

APPRAISAL OF REAL PROPERTY



LOCATED AT

5701 Jost St
Fairmount Heights, MD 20743
Map 65; Grid F2; Subdivision 5350; Block 14; Lot 8

FOR

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

OPINION OF VALUE

13,300

AS OF

02/22/2019

BY

Anissa Rae Beatty
Treffer Appraisal Group
1244 Ritchie Hwy - Suite 19
Arnold, MD 21012
(410) 544-7744
appraisals@treffergroup.com

USPAP ADDENDUM

File No. AB190222

| | | | |
|------------------|-----------------------|----------|----------------|
| Borrower | N/A | | |
| Property Address | 5701 Jost St | | |
| City | Fairmount Heights | County | Prince Georges |
| | | State | MD |
| | | Zip Code | 20743 |
| 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.

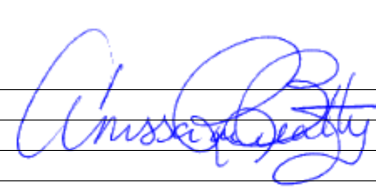
- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise 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

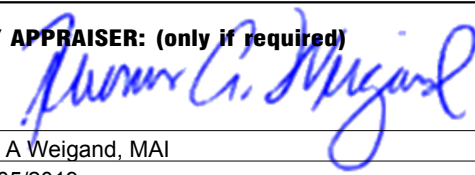
The purpose of this appraisal assignment is to provide an opinion of the market value for Lot 8, 5701 Jost Street, Capitol Heights, MD 20743.

The subject property is a 2,375 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. Per Amber Krivitsky from Planning Information Services department of Prince Georges County this lot falls under the zoning ordinance 27-442 (which is attached to this report along with an e-mail from Planning Information Services) which states lots 5,000 sq ft and larger are buildable. The lot is still not buildable with this ordinance.

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: 5701 Jost St | City: Fairmount Heights | State: MD | Zip Code: 20743 |
| County: Prince Georges | | Legal Description: Map 65; Grid F2; Subdivision 5350; Block 14; Lot 8 | |
| Assessor's Parcel #: 18-2067221 | Tax Year: 2013 | R.E. Taxes: \$ 200 | Special Assessments: \$ 0 |
| Market Area Name: Prince Georges County | Map Reference: 47894 | Census Tract: 8030.01 | |
| Current Owner of Record: Prince Georges County | Borrower (if applicable): N/A | | |
| 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: <u>To determine market value for parcel 5701 Jost Street, Bowie, Maryland, 20743. Tax Id #18-2067221</u> |
| Intended User(s) (by name or type): <u>Prince Georges County</u> | |
| Client: <u>Prince Georges County</u> | Address: <u>1400 McCormick Drive #336 Largo, Maryland 20774</u> |
| Appraiser: <u>Anissa Rae Beatty</u> | Address: <u>1244 Ritchie Hwy - Suite 19, Arnold, MD 21012</u> |

| 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 80 <input checked="" type="checkbox"/> Tenant 2 <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 | | 65 Low 1 | Multi-Unit 0 % | * To: _____ |
| Property values: <input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining | | 725 High 119 | Comm'l 10 % | |
| Demand/supply: <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply | 280 Pred 74 | Vacant 10 % | | |
| 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 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: <u>25'x95'</u> | Site Area: <u>2,375 sf</u> |
| Zoning Classification: <u>R-55</u> | Description: <u>R-55 1 Family Detached Residential Permits Small-Lot</u> |
| 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: <u>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</u> | |
| 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) <u>The highest and best use of the subject property is assembly with one of the adjacent lots.</u> | |
| Actual Use as of Effective Date: <u>Vacant Land</u> | Use as appraised in this report: <u>Lot Assemblage</u> |
| Summary of Highest & Best Use: <u>The highest and best use of the subject property is assembly with one of the adjacent lots.</u> | |

| Utilities | Public | Other | Provider/Description | Off-site Improvements | Type | Public | Private | Frontage | 25 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 | 2,375 square feet |
| 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 <u>X</u> FEMA Map # <u>24033C0143E</u> FEMA Map Date <u>09/16/2016</u> |
| Site Comments: <u>The subject property is a 2,375 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. However, this lot falls under the zoning ordinance 27-442 which states lots 5,000 sq ft and larger are buildable. The lot is still not buildable with this ordinance. I saw no adverse environmental conditions on the site or in the immediate vicinity of the subject property. I am unaware of any easements or maintenance agreement between the owners of the subject property and the owners of the adjacent properties. Typical utility easements (telephone, electric) do not detract from the market value of the property. This area has public utilities available. Please see the e-mail attached from Amber Krivitsky from Planning Information Services.</u> |



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 08/24/1993 was a foreclosure deed for tax sale. There have been no other sales after this sale was recorded.</u> |
| Date: <u>08/24/1993</u> | |
| Price: <u>0</u> | |
| Source(s): <u>Property Assessment Records</u> | <u>The comparables have not sold in the past 12 months.</u> |
| 2nd Prior Subject Sale/Transfer | |
| Date: | |
| Price: | |
| Source(s): | |

| FEATURE | SUBJECT PROPERTY | COMPARABLE NO. 1 | | COMPARABLE NO. 2 | | COMPARABLE NO. 3 | |
|---------------------------------------|---|--|------------------|--|------------------|--|------------------|
| Address | <u>5701 Jost St Fairmount Heights, MD 20743</u> | <u>6404 57th Ave Riverdale, MD 20737</u> | | <u>5800 Crown St Capitol Heights, MD 20743</u> | | <u>5810 Jefferson Heights Dr Fairmount Heights, MD 20743</u> | |
| Proximity to Subject | | <u>4.45 miles N</u> | | <u>1.10 miles SE</u> | | <u>0.73 miles E</u> | |
| Sale Price | \$ | | \$ <u>20,000</u> | | \$ <u>20,000</u> | | \$ <u>35,000</u> |
| Price/ | \$ | \$ <u>5.00</u> | | \$ <u>5.00</u> | | \$ <u>7.73</u> | |
| Data Source(s) | | <u>brightMLS#1001088753;DOM 122 BRIGHT/Property Assessment</u> | | <u>brightMLS#1001047995;DOM 101 BRIGHT/Property Assessment</u> | | <u>brightMLS#1000203512;DOM 52 BRIGHT/Property Assessment</u> | |
| Verification Source(s) | | | | | | | |
| VALUE ADJUSTMENT | DESCRIPTION | DESCRIPTION | +(-) % Adjust | DESCRIPTION | +(-) % Adjust | DESCRIPTION | +(-) % Adjust |
| Sales or Financing | | <u>REO</u> | <u>0</u> | <u>ArmLth</u> | | <u>ArmLth</u> | |
| Concessions | | <u>Cash;</u> | | <u>Cash;</u> | | <u>Cash;</u> | |
| Date of Sale/Time | | <u>s06/17;c06/17</u> | <u>+4.5</u> | <u>s01/16;c12/15</u> | <u>+9.7</u> | <u>s05/18;c04/18</u> | <u>+1.5</u> |
| Rights Appraised | <u>Fee Simple</u> | <u>Fee Simple</u> | | <u>Fee Simple</u> | | <u>Fee Simple</u> | |
| Location | <u>Fairmount Heights</u> | <u>Riverdale</u> | <u>+5</u> | <u>Capitol Heights</u> | <u>0</u> | <u>Fairmount Heights</u> | |
| Site Area | <u>2,375</u> | <u>4,000</u> | <u>0</u> | <u>4,000</u> | <u>0</u> | <u>4,525</u> | <u>0</u> |
| Zoning | <u>R-55</u> | <u>R-55</u> | | <u>R-55</u> | | <u>R-55</u> | |
| Development Status | <u>Not Buildable</u> | <u>Not Buildable</u> | | <u>Not Buildable</u> | | <u>Not Buildable</u> | |
| Site Coverage | <u>Cleared</u> | <u>Cleared</u> | | <u>Overgrowth</u> | <u>-5</u> | <u>Cleared</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>1,900</u> | | <input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ <u>940</u> | | <input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ <u>525</u> | |
| Net Adjustment (Total, in % of \$ /) | | <u>(9.5 % of \$/)</u> | | <u>(4.7 % of \$/)</u> | | <u>(1.5 % of \$/)</u> | |
| Adjusted Sale Price (in \$ /) | | \$ <u>5.48</u> | | \$ <u>5.24</u> | | \$ <u>7.85</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 property and comparables are non buildable due to size of less than 5,000 sq ft and zoned R-55. See the e-mail attached to this report from Prince Georges County Planning Information Services.

The subject property and all of the comparable sales utilized in this report are under 4,550 sq. ft. and therefore are non-buildable lots. Non-buildable lots are not as aggressively adjusted compared to buildable residential lots. This is because most of the typical adjustments for residential building lots are factors of how useful the site is for building and improvement.

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 \$ 13,300

Final Reconciliation We have reconciled at 5.60 per square foot. The range is \$5.24 to \$7.85 per square foot adjusted. The subject at 2,375 square feet x \$5.60 = \$13,300. Since two of the three comparables were at the lower end of the range we have reconciled at \$5.60.

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:

\$ 13,300, 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 25 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"/> 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 checked="" type="checkbox"/> Extraordinary Assumptions | <input type="checkbox"/> |

| | |
|---|---|
| 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: _____ | 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: _____ |

Comparable Analyses

File No. AB190222

| | | | | | | | |
|------------------|-----------------------|--------|----------------|-------|----|----------|-------|
| Borrower | N/A | | | | | | |
| Property Address | 5701 Jost St | | | | | | |
| City | Fairmount Heights | County | Prince Georges | State | MD | Zip Code | 20743 |
| Lender/Client | Prince Georges County | | | | | | |

Comparable #1, 6404 57th Ave was selected for analysis due to being vacant lot, non buildable due lot size and zoning, and Prince Georges County location. Reconciling factors were due to time, location and lot size.

Comparable #2, 5800 Crown Street was selected for analysis due to being vacant lot, non buildable due lot size and zoning, and Prince Georges County location. Reconciling factors were due to time, location, lot size, and the comparable lot needing to be cleared of trees, bushes and overgrowth.

Comparable #3, 5810 Jefferson Heights Drive was selected for analysis due to being vacant lot, non buildable due lot size and zoning, and Prince Georges County location. Reconciling factors were due to time, location and lot size.

The subject property and all comparables are zoned R-55 and are smaller than the current restrictions of 6,500 square feet to build and with previous ordinance 27-442 of 4,800 square feet. Therefore, they all have similar highest and best use of assembly to an adjacent lot.

Supplemental Addendum

File No. AB190222

| | | | | | | | |
|------------------|-----------------------|--------|----------------|-------|----|----------|-------|
| Borrower | N/A | | | | | | |
| Property Address | 5701 Jost St | | | | | | |
| City | Fairmount Heights | County | Prince Georges | State | MD | Zip Code | 20743 |
| 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 | 5701 Jost St | | | | |
| City | Fairmount Heights | County | Prince Georges | State | MD Zip Code 20743 |
| 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 property is south of Sheriff Road; east of Eastern Avenue; north of 60th Avenue; west of Addison Road.

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 2,375 square foot vacant lot. The subject property is non buildable due to zoning R-55 and size of the lot.

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. There were no sales as small as the subject property recorded in the brightMLS system. Due to the wide range of criteria used in this report adjustments were made fro time and location.

A location adjustment was done at 5% to comparable #1 due to location. The adjustment was done based on the research for 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 23% difference from the Riverdale area of \$280,00.

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 | 5701 Jost St | | | | | | |
| City | Fairmount Heights | County | Prince Georges | State | MD | Zip Code | 20743 |
| 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. The subject meets non of these due to only being 2,500 square feet.

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.

An adjustment for comparable sale #1's REO sale status was considered, but ultimately no adjustment was deemed necessary.

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'.

Fairmount Heights and Capitol Heights are the same zip code therefore no difference in location.

Subject Photo Page

| | | | | | |
|------------------|-----------------------|--------|----------------|-------|-------------------|
| Borrower | N/A | | | | |
| Property Address | 5701 Jost St | | | | |
| City | Fairmount Heights | County | Prince Georges | State | MD Zip Code 20743 |
| Lender/Client | Prince Georges County | | | | |

Subject Parcel Boundaries

5701 Jost St
Sales Price
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location Fairmount Heights
View
Site 2,375
Quality
Age



Subject Aerial



Subject Topography



Comparable Photo Page

| | | | | | |
|------------------|-----------------------|--------|----------------|----------|-------|
| Borrower | N/A | | | | |
| Property Address | 5701 Jost St | | | | |
| City | Fairmount Heights | County | Prince Georges | State | MD |
| Lender/Client | Prince Georges County | | | | |
| | | | | Zip Code | 20743 |



Comparable 1

6404 57th Ave
 Prox. to Subject 4.45 miles N
 Sale Price 20,000
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location Riverdale
 View
 Site 4,000
 Quality
 Age



Comparable 2

5800 Crown St
 Prox. to Subject 1.10 miles SE
 Sale Price 20,000
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location Capitol Heights
 View
 Site 4,000
 Quality
 Age



Comparable 3

5810 Jefferson Heights Dr
 Prox. to Subject 0.73 miles E
 Sale Price 35,000
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location Fairmount Heights
 View
 Site 4,525
 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: 2067221 | DISTRICT: 18 | DATA AS OF: 03/04/19 at 15:27:19 | New Search Help Payment History |
|-------------------------|--------------|----------------------------------|---|



| | |
|---|--|
| OWNER: PRINCE GEORGES COUNTY PROPERTY ADDRESS: 005701 JOST ST CAPITOL HEIGHTS MD 20743-0000 MORTGAGE: PROPERTY DESCRIPTION: | CARE OF: PROP ACQSTN RL EST BILL BUCKLIN MAILING ADDRESS: 3415 NORTH FORESTEDGE RD FORESTVILLE, MD 20747-4421 UNKNOWN |
|---|--|

| CONDO/PLAT | PHASE | BLDG | UNIT | |
|------------------------------------|-------|------|--------------|------------|
| SUBNAME: WEST FAIRMOUNT | | | LIBER/FOLIO: | 08974/488 |
| SECTION: | | | LATEST DEED: | 08/24/1993 |
| LOT: 8 | | | LAND: | 200.00 |
| BLOCK: 14 | | | IMPS: | 0.00 |
| ACREAGE: 2375.000 F | | | ASSESSMENT: | 200.00 |
| 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 | 100.00 |
| 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 |
| Account No: 2067221 | FY13 |



E-mail from Planning Information Services PG County

Reply Reply All Forward IM


 Krivitsky, Amber <amber.krivitsky@ppd.mncppc.org>  Anissa Beatty 2 | 10:03 AM

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 2067221 (5701 Jost Street, Capitol Heights) is zoned R-55 and according to Maryland tax records (attached) contains approximately 2,375 square feet. The Ordinance does not provide any allowances below 4,800 square feet for the R-55 Zone. Therefore, the property does not meet adequate area to build a single-family dwelling.

Best,

Amber Krivitsky
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.ppplanning.org


Prince Georges County Ordinance 27-442

Prince George's County, MD 27-442 NOTIFICATIONS

Prince George's County, Maryland / SUBTITLE 27, - ZONING / PART 5, - RESIDENTIAL ZONES / DIVISION 4, - REGULATIONS / Sec. 27-442, - 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 |

| | ZONE | | | | | | | |
|--|------------------|-------------------|--------------------|-------------------|--------------------|-------|------|-----|
| | R-T ⁷ | R-30 ⁷ | R-30C ⁷ | R-18 ⁷ | R-18C ⁷ | R-10A | R-10 | R-H |
| | | | | | | | | |

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 |

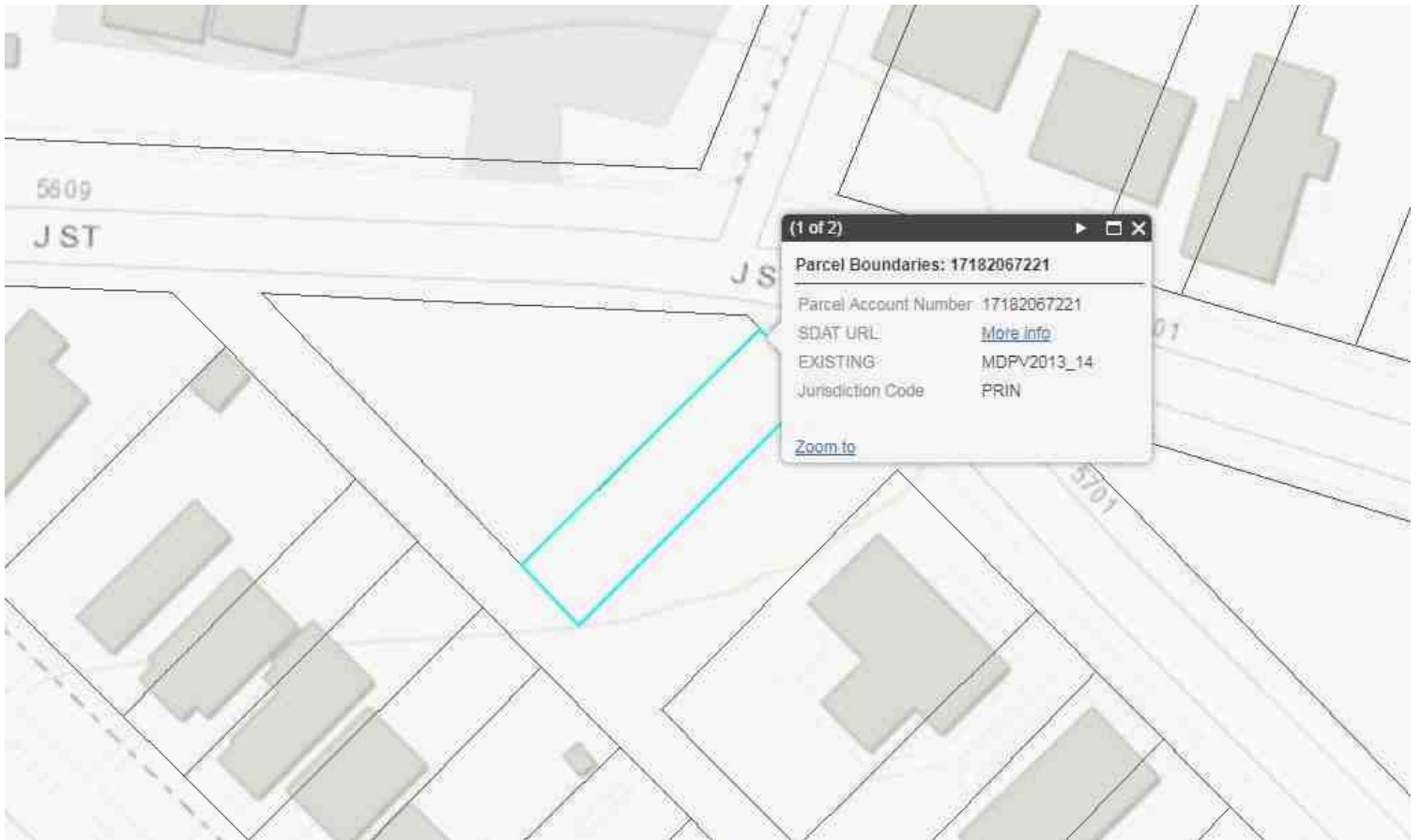
Notes:

- 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



Subject's Zoning Map



8974. 488

CLERK OF THE
CIRCUIT COURT

Aug 24 2 52 PM '93

TAX SALE FORECLOSURE DEED

THIS DEED made this 19th day of August in the year 1993, by and between Eric M. Tucker, 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 Orders of the Circuit Court for Prince George's County, Maryland, in Civil Action CAE 93-05303, passed on the 9th day of July, 1993, and 3rd day of August, 1993 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 formally 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 SEVENTH, TENTH, SEVENTEENTH AND EIGHTEENTH ELECTION DISTRICTS of the County of Prince George's, State of Maryland, and known and distinguished as:

Queen Anne, 235.71 sq.ft., Map 0046, Grid E-2, Parcel 61, assessed to Milpond, Inc. in account number 07-27080-82-001

Laurel, 1.0000 acres, Map 0015, Grid A-4, Parcel 13, assessed to Grace Davis in account number 10-22168-00-007

Chillum, 245.00 sq.ft., 245 sq.ft. at NW of Lot 35, Block 27, Holladay Co Addn, assessed to Elizabeth Kaslov in account number 17-23428-00-003

Seat Pleasant, 6,589.00 sq.ft., Lots 1, 2, 3, 52 and 53, Block D, Deanwood Park, assessed to CCD-SAT, Inc. in account number 18-13799-25-007

REC FEE
1993 AUG 24 11:45 AM

PRINCE GEORGES COUNTY CIRCUIT COURT (Land Records) VJ 8974, p. 0488, MSA_C64_9055. Date available 05/03/2007. Printed 03/04/2019.

8974. 490

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.

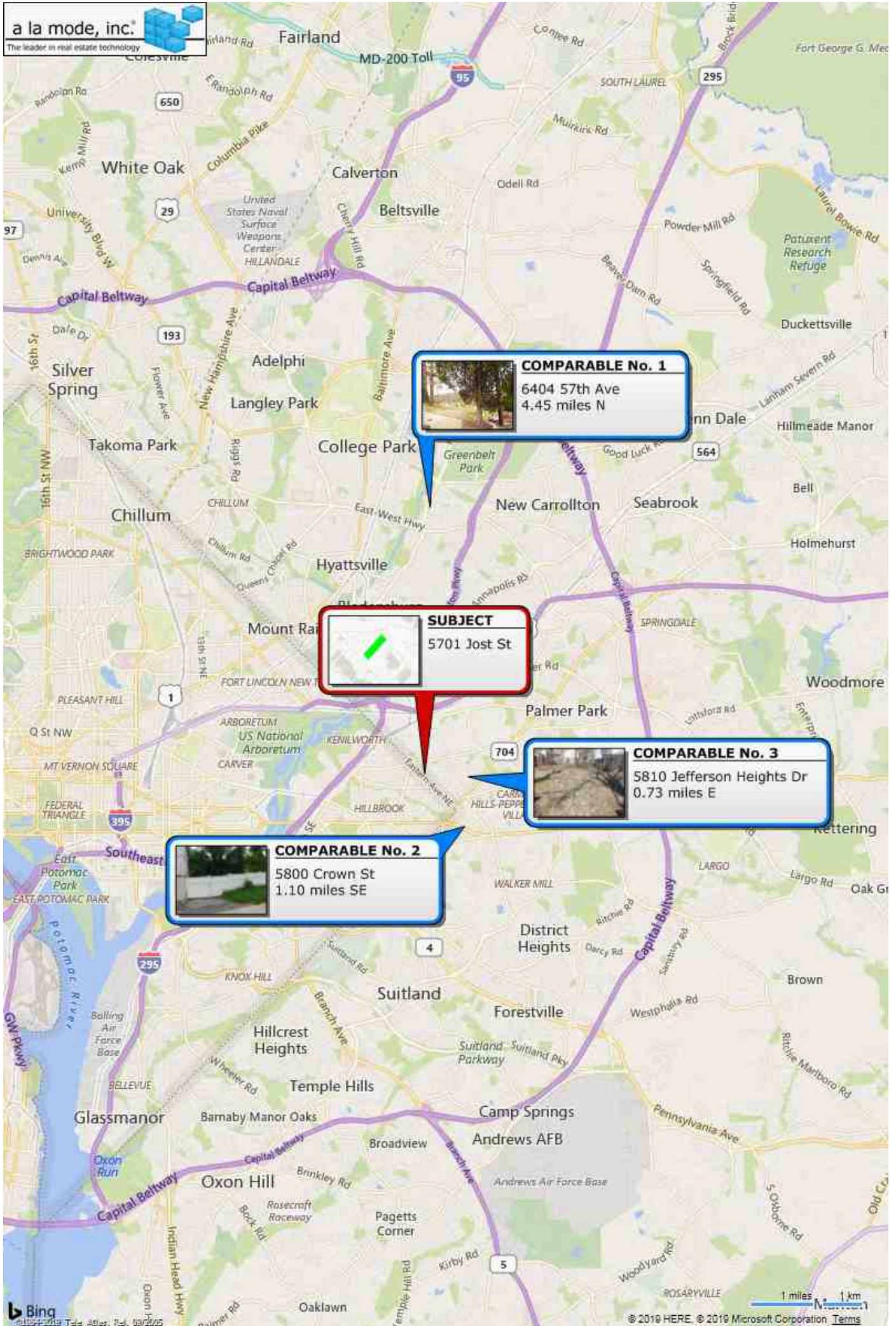
Carla Harris

Please return original to:

Bill Bucklin
Prince George's County
Property Acquisition/Real Estate
3415 North Forestedge Road
Forestville, MD 20747

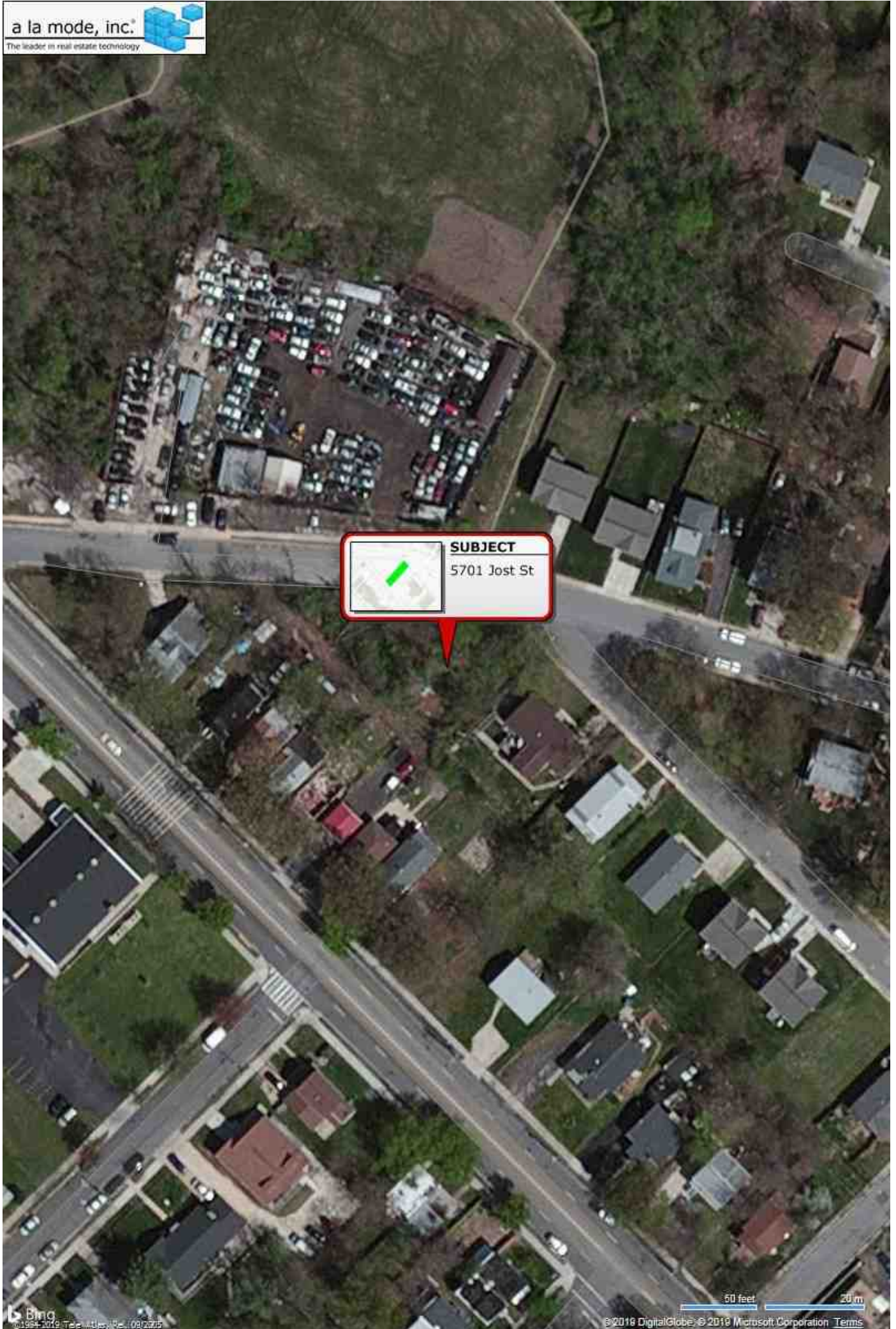
Location Map

| | | | | | |
|------------------|-----------------------|--------|----------------|-------|-------------------|
| Borrower | N/A | | | | |
| Property Address | 5701 Jost St | | | | |
| City | Fairmount Heights | County | Prince Georges | State | MD Zip Code 20743 |
| Lender/Client | Prince Georges County | | | | |

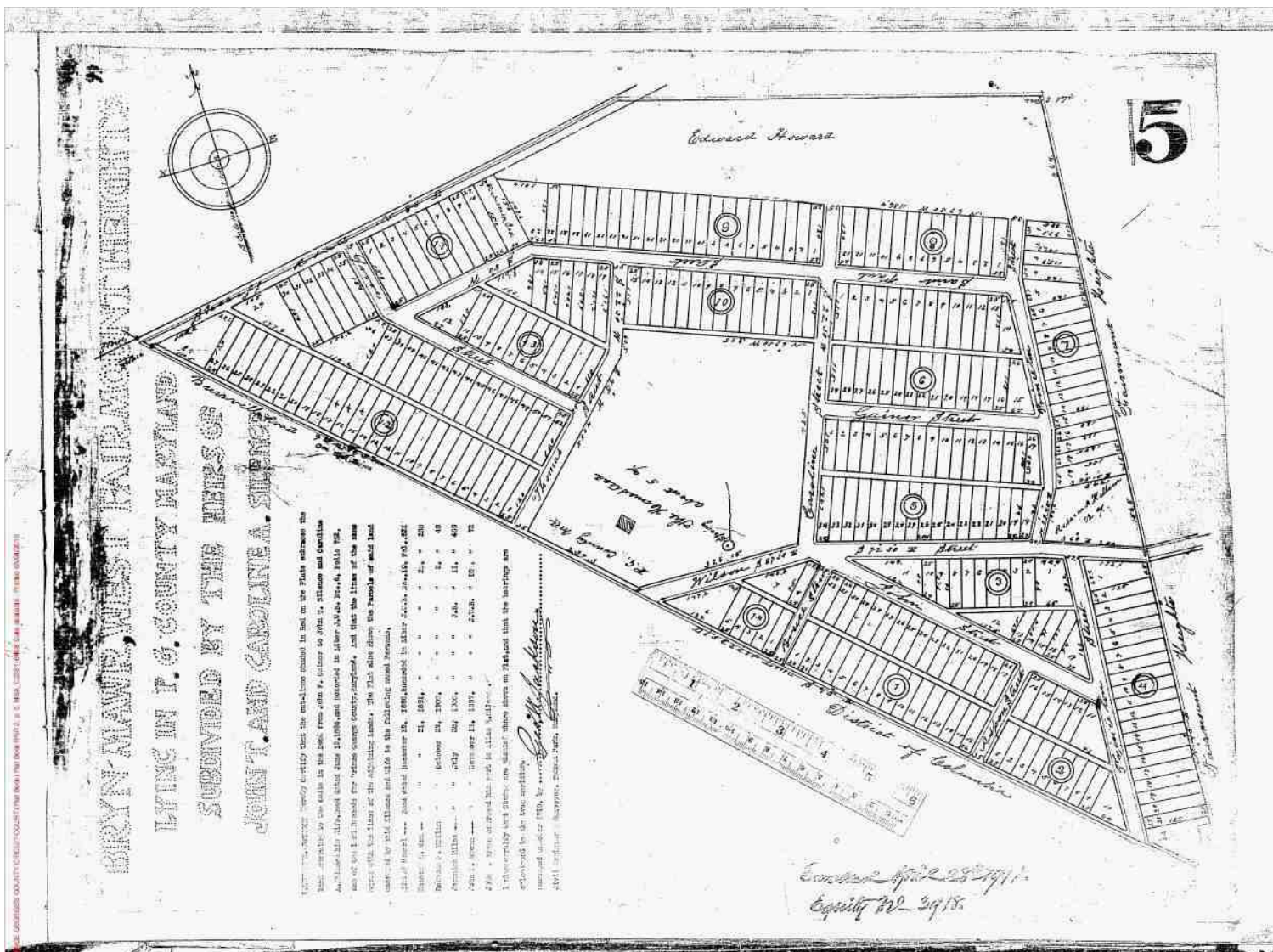


Aerial Map

| | | | | | |
|------------------|-----------------------|--------|----------------|-------|-------------------|
| Borrower | N/A | | | | |
| Property Address | 5701 Jost St | | | | |
| City | Fairmount Heights | County | Prince Georges | State | MD Zip Code 20743 |
| Lender/Client | Prince Georges County | | | | |



Subject's Plat



THE HEIRS OF JOHN T. AND CAROLINE A. SILENT, by their attorneys, have caused to be filed for record this plat of a subdivision of land in P. G. County, Maryland, known as "The Meadows", and bounded as follows: on the north by the line of the lot owned by John T. and Caroline A. Silent, on the east by the line of the lot owned by John T. and Caroline A. Silent, on the south by the line of the lot owned by John T. and Caroline A. Silent, and on the west by the line of the lot owned by John T. and Caroline A. Silent.

The plat also shows the names of said land owners, and the names of the persons who have been appointed as commissioners to sell the same, and the names of the persons who have been appointed as appraisers to appraise the same.

The plat also shows the names of the persons who have been appointed as commissioners to sell the same, and the names of the persons who have been appointed as appraisers to appraise the same.

The plat also shows the names of the persons who have been appointed as commissioners to sell the same, and the names of the persons who have been appointed as appraisers to appraise the same.

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
STATE OF MARYLAND

Lawrence J. Hogan, Jr.
GOVERNOR
Boyd K. Rutherford
Lt. GOVERNOR
Kelly M. Schulz
Secretary

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

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

10 03 20531

5,062,406

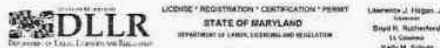
10 03 20531

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
STATE OF MARYLAND
DEPARTMENT OF LABOR, LICENSING AND REGULATION

Lawrence J. Hogan, Jr.
GOVERNOR
Boyd K. Rutherford
Lt. GOVERNOR
Kelly M. Schulz
Secretary

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 *Kelly M. Schulz*
Signature of Bearer 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.