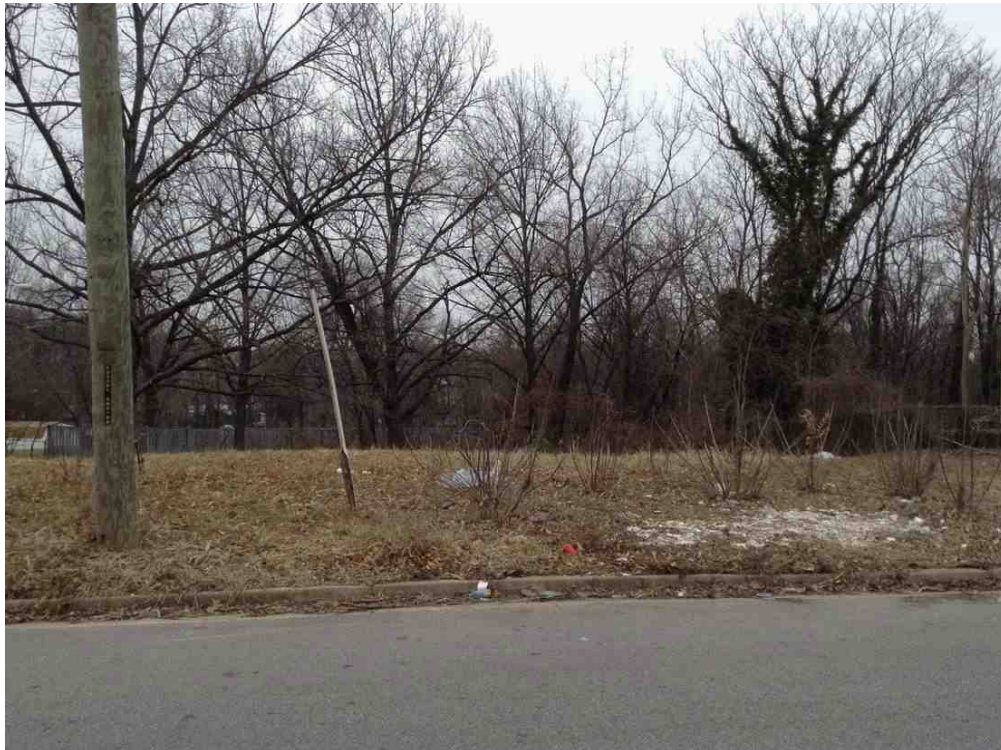


# APPRAISAL OF REAL PROPERTY



## LOCATED AT

1217 Farmingdale Avenue  
Capitol Heights, MD 20743  
MAP 65, GRID F1, SECTION 2, BLOCK F, LOT 13

## FOR

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

## OPINION OF VALUE

## AS OF

2/27/2019

## BY

Jacquelin Sonceau  
Beltway Appraisals, LLC  
8014 Patuxent Landing Loop  
Laurel, MD 20724  
(301) 317-8514  
Jack.Sonceau@beltwayappraisals.com  
<http://www.Beltwayappraisals.com>

Beltway Appraisals, LLC  
JACQUELIN SONCEAU, SRA  
8014 PATUXENT LANDING LOOP  
LAUREL, MD 20724

(301) 317-8514

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

Re: Property: 1217 Farmingdale Avenue  
Capitol Heights, MD 20743  
Borrower: N/A N/A  
File No.: 1902012

In accordance with your request, we have appraised the above referenced property. The report of that appraisal is attached.

The purpose of this appraisal is to estimate the market value of the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.

This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The value conclusions reported are as of the effective date stated in the body of the report and contingent upon the certification and limiting conditions attached.

It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Sincerely,



Jacquelin Sonceau  
300012316  
7/11/2019

# USPAP Compliance Addendum

Loan #  
File # 1902012

Borrower	N/A N/A		
Property Address	1217 Farmingdale Avenue		
City	Capitol Heights	County	Prince George's
		State	MD
		Zip Code	20743
Lender/Client	The Prince George's County Government		

### APPRAISAL AND REPORT IDENTIFICATION

This Appraisal Report is one of the following types:

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

Restricted Appraisal Report      This report was prepared in accordance with the requirements of the Restricted Appraisal Report option of USPAP Standards Rule 2-2(b). The intended user of this report is limited to the identified client. This is a Restricted Appraisal Report and the rationale for how the appraiser arrived at the opinions and conclusions set forth in the report may not be understood properly without the additional information in the appraiser's workfile.

### ADDITIONAL CERTIFICATIONS

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

- The statements of fact contained in this report are true and correct.
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no (or the specified) present or prospective interest in the property that is the subject of this report and no (or specified) personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- This appraisal report was prepared in accordance with the requirements of Title XI of FIRREA and any implementing regulations.

### PRIOR SERVICES

I have NOT performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

### PROPERTY INSPECTION

I have NOT made a personal inspection of the property that is the subject of this report.

I HAVE made a personal inspection of the property that is the subject of this report.

### APPRAISAL ASSISTANCE

Unless otherwise noted, no one provided significant real property appraisal assistance to the person signing this certification. If anyone did provide significant assistance, they are hereby identified along with a summary of the extent of the assistance provided in the report.

### ADDITIONAL COMMENTS

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

### MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY

A reasonable marketing time for the subject property is 47 day(s) utilizing market conditions pertinent to the appraisal assignment.

A reasonable exposure time for the subject property is 30-60 day(s).

### APPRAISER      SUPERVISORY APPRAISER (ONLY IF REQUIRED)

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

File No.: 1902012

Property Address: 1217 Farmingdale Avenue	City: Capitol Heights	State: MD	Zip Code: 20743
County: Prince George's		Legal Description: MAP 65, GRID F1, SECTION 2, BLOCK F, LOT 13	
Assessor's Parcel #: 17182092971	Tax Year: 2018	R.E. Taxes: \$ 14	Special Assessments: \$ 0
Market Area Name: Capitol Heights	Map Reference: 65	Census Tract: 8031.00	
Current Owner of Record: PRINCE GEORGES COUNTY		Borrower (if applicable): N/A N/A	
Project Type (if applicable): <input type="checkbox"/> PUD <input type="checkbox"/> De Minimis PUD <input type="checkbox"/> Other (describe)	HOA: \$	<input type="checkbox"/> per year	<input type="checkbox"/> per month
Are there any existing improvements to the property? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If Yes, indicate current occupancy: <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant <input type="checkbox"/> Not habitable			
If Yes, give a brief description:			

The purpose of this appraisal is to develop an opinion of: <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe)			
This report reflects the following value (if not Current, see comments): <input checked="" type="checkbox"/> Current (the Inspection Date is the Effective Date) <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective			
Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe)			
Intended Use: The intended use of this appraisal report is to assist the client with internal decision making regarding the subject property.			
The appraiser is not responsible for the unauthorized use of this report.			
Intended User(s) (by name or type): The client, The Prince George's County Government			
Client: The Prince George's County Government	Address: 1400 Mc Cormick Drive, Suite 336, Largo, MD 20774		
Appraiser: Jacquelin Sonceau	Address: 8014 Patuxent Landing Loop, Laurel, MD 20724		

Characteristics	Predominant Occupancy	One-Unit Housing	Present Land Use	Change in Land Use
Location: <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	<input checked="" type="checkbox"/> Owner 55 <input checked="" type="checkbox"/> Tenant 22 <input type="checkbox"/> Vacant (0-5%) <input checked="" type="checkbox"/> Vacant (>5%)	PRICE AGE	One-Unit 70%	<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		50 Low 1	Multi-Unit 20%	* To: _____
Property values: <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining		648 High 119	Comm'l 10%	
Demand/supply: <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply		252 Pred 65	0%	
Marketing time: <input checked="" type="checkbox"/> Under 3 Mos. <input type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.				

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

Market Area Comments: The subject's neighborhood is bordered by Annapolis Road to the north; Garrett A Morgan Blvd to the east; Marlboro Pike to the south; Anacostia River to the west. No apparent adverse factors were noted that could affect the subject's marketability. Good access to all amenities, including public schools of all levels, churches, shopping, employment, and major highways. Major employment centers in the Baltimore DC metro area are within typical commuting times. The subject is less than a mile (as the crow flies) from Fairmont Heights High School. Market conditions are stable. Currently conventional, VA, and FHA mortgages are available at historically low rates. Median days on the market for properly priced properties in the overall subject neighborhood is under 3 months. Market trend data supplied above was obtained from the general market for the past twelve months within a 2 mile radius of the subject property.

Dimensions: Irregular lot	Site Area: 5,512 Sq.Ft.
Zoning Classification: R55	Description: ONE-FAMILY DETACHED RESIDENTIAL
Do present improvements comply with existing zoning requirements? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> No Improvements	
Uses allowed under current zoning: Permits small-lot residential subdivisions; promotes high density, single-family detached dwellings. Standard lot sizes 6,500 sq. ft.; maximum dwelling units per net acre 6.70; estimated average dwelling units per acre 4.2.	

Are CC&Rs applicable? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown	Have the documents been reviewed? <input type="checkbox"/> Yes <input type="checkbox"/> No	Ground Rent (if applicable) \$ _____ /
Comments:		
Highest & Best Use as improved: <input type="checkbox"/> Present use, or <input type="checkbox"/> Other use (explain) The Highest and best use of the subject is as improved as a residential dwelling.		
Actual Use as of Effective Date: Vacant Lot	Use as appraised in this report: Vacant Lot	
Summary of Highest & Best Use: In order to estimate the highest and best use of the subject property, we have considered those uses that are legally permissible, physically possible, maximally productive and financially feasible. The use that represents the highest and best use of the property is to develop it as a residential dwelling.		

Utilities	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private	Frontage	Estimated to be 75 feet
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available	Street	Dirt/Typical	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Topography	Mostly level
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available	Width	Average for area			Size	5,512 sf +/-
Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available	Surface	Asphalt			Shape	Rectangular
Sanitary Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available	Curb/Gutter	Concrete/Concrete	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Drainage	Natural
Storm Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available	Sidewalk	Concrete	<input checked="" type="checkbox"/>	<input type="checkbox"/>	View	Average Residential
Telephone	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available	Street Lights	Post	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Multimedia	<input type="checkbox"/>	<input type="checkbox"/>		Alley	None-typical	<input type="checkbox"/>	<input type="checkbox"/>		

Other site elements: <input type="checkbox"/> Inside Lot <input checked="" 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 # 24033C0141E FEMA Map Date 9/16/2016
Site Comments: I saw no adverse environmental conditions on the site or in the immediate vicinity of the subject property. Typical utility easements (telephone, electric) do not affect value. The subject property appears to be located in the FEMA flood zone X. Flood hazard map interpretation is believed accurate, it is not guaranteed.



# LAND APPRAISAL REPORT

File No.: 1902012

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): SDAT, brightMLS

1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing: <u>The prior sale/transfer of comparable sale #3 on 01/11/2018 was a non-arms length transaction. No evidence from current data sources of any sale or transfer of the comparable sales prior to, or in addition to, those cited above within the past year. No evidence from current data sources of any sale or transfer of the subject property prior to, or in addition to, those cited above within the past three years.</u>
Date: 06/03/1992	
Price: \$0	
Source(s): SDAT, brightMLS	
2nd Prior Subject Sale/Transfer	
Date:	
Price:	
Source(s):	

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	1217 Farmingdale Avenue Capitol Heights, MD 20743	1320 FARMINGDALE AVE CAPITOL HEIGHTS, MD 20743		4007 WILL ST CAPITOL HEIGHTS, MD 20743		415 SAINT MARGARETS DR CAPITOL HEIGHTS, MD 20743	
Proximity to Subject		0.12 MILES N		2.86 MILES SW		2.01 MILES SE	
Sale Price	\$ 0	\$ 35,000		\$ 33,500		\$ 42,181	
Price/ Sq.Ft.	\$ 0	\$ 6.60		\$ 6.70		\$ 4.68	
Data Source(s)	brightMLS, SDAT	brightMLS#1001837060;DOM 11		brightMLS#1001093731;DOM 22		brightMLS#1005071635;DOM 28	
Verification Source(s)	Observation	Observation/CountyTax Record		Observation/CountyTax Record		Observation/CountyTax Record	
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+(-) \$ Adjust
Sales or Financing Concessions	N/A	Non-ArmLth Cash;		REO Cash;		REO Cash;	
Date of Sale/Time	N/A	07/27/18		05/23/17		03/19/18	
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Location	Avg Residential	Avg Residential		Avg Residential		Avg Residential	
Site Area (in Sq.Ft.)	5,512	5,304	+1,038	5,000	-2,555	9,013	-17,471
Utility	Average	Average		Average		Average	
Zoning	R55	R55		R55		R55	
Net Adjustment (Total, in \$)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 1,038		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -2,555		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -17,471	
Adjusted Sale Price (in \$)		\$ 36,038		\$ 30,945		\$ 24,710	

Summary of Sales Comparison Approach The sales used are the best available. Many sales were considered in determining the current market value. No adverse marketability is apparent. Adjustments to the sales price of the comparables are routinely used to establish market value. When these dollar adjustments are used, individual differences between the comparables and the subject property are expressed in terms of plus or minus dollar amounts. These adjustments can result in the adjusted sales price being greater than the actual sales price of the comparable. See analysis/comments on the following pages of this report. Non-arms length land sales are common in the subjects market area, therefore, no adjustment is necessary to the comparables. All three comparable sales are located in the same city as the subject. Comparable sale #1 carried the most weight in the reconciliation, because it is located on the same street as the subject and is the closest in proximity. This sale is also the most recent transaction among the comparables used in the report.

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

Legal Name of Project: N/A

Describe common elements and recreational facilities: None.

**Indicated Value by: Sales Comparison Approach \$ 36,000**

Final Reconciliation The Sales Comparison Approach provides the most reliable opinion of value. All sales were considered when determining the final opinion of value.

This appraisal is made  "as is", or  subject to the following conditions: The land sales presented are the best comparables available due to the lack of available residential land sales similar to the subject.

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: \$ 36,000, as of: 2/27/2019, which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.**

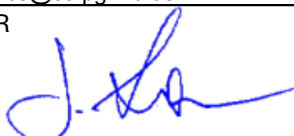
A true and complete copy of this report contains 27 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report, which contains the following attached exhibits:  Scope of Work

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

Photo Addenda  Parcel Map  Hypothetical Conditions  Extraordinary Assumptions

Client Contact: Benjamin Hobbs, Sr. Client Name: The Prince George's County Government

E-Mail: bhobbs@co.pg.md.us Address: 1400 Mc Cormick Drive, Suite 336, Largo, MD 20774

<p><b>APPRAISER</b></p>  <p>Appraiser Name: <u>Jacquelin Sonceau</u></p> <p>Company: <u>Beltway Appraisals, LLC</u></p> <p>Phone: <u>(301) 317-8514</u> Fax: <u>(301) 542-0171</u></p> <p>E-Mail: <u>Jack.Sonceau@beltwayappraisals.com</u></p> <p>Date of Report (Signature): <u>03/04/2019</u></p> <p>License or Certification #: <u>30012316</u> State: <u>MD</u></p> <p>Designation: _____</p> <p>Expiration Date of License or Certification: <u>07/11/2019</u></p> <p>Inspection of Subject: <input checked="" type="checkbox"/> Did Inspect <input type="checkbox"/> Did Not Inspect (Desktop)</p> <p>Date of Inspection: <u>2/27/2019</u></p>	<p><b>SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)</b></p> <p>Supervisory or Co-Appraiser Name: _____</p> <p>Company: _____</p> <p>Phone: _____ Fax: _____</p> <p>E-Mail: _____</p> <p>Date of Report (Signature): _____</p> <p>License or Certification #: _____ State: _____</p> <p>Designation: _____</p> <p>Expiration Date of License or Certification: _____</p> <p>Inspection of Subject: <input type="checkbox"/> Did Inspect <input type="checkbox"/> Did Not Inspect</p> <p>Date of Inspection: _____</p>
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**Supplemental Addendum**

File No. 1902012

Borrower	N/A N/A		
Property Address	1217 Farmingdale Avenue		
City	Capitol Heights	County Prince George's	State MD Zip Code 20743
Lender/Client	The Prince George's County Government		

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

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
- I have made a personal inspection of the property that is the subject of this report.
- No one provided significant real property appraisal assistance to the person signing this certification.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.

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

Comparable #2 and #3 are over 1 mile from the subject property. This distance is farther than standard search parameters but it was necessary to expand this parameter to find comparables that were similar in overall appeal, design, condition, utility, and amenities. The sales presented were considered the best available.

The comparable sales used in this report have not all closed within the past 90 days of the effective date of the appraisal, and/or are within 1 mile of the subject. The comparables used were the best available to the appraiser, as of the date of the inspection.

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

#### COMMENTS ON SALES COMPARISON

The comparables presented are considered the best available featuring design, appeal, condition, utility, and amenities similar to the subject property. Other comparables analyzed would require less desirable adjustments and were not utilized for that reason. The comparables recited are from the subject neighborhood, are in acceptable proximity to the subject, are recent, and the most comparable sale and listing found. All value affecting dissimilarities were adjusted according to market reaction. The indicated range of values brackets the value of the subject. Features regarding each comparable is listed below.

COMPARABLE #1: recent sale; in close proximity of subject and located on the same street; raw land, similar to the subject; similar utility as the subject; same zoning;

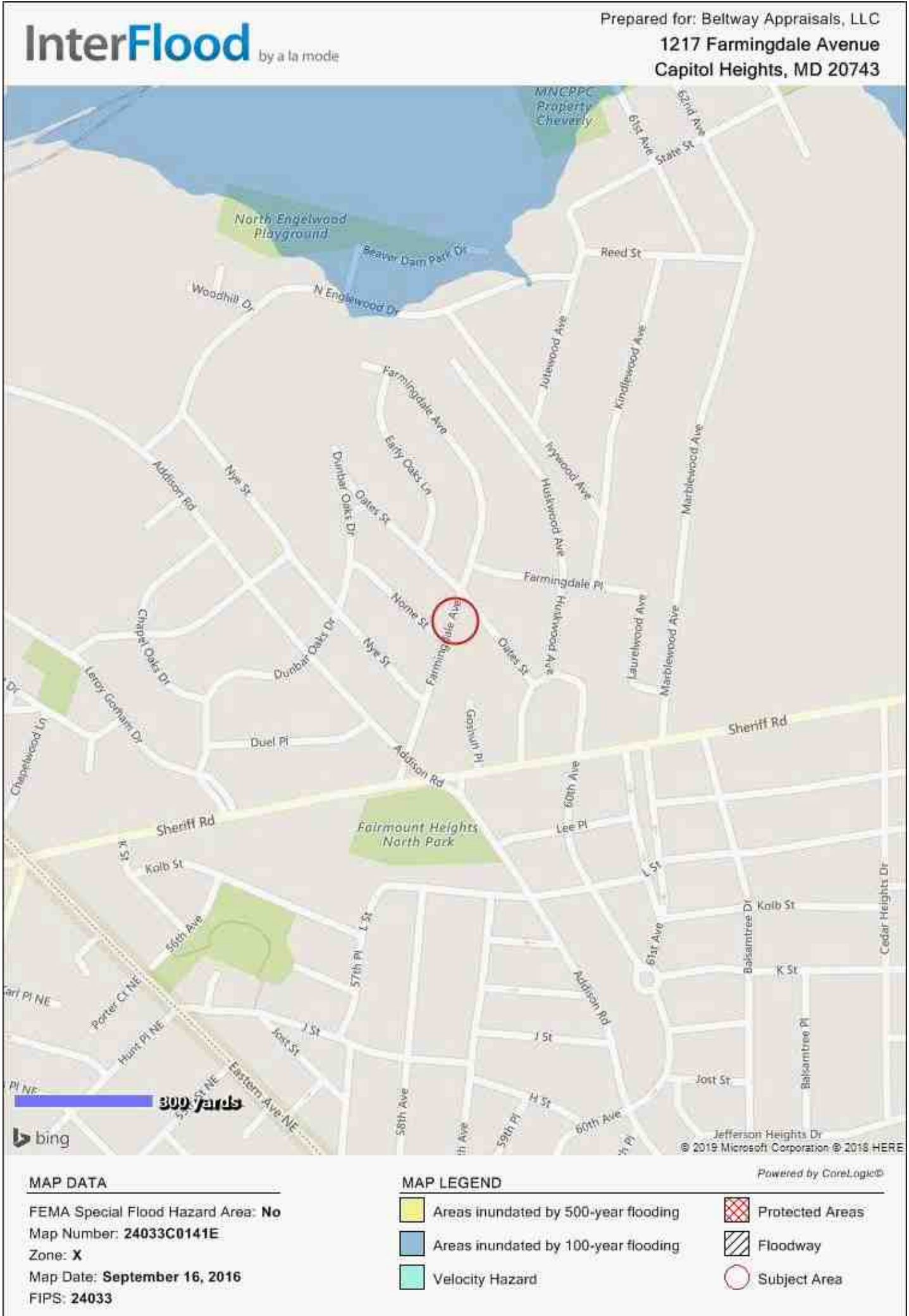
COMPARABLE #2: recent sale; in close proximity of subject and located in the same city; raw land, similar to the subject; similar utility as the subject; same zoning;

COMPARABLE #3: recent sale; in close proximity of subject and located in the same city; raw land, similar to the subject; similar utility as the subject; same zoning;

Average sales price per SF \$4.99

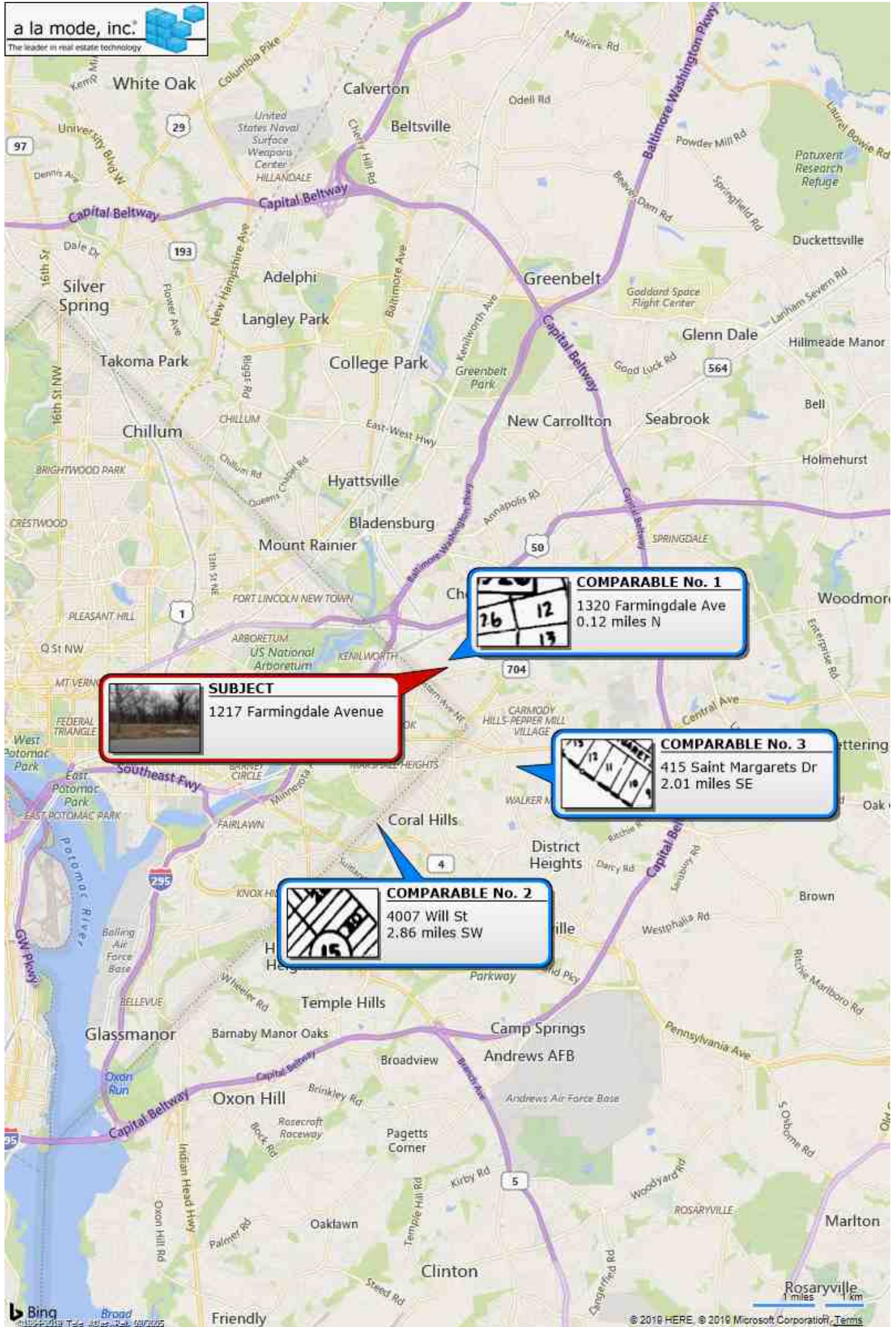
### Flood Map

Borrower	N/A N/A				
Property Address	1217 Farmingdale Avenue				
City	Capitol Heights	County	Prince George's	State	MD Zip Code 20743
Lender/Client	The Prince George's County Government				



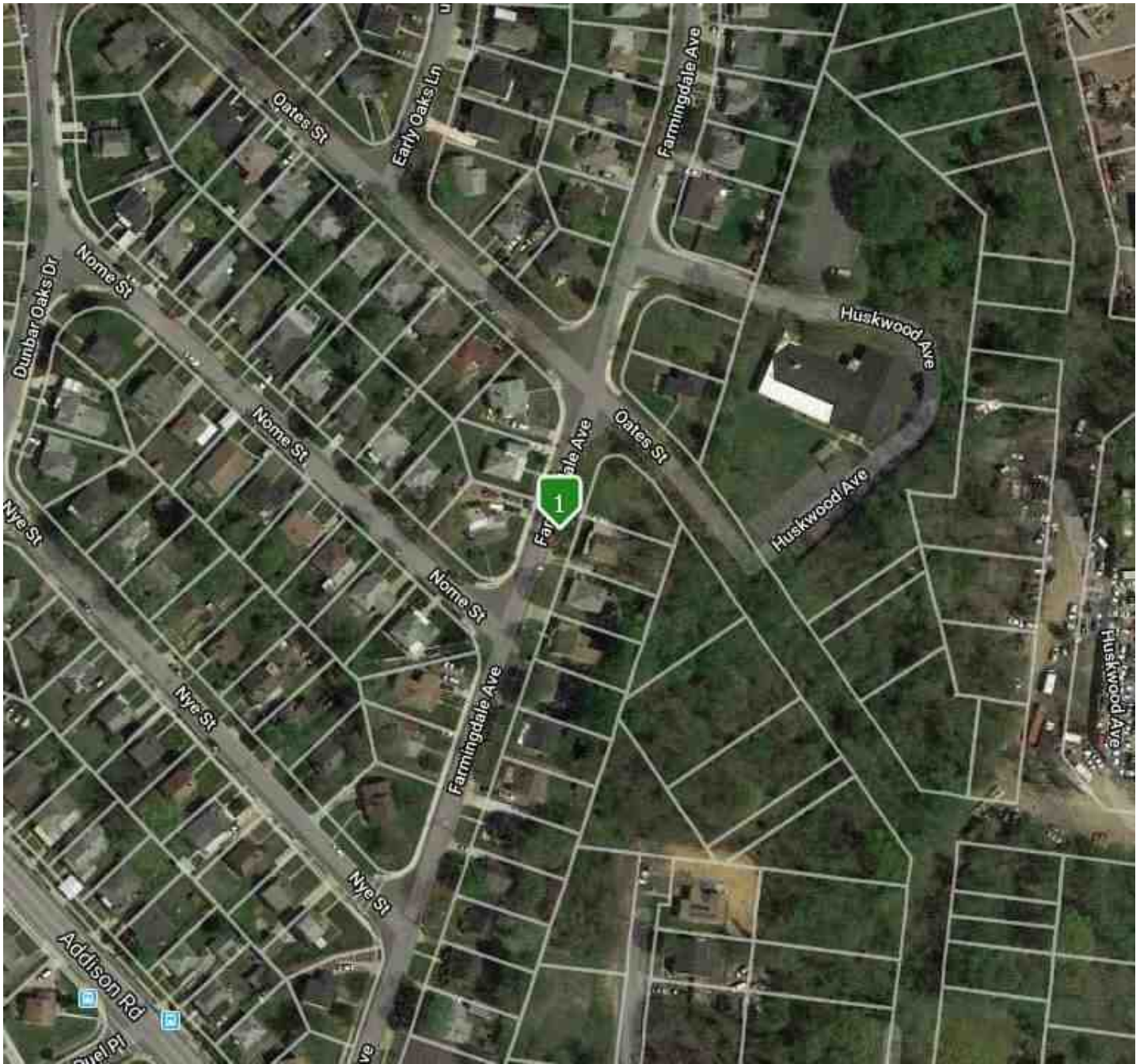
### Location Map

Borrower	N/A N/A				
Property Address	1217 Farmingdale Avenue				
City	Capitol Heights	County	Prince George's	State	MD Zip Code 20743
Lender/Client	The Prince George's County Government				



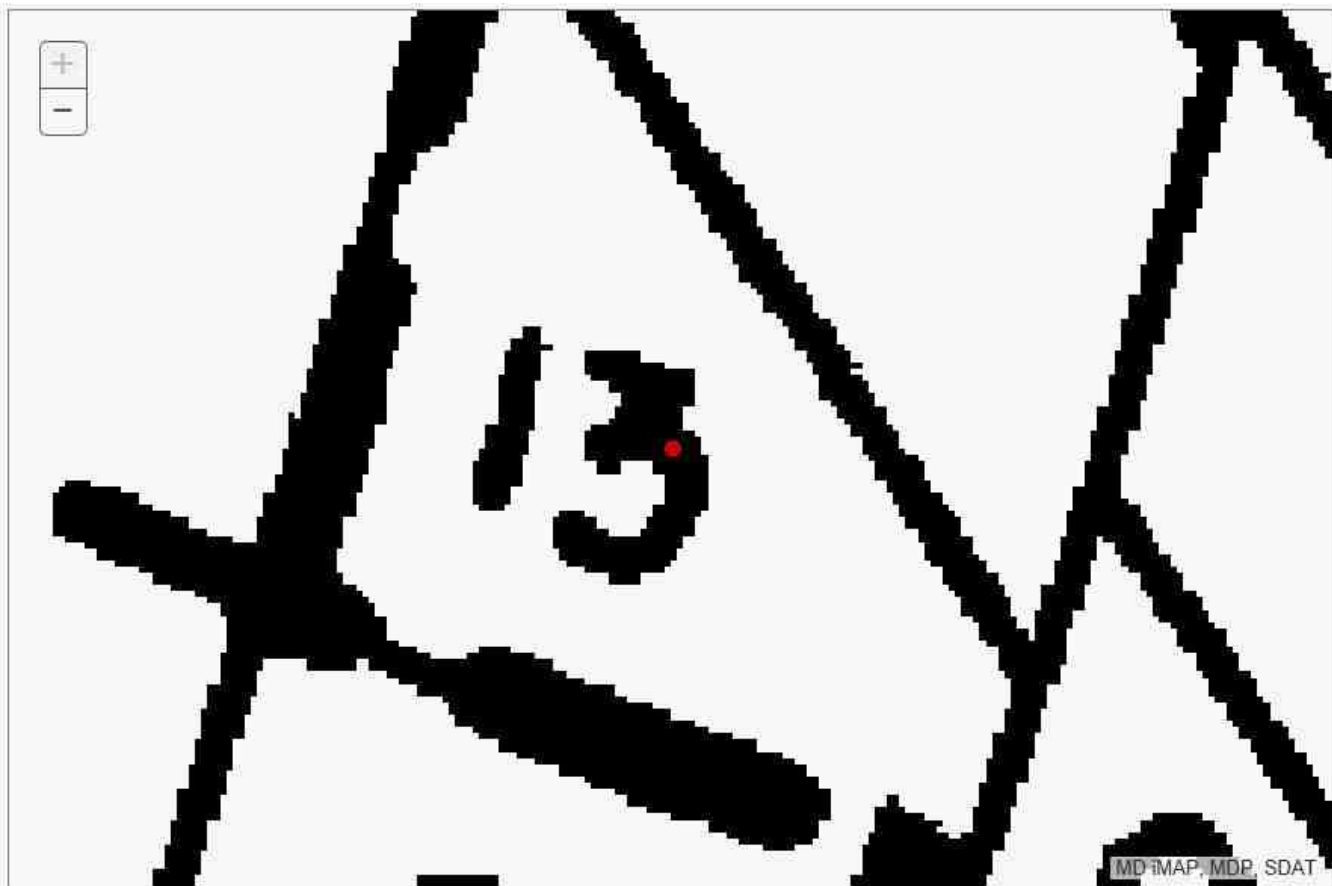
### Aerial Map

Borrower	N/A N/A				
Property Address	1217 Farmingdale Avenue				
City	Capitol Heights	County	Prince George's	State	MD Zip Code 20743
Lender/Client	The Prince George's County Government				



# Plat Map

Borrower	N/A N/A				
Property Address	1217 Farmingdale Avenue				
City	Capitol Heights	County	Prince George's	State	MD Zip Code 20743
Lender/Client	The Prince George's County Government				



### PGAtlas

Borrower	N/A N/A						
Property Address	1217 Farmingdale Avenue						
City	Capitol Heights	County	Prince George's	State	MD	Zip Code	20743
Lender/Client	The Prince George's County Government						



**Subject Photo Page**

Borrower	N/A N/A						
Property Address	1217 Farmingdale Avenue						
City	Capitol Heights	County	Prince George's	State	MD	Zip Code	20743
Lender/Client	The Prince George's County Government						

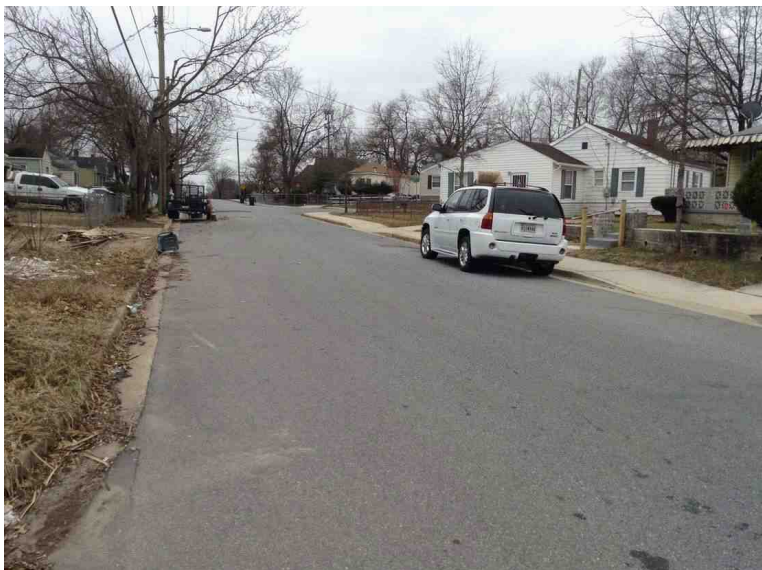


**Subject Front**

1217 Farmingdale Avenue  
 Sales Price 0  
 Gross Living Area  
 Total Rooms  
 Total Bedrooms  
 Total Bathrooms  
 Location Avg Residential  
 View sq. ft. +/-  
 Site 5,512  
 Quality  
 Age



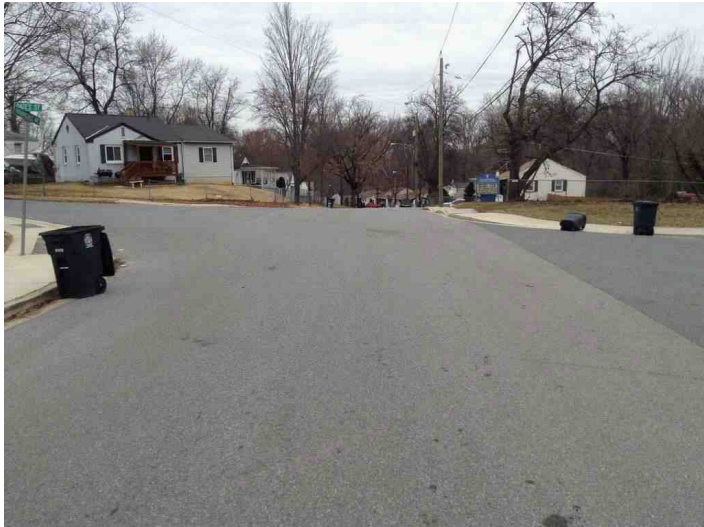
**Subject Rear**



**Subject Street**

**Photograph Addendum**

Borrower	N/A N/A				
Property Address	1217 Farmingdale Avenue				
City	Capitol Heights	County	Prince George's	State	MD Zip Code 20743
Lender/Client	The Prince George's County Government				



**North bound view of Farmingdale Avenue**



**Alternate site view**



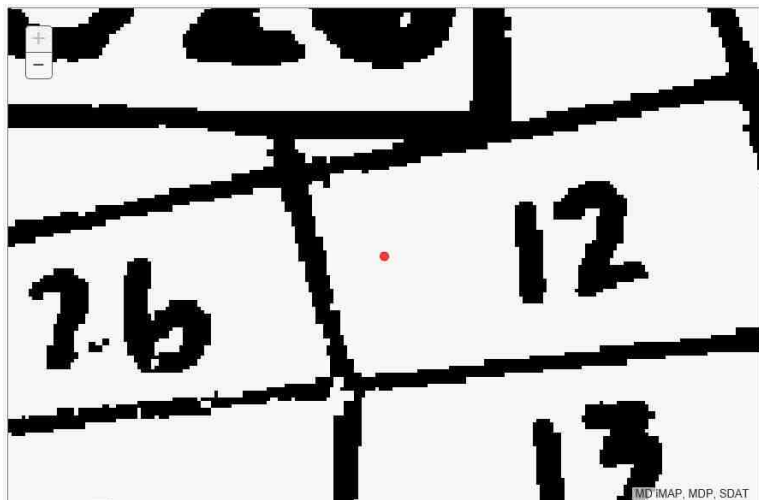
**Alternate site view**



**Photo from the front of the property looking across the street**

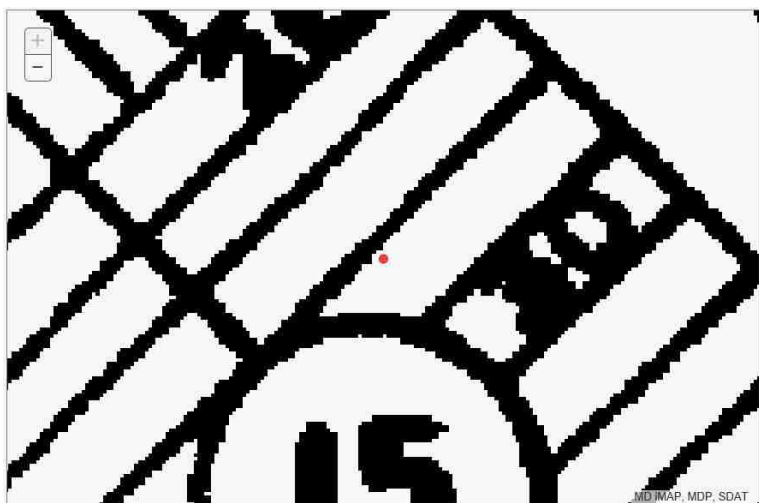
### Comparable Photo Page

Borrower	N/A N/A				
Property Address	1217 Farmingdale Avenue				
City	Capitol Heights	County	Prince George's	State	MD Zip Code 20743
Lender/Client	The Prince George's County Government				



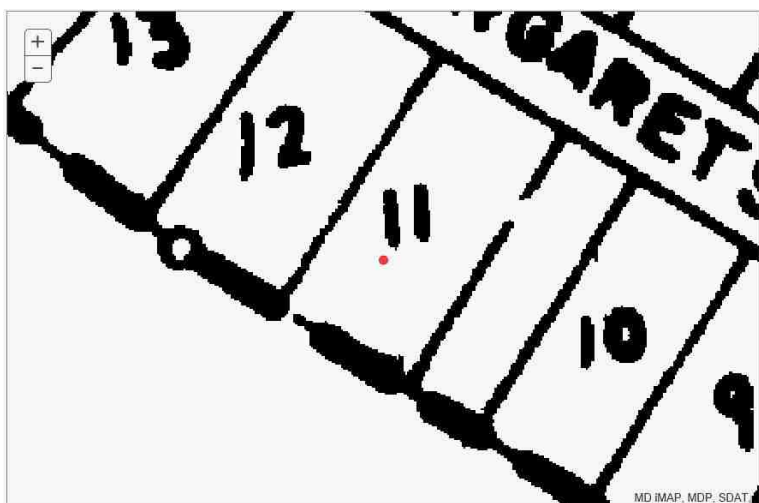
#### Comparable 1

1320 FARMINGDALE AVE  
 Prox. to Subject 0.12 MILES N  
 Sale Price 35,000  
 Gross Living Area  
 Total Rooms  
 Total Bedrooms  
 Total Bathrooms  
 Location Avg Residential  
 View  
 Site 5,304  
 Quality  
 Age



#### Comparable 2

4007 WILL ST  
 Prox. to Subject 2.86 MILES SW  
 Sale Price 33,500  
 Gross Living Area  
 Total Rooms  
 Total Bedrooms  
 Total Bathrooms  
 Location Avg Residential  
 View  
 Site 5,000  
 Quality  
 Age



#### Comparable 3

415 SAINT MARGARETS DR  
 Prox. to Subject 2.01 MILES SE  
 Sale Price 42,181  
 Gross Living Area  
 Total Rooms  
 Total Bedrooms  
 Total Bathrooms  
 Location Avg Residential  
 View  
 Site 9,013  
 Quality  
 Age

# TAX RECORD

Search Result for PRINCE GEORGE'S COUNTY

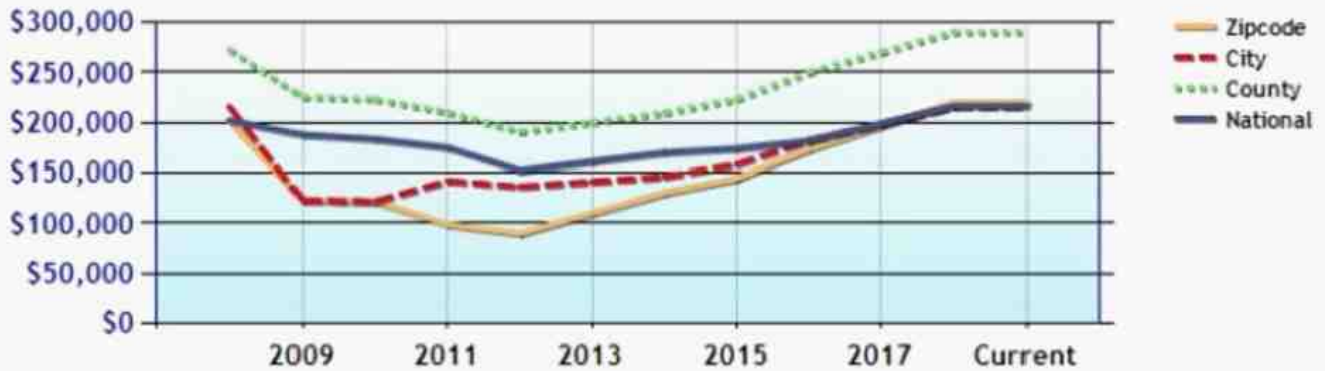
<a href="#">View Map</a>	<a href="#">View GroundRent Redemption</a>	<a href="#">View GroundRent Registration</a>
<b>Tax Exempt:</b>		<b>Special Tax Recapture:</b>
<b>Exempt Class:</b>		NONE
<b>Account Identifier:</b>		<b>District - 18 Account Number - 2092971</b>
Owner Information		
<b>Owner Name:</b>	PRINCE GEORGES COUNTY	<b>Use:</b> EXEMPT
<b>Mailing Address:</b>	BILL BUCKLIN PROP ACQSTN RL E 9201 BASIL CT STE #351 LANDOVER MD 20785	<b>Principal Residence:</b> NO
		<b>Deed Reference:</b> /08328/ 00878
Location & Structure Information		
<b>Premises Address:</b>		<b>Legal Description:</b>
1217 FARMINGDALE AVE CAPITOL HEIGHTS 20743-0000		
<b>Map:</b>	<b>Grid:</b>	<b>Parcel:</b>
0065	00F1	0000
<b>Sub District:</b>	<b>Subdivision:</b>	<b>Section:</b>
	1040	02
<b>Block:</b>	<b>Lot:</b>	<b>Assessment Year:</b>
F	13	2018
<b>Plat No:</b>	<b>Plat Ref:</b>	A-0026
<b>Special Tax Areas:</b>		<b>Town:</b> NONE
		<b>Ad Valorem:</b>
		<b>Tax Class:</b> 8
<b>Primary Structure Built</b>	<b>Above Grade Living Area</b>	<b>Finished Basement Area</b>
		Property Land Area
		5,512 SF
		<b>County Use</b>
		901
<b>Stories</b>	<b>Basement</b>	<b>Type</b>
		<b>Exterior</b>
		<b>Full/Half Bath</b>
		<b>Garage</b>
		<b>Last Major Renovation</b>
Value Information		
	<b>Base Value</b>	<b>Value</b>
		As of
		01/01/2018
<b>Land:</b>	35,100	35,100
<b>Improvements</b>	0	0
<b>Total:</b>	35,100	35,100
<b>Preferential Land:</b>	0	0
		<b>Phase-in Assessments</b>
		As of
		07/01/2018
		As of
		07/01/2019
		35,100
		35,100
		0
Transfer Information		
<b>Seller:</b> SANDIFORD,ROXROY O	<b>Date:</b> 06/03/1992	<b>Price:</b> \$0
<b>Type:</b> NON-ARMS LENGTH OTHER	<b>Deed1:</b> /08328/ 00878	<b>Deed2:</b>
<b>Seller:</b>	<b>Date:</b>	<b>Price:</b>
<b>Type:</b>	<b>Deed1:</b>	<b>Deed2:</b>
<b>Seller:</b>	<b>Date:</b>	<b>Price:</b>
<b>Type:</b>	<b>Deed1:</b>	<b>Deed2:</b>
Exemption Information		
<b>Partial Exempt Assessments:</b>	<b>Class</b>	07/01/2018
<b>County:</b>	500	35,100.00
<b>State:</b>	500	35,100.00
<b>Municipal:</b>	500	0.00 0.00
		07/01/2019
		35,100.00
		35,100.00
		0.00 0.00
<b>Tax Exempt:</b>		<b>Special Tax Recapture:</b>
<b>Exempt Class:</b>		NONE
Homestead Application Information		
<b>Homestead Application Status:</b> No Application		
Homeowners' Tax Credit Application Information		

### BRIGHT MLS HOUSING - Page 1

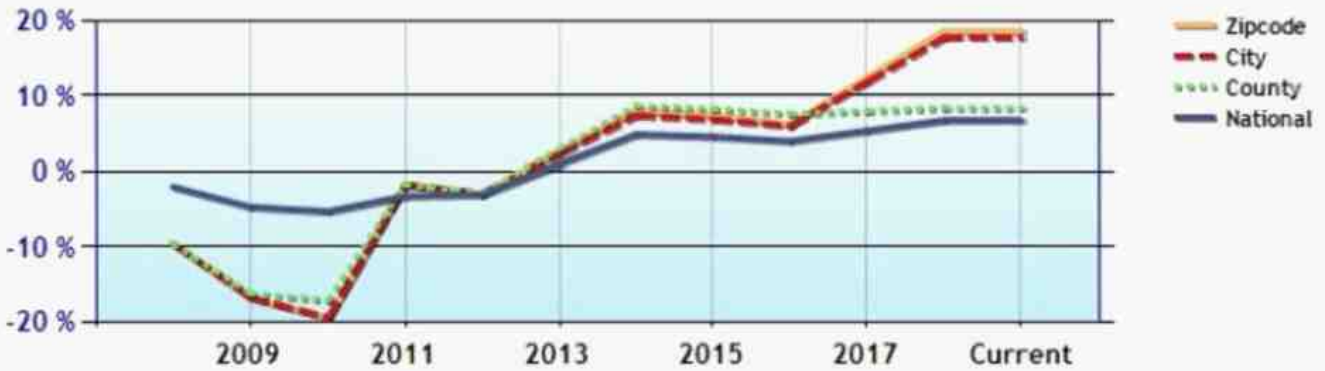
#### Home Values near 1217 Farmingdale Ave, Capitol Heights, MD 20743

	Neighborhood	City	County	National
<b>Median Home Value</b>	\$224,110	\$215,200	\$290,400	\$216,200
<b>Home Appreciation</b>	18.7%	17.8%	8.4%	6.8%

Median Home Value - Ten Year Chart



Home Appreciation - Ten Year Chart

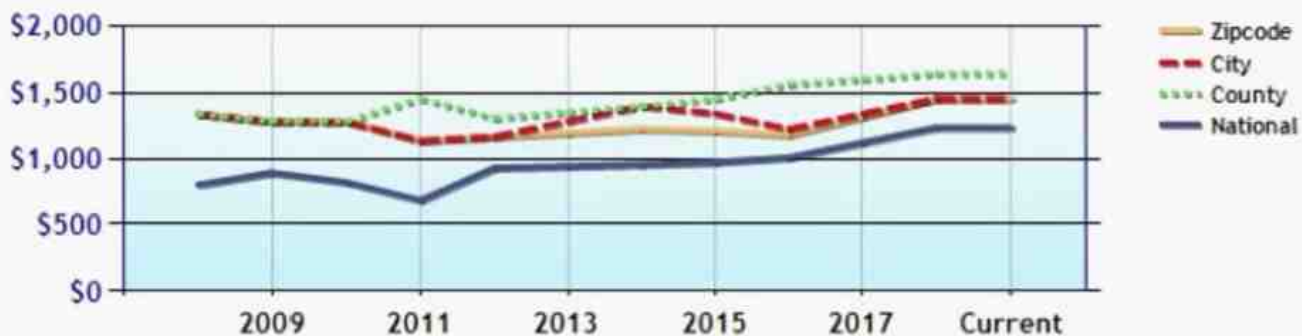


#### Homes Statistics near 1217 Farmingdale Ave, Capitol Heights, MD 20743

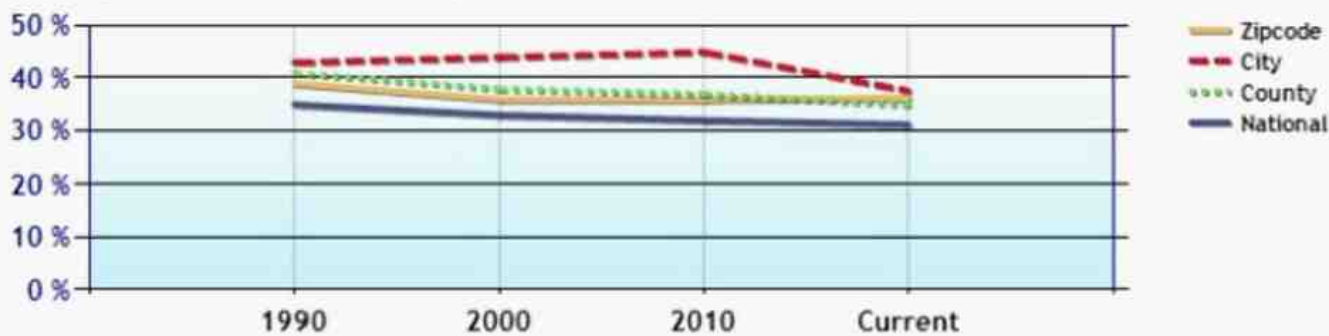
	Neighborhood	City	County	National
<b>Median Age of Home</b>	64.0	51.0	39.0	37.0
<b>Homes Owned</b>	54.6%	49.9%	57.7%	56.3%
<b>Homes Rented</b>	22.1%	37.6%	35.0%	31.2%
<b>Homes Vacant</b>	23.3%	12.5%	7.4%	12.5%

**BRIGHT MLS HOUSING - Page 2**

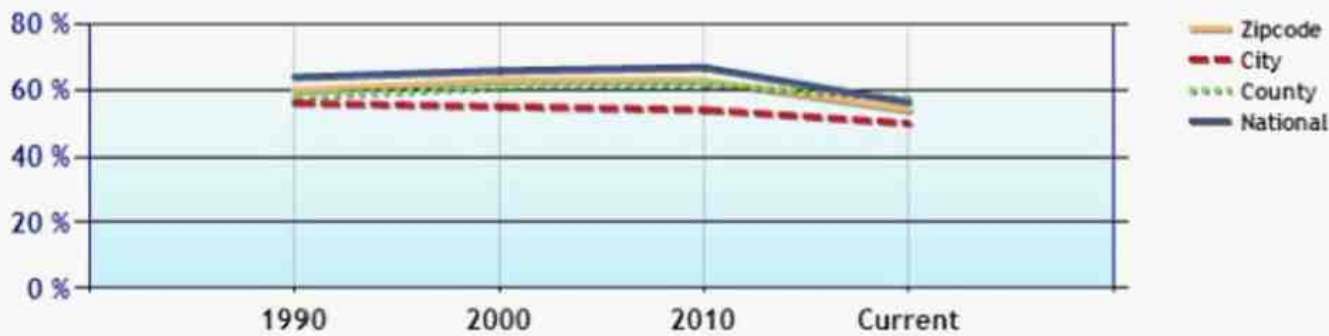
**Average Rental Cost - Ten Year Chart**



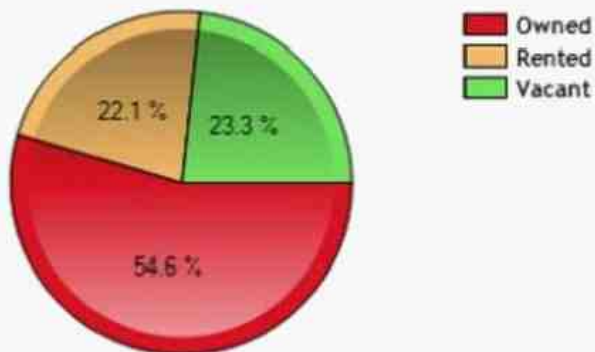
**Percentage of Homes Rented - Thirty Year Chart**



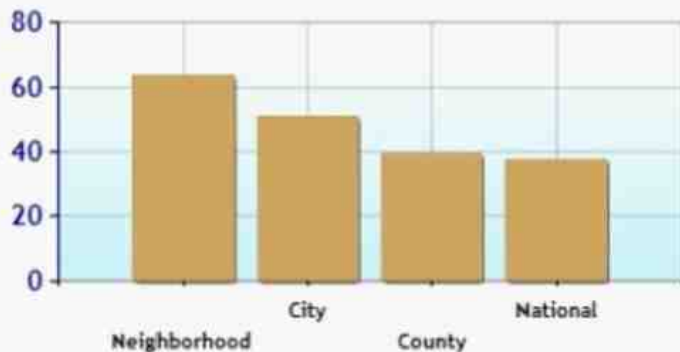
**Percentage of Homes Owned - Thirty Year Chart**



**Home Use**



**Median Age of Home**



## USGS Topographic Quads - Page 1

**Layer: Maryland USGS Topographic Quadrangles (ID: 0)****Name:** Maryland USGS Topographic Quadrangles**Display Field:** SHAPE\_Length**Type:** Feature Layer**Geometry Type:** esriGeometryPolygon**Description:****Definition Expression:** N/A**Copyright Text:****Default Visibility:** true**MaxRecordCount:** 1000**Supported Query Formats:** JSON, AMF, geoJSON**Min Scale:** 0**Max Scale:** 0**Supports Advanced Queries:** true**Supports Statistics:** true**Has Labels:** false**Can Modify Layer:** false**Can Scale Symbols:** false**Use Standardized Queries:** true**Supports Datum Transformation:** true**Extent:**

XMin: -8852727.0526  
YMin: 4559519.201499999  
XMax: -8349977.3074  
YMax: 4830929.361399999  
Spatial Reference: 102100 (3857)

**Drawing Info:***Renderer:**Simple Renderer:**Symbol:**Style:* esriSFSSolid*Color:* [0, 0, 0, 0]*Outline:*

**USGS Topographic Quads - Page 2**

*Style:* esriSLSSolid

*Color:* [0, 0, 0, 0]

*Width:* 0

*Label:*

*Description:*

*Transparency:* 0

*Labeling Info:*

**Advanced Query Capabilities:**

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

**HasZ:** false

**HasM:** false

**Has Attachments:** false

**HTML Popup Type:** esriServerHTMLPopupTypeAsHTMLText

**Type ID Field:** null

**Fields:**

- OBJECTID ( *type: esriFieldTypeOID , alias: OBJECTID* )
- SHAPE ( *type: esriFieldTypeGeometry , alias: SHAPE* )
- SHAPE\_Length ( *type: esriFieldTypeDouble , alias: SHAPE\_Length* )
- SHAPE\_Area ( *type: esriFieldTypeDouble , alias: SHAPE\_Area* )

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

8328 878

TAX SALE FORECLOSURE DEED

THIS DEED made this 27<sup>th</sup> day of March in the year 1992, 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 Order of the Circuit Court for Prince George's County, Maryland, in Civil Action CAE 91-08809, passed on the 19th day of February, 1992, 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

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 EIGHTEENTH ELECTION DISTRICT of the County of Prince George's, State of Maryland, and known and distinguished as:

Seat Pleasant, 2,780.00 sq.ft., Lot 10, Block A, Deanwood Park, assessed to Albert Robinson, Jr. in account 18-45355-10-006

Seat Pleasant, Chapel Oaks, Block F, Lot 13, assessed to Roxroy O. Sandiford in account 18-47262-00-003

free and clear of all alienations and descents of said property occurring before the Judgment of the Court, as well as encumbrances thereon, except esements to which said property is subject and of which said party of the second part has actual or constructive notice, together with whatever buildings and improvements thereupon erected made or being; and all rights, alleys, ways, waters, privileges, appurtenances and advantages to the same being in anywise appertaining.

WITNESS my hand and seal.

*Eric M. Tucker*  
Eric M. Tucker  
Director of Finance for Prince George's County, Maryland as the Collector of Taxes for the State of Maryland and the County of Prince George's

PRINCE GEORGE'S COUNTY CIRCUIT COURT (Land Records) V. 8328, p. 887A, MEA, CEK, 3049. Date available 06/21/2007. Printed 03/01/2019.

Deed - Page 2

8328 879

ATTEST:

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

On this, the 27<sup>th</sup> day of March, 1992, before me appeared ERIC M. TUCKER, who is known by me to be the Director of Finance for Prince George's County, Maryland, and as such, the Collector of Taxes for said County and the State of Maryland, and acknowledged that he executed the foregoing deed in accordance with the Order of the Court and the duties of his Office.

GIVEN under my hand and seal this 27<sup>th</sup> day of March, 1992.

*Alma S. Vowell*  
Notary Public

My Commission Expires: 4/1/95

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.

HAMPSON, HINE & FLOYD  
By *[Signature]*

Please return original to:

Bill Bucklin  
Prince George's County  
Property Acquisition/Real Estate  
9201 Basil Court, Suite 351  
Landover, MD 20785

PRINCE GEORGE'S COUNTY CIRCUIT COURT, Case No. 8328/879, p. 0879, MSA\_CEE64\_8-09, Date available 06/21/2007, Printed 03/01/2019

Deed - Page 3

8328 880

**TRANSFERRED**  
 JUN 3 1982  
 BY *[Signature]* CLERK  
 REGISTERED OFFICE

APPROVED BY COUNTY CLERK

DIRECTOR OF FINANCE  
Prince George's County, MD

**OK TO TRANSFER**  
 BY *[Signature]* 492-676  
 DATE 4/9/82 EB

PRINCE GEORGE'S COUNTY CIRCUIT COURT Land Records VJ 8328, 8328, MSA, CESA, 8409. Date available 06/21/2007. Printed 03/01/2019.

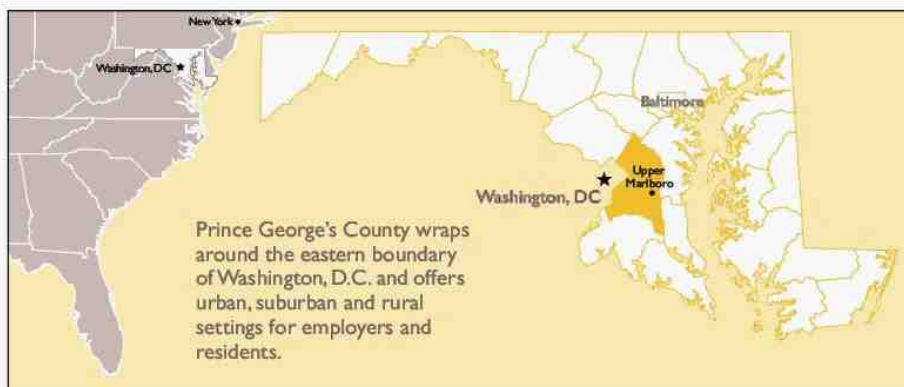
# Brief Economic Facts

## PRINCE GEORGE'S COUNTY, MARYLAND

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

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

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



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

### LOCATION

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

### CLIMATE AND GEOGRAPHY<sup>1</sup>

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

### POPULATION<sup>2,3</sup>

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

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

\*\*Projections

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

### POPULATION DISTRIBUTION<sup>2,3</sup> (2017)

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



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2019

## BRIEF ECONOMIC FACTS - Page 2

# Brief Economic Facts PRINCE GEORGE'S COUNTY, MARYLAND

## LABOR AVAILABILITY<sup>3,4,5</sup> (BY PLACE OF RESIDENCE)

Civilian Labor Force (2017 avg.)	Labor Mkt.	
	County	Area*
Total civilian labor force	511,766	1,779,286
Employment	490,451	1,704,411
Unemployment	21,315	74,875
Unemployment rate	4.2%	4.2%
<b>Residents commuting outside the county to work (2013-2017)</b>	<b>Number</b>	<b>Percent</b>
	284,654	60.6%
<b>Employment in selected occupations (2013-2017)</b>		
Management, business, science and arts	184,439	38.7%
Service	98,360	20.6%
Sales and office	105,938	22.2%
Production, transp. and material moving	41,404	8.7%

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

## MAJOR EMPLOYERS<sup>6,7</sup> (2018)

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

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

\*Includes UMCP, UMUC and Bowie State University

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

## EMPLOYMENT<sup>4</sup> (2017, BY PLACE OF WORK)

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

Includes civilian employment only

## HOURLY WAGE RATES<sup>1</sup> (2017)

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

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

**BRIEF ECONOMIC FACTS - Page 3**

# Brief Economic Facts

## SCHOOLS AND COLLEGES<sup>3,8</sup>

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

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

### Public Schools

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

### Nonpublic Schools Number: 177 (Sept. 2017)

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

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

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

## TAX RATES<sup>9</sup>

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

## INCOME<sup>3</sup> (2013-2017)

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

## HOUSING<sup>3,10</sup>

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

### Housing Transactions (2018)\*

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

\*All multiple listed properties; excludes auctions and FSBO

## BUSINESS AND INDUSTRIAL PROPERTY<sup>6</sup>

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

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

### Business Incubators

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

### Market Profile Data (2018)

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

# Brief Economic Facts PRINCE GEORGE'S COUNTY, MARYLAND

## TRANSPORTATION

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

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

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

**Truck:** All major motor freight common carriers serve the county

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

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

## RECREATION AND CULTURE

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

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

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

**Arts & Entertainment District:** Gateway Arts District

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

## UTILITIES

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

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

**Water and Sewer:** Washington Suburban Sanitary Commission

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

## GOVERNMENT<sup>11</sup>

**County Seat:** Upper Marlboro

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

Angela D. Alsobrooks, County Executive 301.952.4131

Todd M. Turner, Chair, County Council 301.952.3060

**Website:** [www.princegeorgescountymd.gov](http://www.princegeorgescountymd.gov)

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

**Prince George's County Economic Development Corporation**

David Iannucci, President and CEO

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Largo, Maryland 20774

Telephone: 301.583.4650

Email: [info@pgcedc.com](mailto:info@pgcedc.com)

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### Sources:

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



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Kelly M. Schulz  
Secretary

STATE OF MARYLAND

DEPARTMENT OF LABOR, LICENSING AND REGULATION

COMMISSION OF RE APPRAISERS & HOME INSPECTORS  
CERTIFIES THAT:

JACQUELIN F SONCEAU

IS AN AUTHORIZED: 03 - CERTIFIED RESIDENTIAL

LIC/REG/CERT  
12316

*J. Sonceau*  
Signature of Bearer

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*Kelly M. Schulz*  
Secretary DLLR

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