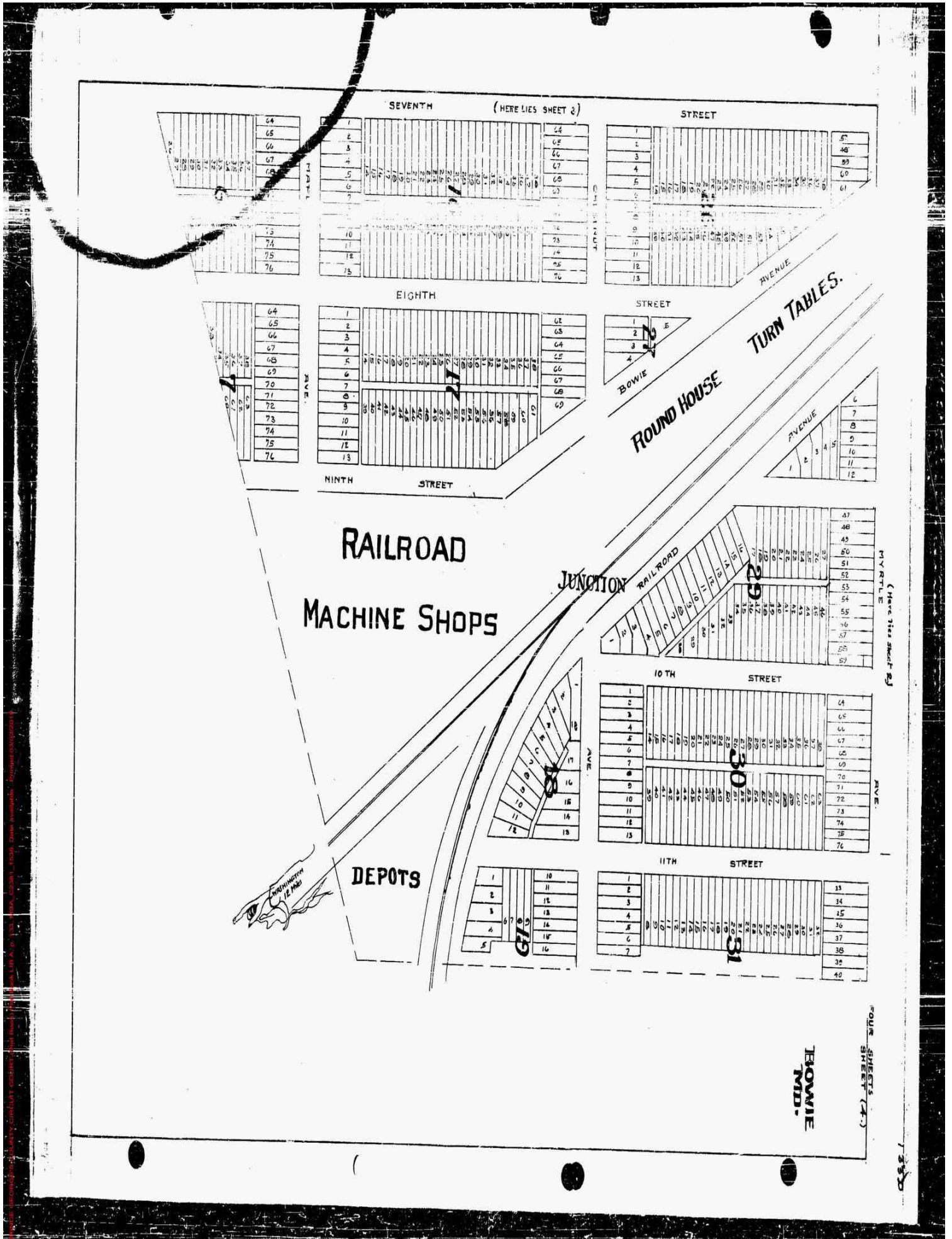


Aerial Map

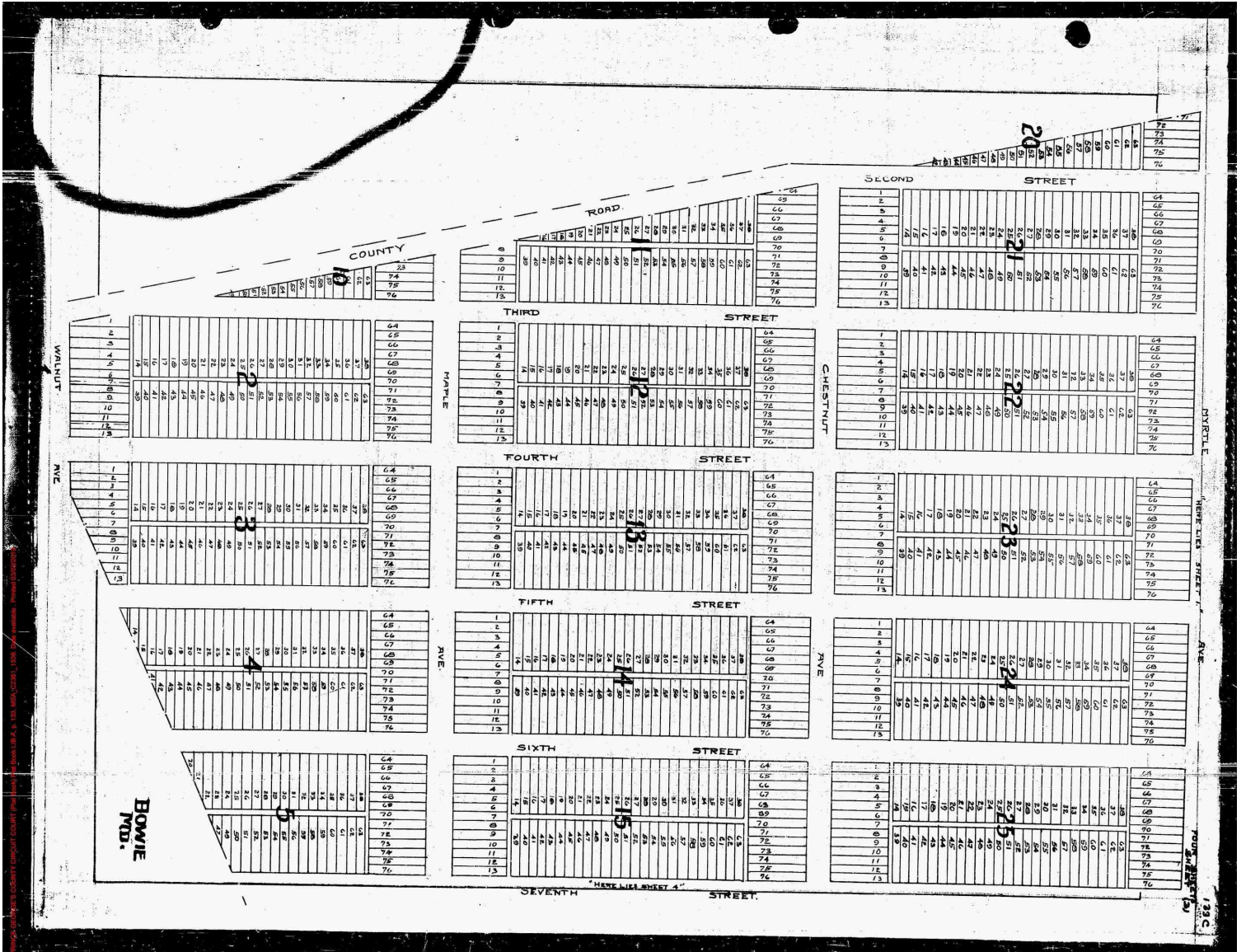
Borrower	N/A				
Property Address	6th Street				
City	Bowie	County	Prince Georges	State	MD Zip Code 20715
Lender/Client	Prince Georges County				



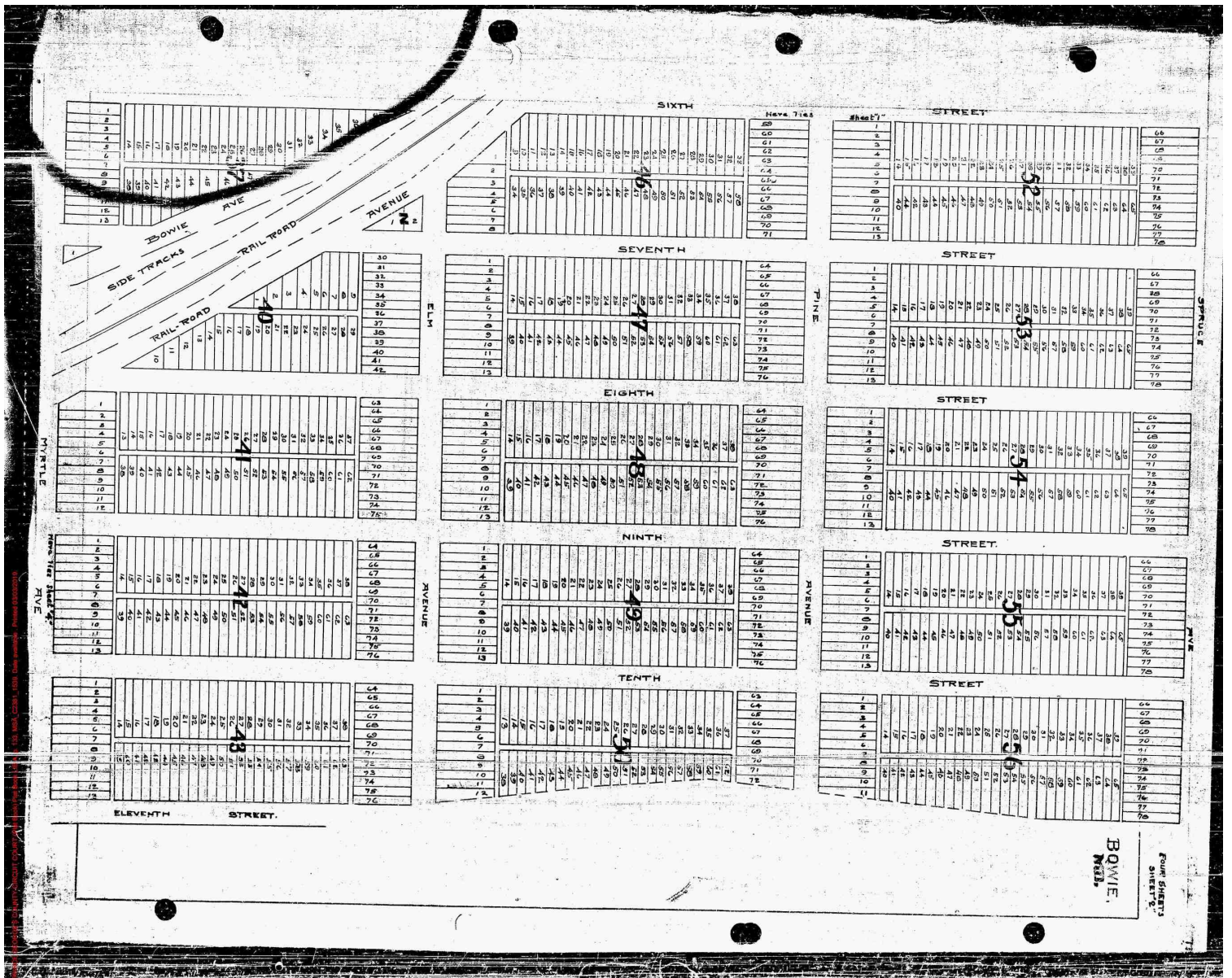
Subject Plat Map - Page 1



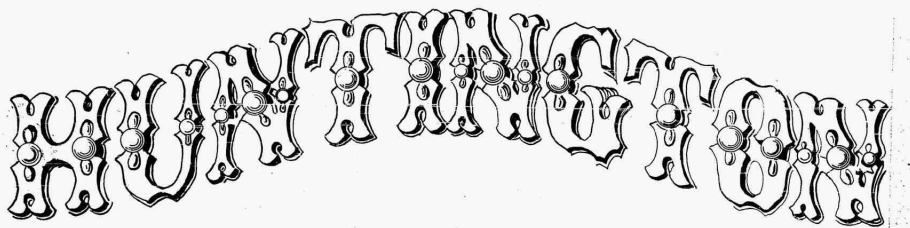
Subject Plat Map - Page 2



Subject Plat Map - Page 3



PLAN OF THE CITY OF



"BOWIE"

MARYLAND 1870

SCALE 100 FEET TO ONE INCH, by G. Lang.

- NOTE -
 The recorded plat of Huntington City better known as Bowie, Maryland was a large map.
 The four sheets combined make a copy of a lithograph map of Bowie kindly loaned by Mr. Hassall.
 This plat is placed in the record for whatever it is worth and not as a certified copy of Huntington City.
 MARCH 12th 1872
 Myatt & Co. Md.
 Surveyors

STREET	1	2	3	4	5	6	7	8	9	10	11	12	13
SECOND STREET	1	2	3	4	5	6	7	8	9	10	11	12	13
THIRD STREET	1	2	3	4	5	6	7	8	9	10	11	12	13
FOURTH STREET	1	2	3	4	5	6	7	8	9	10	11	12	13
FIFTH STREET	1	2	3	4	5	6	7	8	9	10	11	12	13

STREET	1	2	3	4	5	6	7	8	9	10	11	12	13
FIFTH STREET	1	2	3	4	5	6	7	8	9	10	11	12	13
SIXTH STREET	1	2	3	4	5	6	7	8	9	10	11	12	13

Appraiser License

FHA/VA Case No. 244-1634502

Certified Residential License

09/05/2017

5,062,406

COMMISSION OF RE APPRAISERS & HOME INSPECTORS

10 03 20531
MESSAGE(S):

ANISSA R BEATTY

6065 09-03-2017

THIS SECURITY FEATURE IS VOID WITHOUT THIS UNDERGROUND WATERMARK ON THE BACK.



LICENSE * REGISTRATION * CERTIFICATION * PERMIT

Lawrence J. Hogan, Jr.
GOVERNOR

Boyd K. Rutherford
Lt. GOVERNOR

Kelly M. Schulz
Secretary

STATE OF MARYLAND

DEPARTMENT OF LABOR, LICENSING AND REGULATION

COMMISSION OF RE APPRAISERS & HOME INSPECTORS

CERTIFIES THAT:

ANISSA R BEATTY

IS AN AUTHORIZED: 03 - CERTIFIED RESIDENTIAL

LIC/REG/CERT
20531

EXPIRATION
09-07-2020

EFFECTIVE
09-03-2017

CONTROL NO
5062406

Anissa R Beatty
Signature of Bearer

Kelly M. Schulz
Secretary DLLR

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

10 03 20531

5,062,406

10 03 20531

COMMISSION OF RE APPRAISERS & HOME INSPECTORS
500 N. CALVERT STREET
BALTIMORE, MD 21202-3651

ANISSA R BEATTY
604 BELLE DORA CT.

ARNOLD

MD 21012



LICENSE * REGISTRATION * CERTIFICATION * PERMIT

Lawrence J. Hogan, Jr.
GOVERNOR

Boyd K. Rutherford
Lt. GOVERNOR

Kelly M. Schulz
Secretary

STATE OF MARYLAND

DEPARTMENT OF LABOR, LICENSING AND REGULATION

COMMISSION OF RE APPRAISERS & HOME INSPECTORS

CERTIFIES THAT:

ANISSA R BEATTY

IS AN AUTHORIZED: 03 - CERTIFIED RESIDENTIAL

LIC/REG/CERT EXPIRATION EFFECTIVE CONTROL NO
20531 09-07-2020 09-03-2017 5062406

Anissa R Beatty
Signature of Bearer

Kelly M. Schulz
Secretary DLLR

Appraiser License

11/15/2016

4,926,429

COMMISSION OF RE APPRAISERS & HOME INSPECTORS

10 04 27637
MESSAGE(S):

THOMAS WEIGAND

6137 11-14-2016



LICENSE * REGISTRATION * CERTIFICATION * PERMIT

STATE OF MARYLAND

DEPARTMENT OF LABOR, LICENSING AND REGULATION

COMMISSION OF RE APPRAISERS & HOME INSPECTORS

CERTIFIES THAT:

THOMAS WEIGAND

Lawrence J. Hogan, Jr.
Governor

Boyd K. Rutherford
Lt. Governor

Kelly M. Schulz
Secretary

IS AN AUTHORIZED: 04 - CERTIFIED GENERAL

LIC/REG/CERT
27637

EXPIRATION
12-27-2019

EFFECTIVE
11-14-2016

CONTROL NO
4926429

Thomas Weigand
Signature of Bearer

Kelly M. Schulz
Secretary DLLR

COPY VOID FEATURE & ARTIFICIAL WATERMARK ON THE BACK.