

# APPRAISAL OF REAL PROPERTY



## LOCATED AT

KING CT  
BOWIE, MD 20720  
MAP 45, GRID F4, SECTION 4, BLOCK F, LOT 9

## FOR

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

## OPINION OF VALUE

\$99,000

## AS OF

02/27/2019

## 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: KING CT  
BOWIE, MD 20720  
Borrower: N/A N/A  
File No.: 1902013

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 # 1902013

Borrower	N/A N/A		
Property Address	KING CT		
City	BOWIE	County Prince George's	State MD Zip Code 20720
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:      I have performed services as an appraiser regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. An appraisal report was prepared with the effective date of 02/26/2016.

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

A reasonable marketing time for the subject property is 55 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>03/08/2019</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>02/27/2019</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>
---	--

# LAND APPRAISAL REPORT

File No.: 1902013

Property Address: KING CT	City: BOWIE	State: MD	Zip Code: 20720
County: Prince George's		Legal Description: MAP 45, GRID F4, SECTION 4, BLOCK F, LOT 9	
Assessor's Parcel #: 17070736504	Tax Year: 2018	R.E. Taxes: \$ 30	Special Assessments: \$ 0
Market Area Name: Bowie	Map Reference: 45	Census Tract: 8005.14	
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 70 <input checked="" type="checkbox"/> Tenant 26 <input checked="" type="checkbox"/> Vacant (0-5%) <input type="checkbox"/> Vacant (>5%)	PRICE AGE	One-Unit 85%	<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		110 Low 0	Multi-Unit 5%	* To: _____
Property values: <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining		999 High 74	Comm'l 10%	
Demand/supply: <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply		431 Pred 24	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 Fletchertown Road to the north; Route 197 to the east; Woodmore Road to the south; Route 704 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 four miles (as the crow flies) from Bowie 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: 16,502 Sq.Ft.
Zoning Classification: RE	Description: RESIDENTIAL ESTATE
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 large-lot estate subdivisions containing lots approximately one acre or larger. Standard lot size 40,000 sq. ft.; maximum dwelling units per net acre 1.08; estimated average dwelling units per acre 0.85.	

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 checked="" type="checkbox"/> Other use (explain) The Highest and best use of the subject is as improved as a single-family 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 as a single-family residential dwelling.		

Utilities			Off-site Improvements		Type		Public		Private		Frontage		Estimated to be 80 feet	
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/> Available	Street	Asphalt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Topography			Mostly level				
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/> Available	Width	Average for area			Size			16,502 sf +/-				
Water	<input checked="" type="checkbox"/>	<input type="checkbox"/> Available	Surface	Average for area			Shape			Irregular				
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 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 # 24033C0160E 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 C. Flood hazard map interpretation is believed accurate, it is not guaranteed.



# LAND APPRAISAL REPORT

File No.: 1902013

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 10/19/2018 was an 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.</u>
Date: 04/10/1984	
Price: \$0	
Source(s): SDAT, brightMLS	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.
2nd Prior Subject Sale/Transfer	
Date:	
Price:	
Source(s):	

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	KING CT BOWIE, MD 20720	5000 LANDONS BEQUEST LN BOWIE, MD 20720		2603 Bartlett Ln Bowie, MD 20715		5115 EMERSON ST HYATTSVILLE, MD 20781	
Proximity to Subject		0.47 MILES NE		3.86 MILES E		7.50 MILES W	
Sale Price	\$ 0	\$ 159,000		\$ 70,000		\$ 80,000	
Price/ Sq.Ft.	\$	3.98		7.35		10.00	
Data Source(s)	brightMLS, SDAT	brightMLS#1000151213;DOM 35		brightMLS#1001094013;DOM 19		brightMLS#1009999012	
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		Cash		Cash		Cash	
Concessions	N/A	None Noted		None Noted		None Noted	
Date of Sale/Time	N/A	10/06/17		08/07/17		cd:11/18se:12/18	
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Location	N;Res;	N;Res;		N;Res;		Average	
Site Area (in Sq.Ft.)	16,502	40,000	-60,000	9,525	+30,769	8,000	+37,500
Utility	Average	Average		Average		Average	
Zoning	RE	RE		R55		R55	
Net Adjustment (Total, in \$)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -60,000		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 30,769		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 37,500	
Adjusted Sale Price (in \$)		\$ 99,000		\$ 100,769		\$ 117,500	

Summary of Sales Comparison Approach The sales presented are considered comparable based on location, size, zoning and utility compared to the subject property. Other sales analyzed would require less desirable adjustments and were not utilized for that reason. Sales recited are from the subjects market area and are in an acceptable proximity to the subject. All value affecting dissimilarities were adjusted according to market reaction. The indicated range of values brackets the value of the subject. Comparable sale #1 carried the most weight in the reconciliation, because it is located in the same city as the subject, has the same zoning and is the closest to the subject in proximity.

**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 \$** 99,000

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:**  
 \$ 99,000, as of: 02/27/2019, 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.**

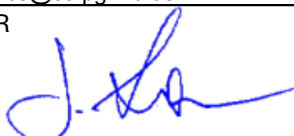
A true and complete copy of this report contains 31 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report, which contains the following attached exhibits:

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

Photo Addenda  Parcel Map  Hypothetical Conditions  Extraordinary Assumptions

Client Contact: 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: Jacquelin Sonceau                  Company: Beltway Appraisals, LLC                  Phone: (301) 317-8514 Fax: (301) 542-0171                  E-Mail: Jack.Sonceau@beltwayappraisals.com                  Date of Report (Signature): 03/08/2019                  License or Certification #: 30012316 State: MD                  Designation:                  Expiration Date of License or Certification: 07/11/2019                  Inspection of Subject: <input checked="" type="checkbox"/> Did Inspect <input type="checkbox"/> Did Not Inspect (Desktop)                  Date of Inspection: 02/27/2019</p>	<p><b>SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)</b></p> <p>Supervisory or Co-Appraiser Name: _____                  Company: _____                  Phone: _____ Fax: _____                  E-Mail: _____                  Date of Report (Signature): _____                  License or Certification #: _____ State: _____                  Designation: _____                  Expiration Date of License or Certification: _____                  Inspection of Subject: <input type="checkbox"/> Did Inspect <input type="checkbox"/> Did Not Inspect                  Date of Inspection: _____</p>
---	--



# ADDITIONAL COMPARABLE SALES

File No.: 1902013

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 4		COMPARABLE NO. 5		COMPARABLE NO. 6	
Address	KING CT BOWIE, MD 20720	12103 RUSTIC HILL DR BOWIE, MD 20715					
Proximity to Subject		3.72 MILES NE					
Sale Price	\$ 0		\$ 90,000		\$		\$
Price/ Sq.Ft.	\$	\$ 8.91		\$		\$	
Data Source(s) Verification Source(s)	brightMLS, SDAT Observation	brightMLS#1000189025;DOM 115 Observation/CountyTax Record					
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+(-) \$ Adjust
Sales or Financing Concessions	N/A	Unknown None Noted					
Date of Sale/Time	N/A	cd:7/17se:9/17					
Rights Appraised	Fee Simple	Fee Simple					
Location	N;Res;	N;Res;					
Site Area (in Sq.Ft.)	16,502	10,105	+28,000				
Utility	Average	Average					
Zoning	RE	RR					
Net Adjustment (Total, in \$)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 28,000	<input type="checkbox"/> + <input type="checkbox"/> -	\$	<input type="checkbox"/> + <input type="checkbox"/> -	\$
Adjusted Sale Price (in \$)			\$ 118,000		\$		\$

Summary of Sales Comparison Approach The sales presented are considered comparable based on location, size, zoning and utility compared to the subject property. Other sales analyzed would require less desirable adjustments and were not utilized for that reason. Sales recited are from the subjects market area and are in an acceptable proximity to the subject. All value affecting dissimilarities were adjusted according to market reaction. The indicated range of values brackets the value of the subject. Comparable sale #1 carried the most weight in the reconciliation, because it is located in the same city as the subject, has the same zoning and is the closest to the subject in proximity.

SALES COMPARISON APPROACH



**Supplemental Addendum**

File No. 1902013

Borrower	N/A N/A				
Property Address	KING CT				
City	BOWIE	County	Prince George's	State	MD Zip Code 20720
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 services as an appraiser 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 sale #2, #3 and #4 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 in the same city; raw land, similar to the subject; similar utility as the subject; same zoning as the the subject;

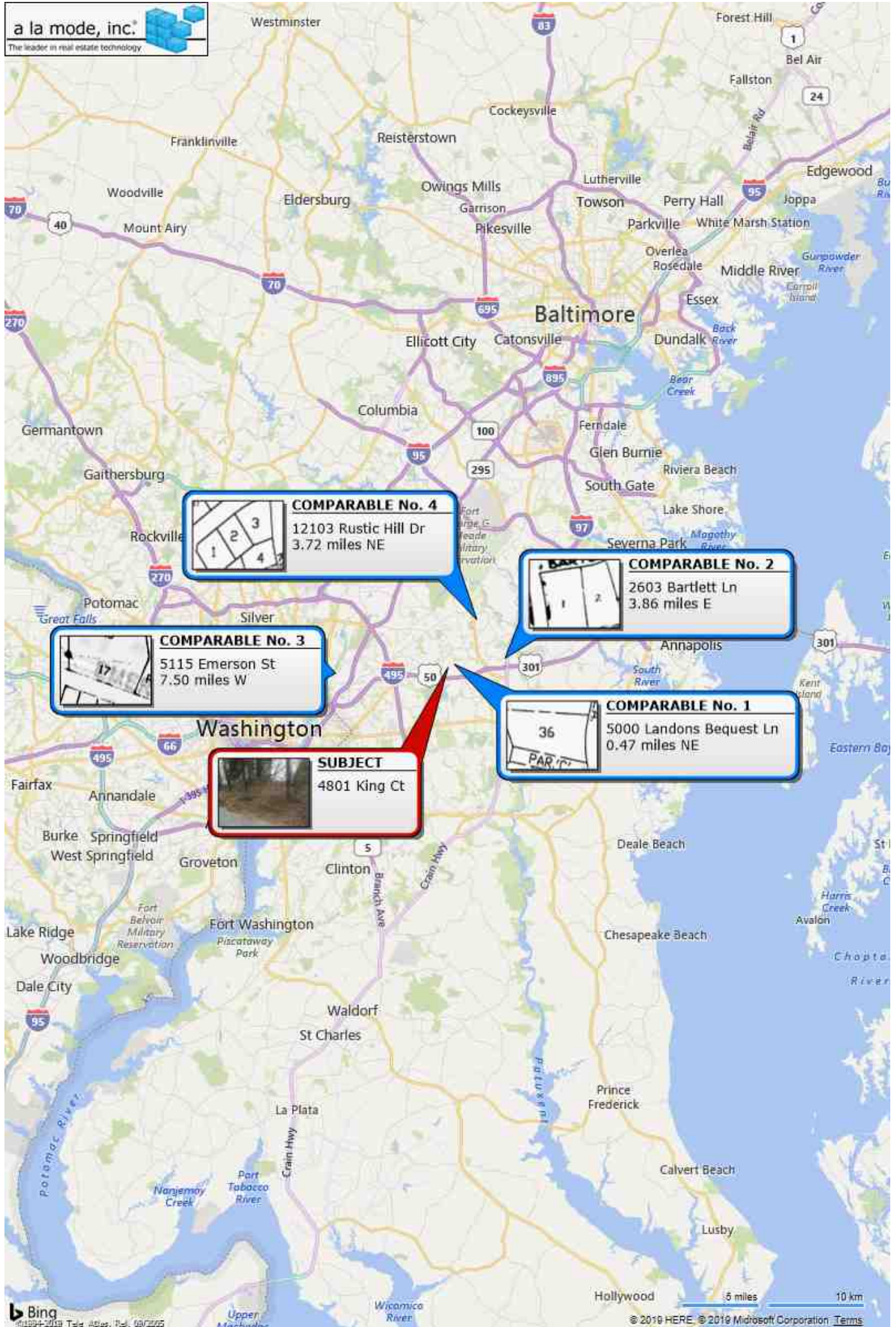
COMPARABLE #2: recent sale; in close proximity of subject and located in the same city; raw land, similar to the subject; similar zoning as the subject;

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

COMPARABLE #4: recent sale; in close proximity of subject and located in the same city; raw land, similar to the subject; similar zoning as the subject;

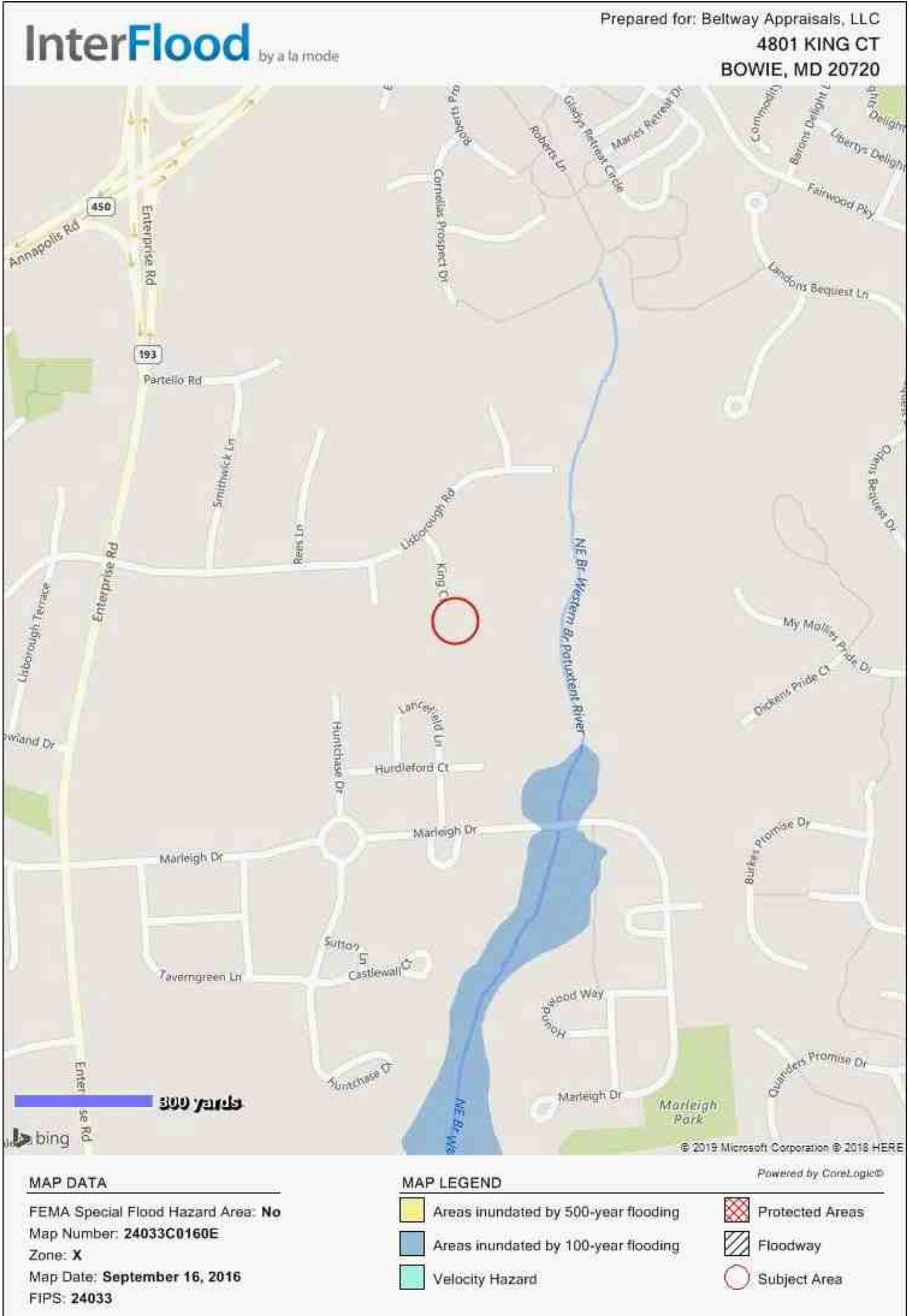
### Location Map

Borrower	N/A N/A				
Property Address	KING CT				
City	BOWIE	County	Prince George's	State	MD Zip Code 20720
Lender/Client	The Prince George's County Government				



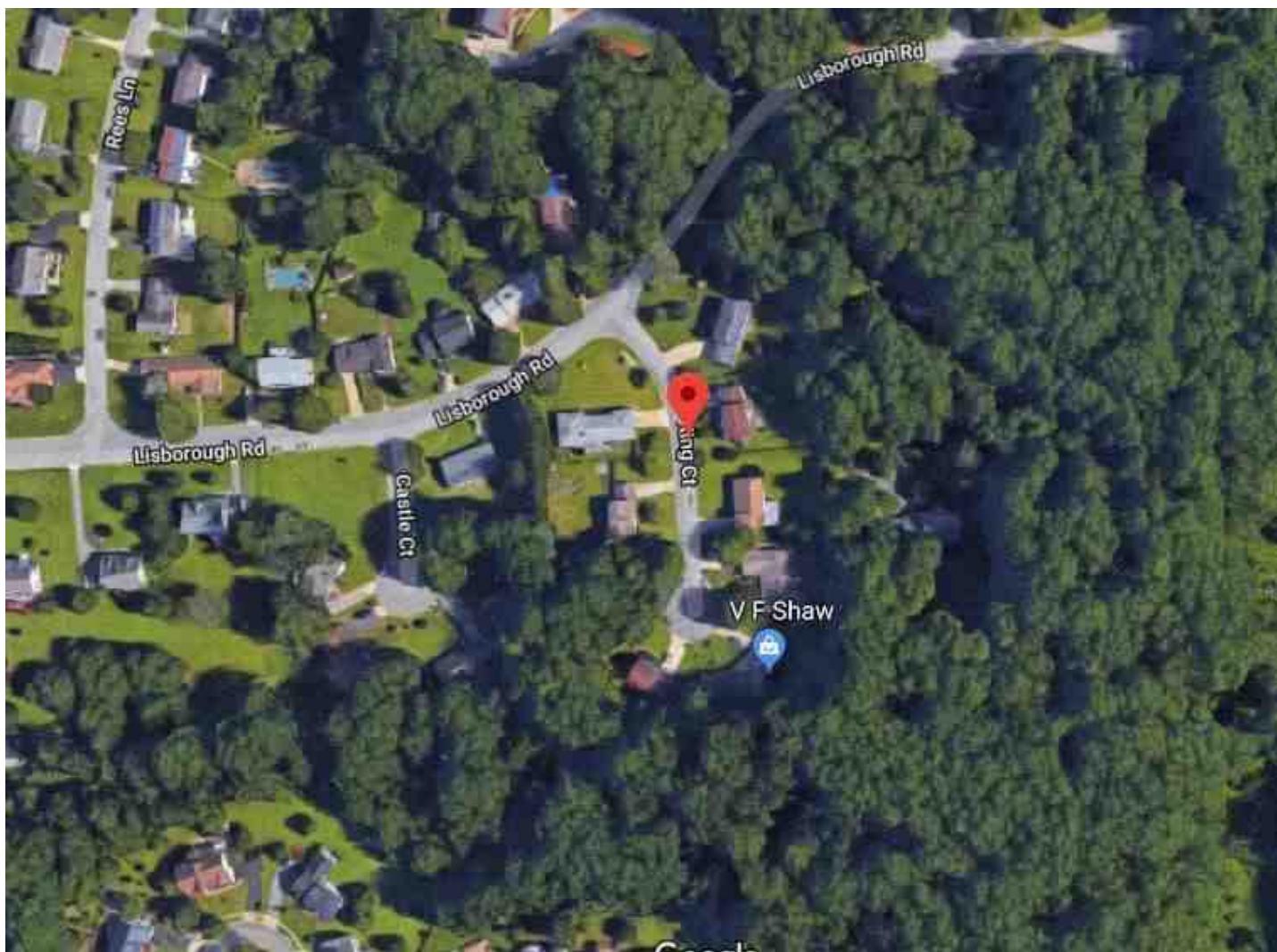
### Flood Map

Borrower	N/A N/A				
Property Address	KING CT				
City	BOWIE	County	Prince George's	State	MD Zip Code 20720
Lender/Client	The Prince George's County Government				



### Aerial Map

Borrower	N/A N/A				
Property Address	KING CT				
City	BOWIE	County	Prince George's	State	MD Zip Code 20720
Lender/Client	The Prince George's County Government				



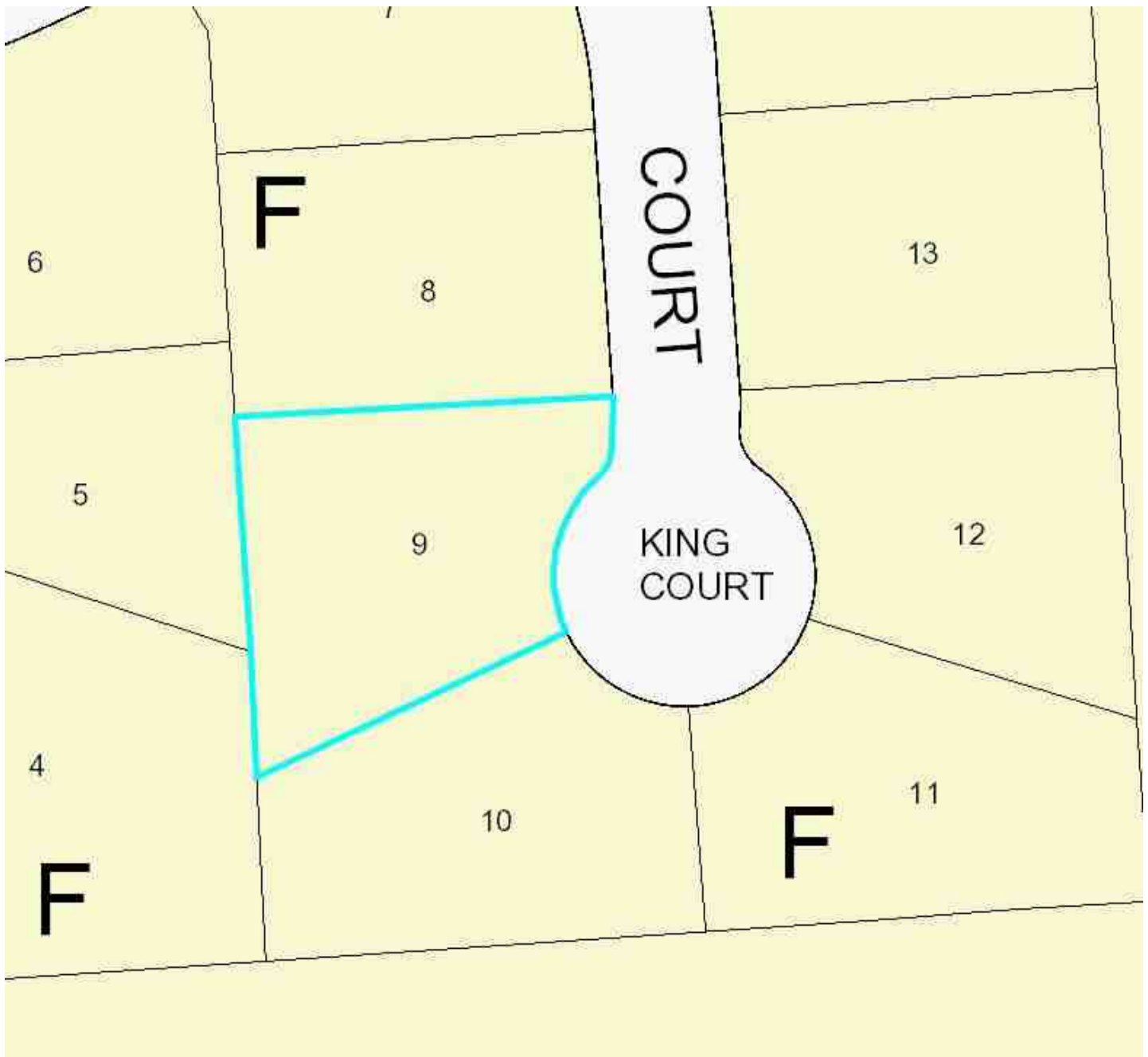
# Plat Map

Borrower	N/A N/A				
Property Address	KING CT				
City	BOWIE	County	Prince George's	State	MD Zip Code 20720
Lender/Client	The Prince George's County Government				



### PGAtlas

Borrower	N/A N/A				
Property Address	KING CT				
City	BOWIE	County	Prince George's	State	MD Zip Code 20720
Lender/Client	The Prince George's County Government				



**Subject Photo Page**

Borrower	N/A N/A				
Property Address	KING CT				
City	BOWIE	County	Prince George's	State	MD Zip Code 20720
Lender/Client	The Prince George's County Government				



**Subject Front**

KING CT  
 Sales Price 0  
 Gross Living Area  
 Total Rooms  
 Total Bedrooms  
 Total Bathrooms  
 Location N;Res;  
 View sq. ft. +/-  
 Site 16,502  
 Quality  
 Age



**Subject Rear**



**Subject Street**

**Photograph Addendum**

Borrower	N/A N/A				
Property Address	KING CT				
City	BOWIE	County	Prince George's	State	MD Zip Code 20720
Lender/Client	The Prince George's County Government				



**Alternate site view**



**Alternate site view**



**Alternate site view**



**South bound view of King Court**



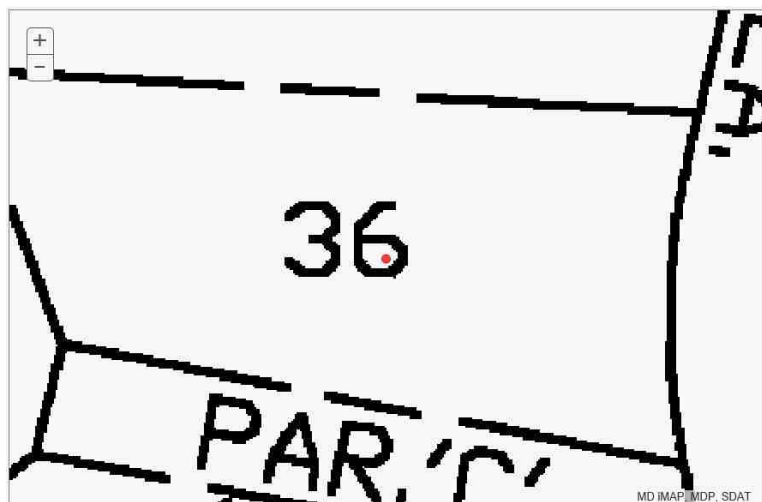
**Photo from the front of the property looking across the street**



**Alternate site view**

### Comparable Photo Page

Borrower	N/A N/A				
Property Address	KING CT				
City	BOWIE	County	Prince George's	State	MD Zip Code 20720
Lender/Client	The Prince George's County Government				



#### Comparable 1

5000 LANDONS BEQUEST LN  
 Prox. to Subject 0.47 MILES NE  
 Sale Price 159,000  
 Gross Living Area  
 Total Rooms  
 Total Bedrooms  
 Total Bathrooms  
 Location N;Res;  
 View  
 Site 40,000  
 Quality  
 Age



#### Comparable 2

2603 Bartlett Ln  
 Prox. to Subject 3.86 MILES E  
 Sale Price 70,000  
 Gross Living Area  
 Total Rooms  
 Total Bedrooms  
 Total Bathrooms  
 Location N;Res;  
 View  
 Site 9,525  
 Quality  
 Age

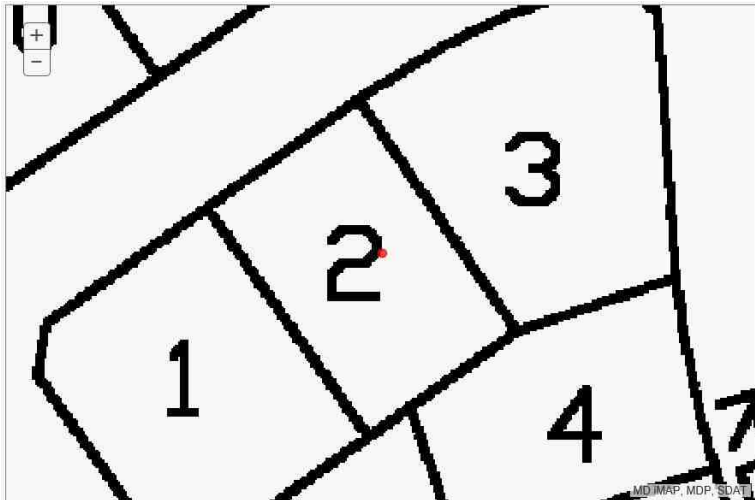


#### Comparable 3

5115 EMERSON ST  
 Prox. to Subject 7.50 MILES W  
 Sale Price 80,000  
 Gross Living Area  
 Total Rooms  
 Total Bedrooms  
 Total Bathrooms  
 Location Average  
 View  
 Site 8,000  
 Quality  
 Age

### Comparable Photo Page

Borrower	N/A N/A				
Property Address	KING CT				
City	BOWIE	County	Prince George's	State	MD Zip Code 20720
Lender/Client	The Prince George's County Government				



#### Comparable 4

12103 RUSTIC HILL DR  
 Prox. to Subject 3.72 MILES NE  
 Sale Price 90,000  
 Gross Living Area  
 Total Rooms  
 Total Bedrooms  
 Total Bathrooms  
 Location N;Res;  
 View  
 Site 10,105  
 Quality  
 Age

#### Comparable 5

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

#### Comparable 6

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

# TAX RECORD

Search Result for PRINCE GEORGE'S COUNTY

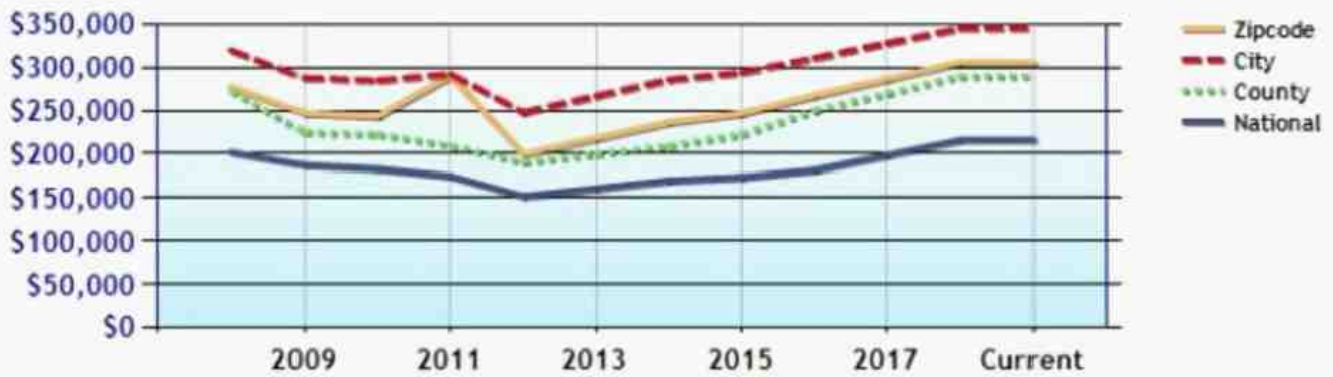
<a href="#">View Map</a>	<a href="#">View GroundRent Redemption</a>	<a href="#">View GroundRent Registration</a>
<b>Tax Exempt:</b>		<b>Special Tax Recapture:</b>
<b>Exempt Class:</b>		NONE
<b>Account Identifier:</b>		District - 07 Account Number - 0736504
Owner Information		
<b>Owner Name:</b>	PRINCE GEORGES COUNTY	<b>Use:</b> EXEMPT
		<b>Principal Residence:</b> NO
<b>Mailing Address:</b>	RAY AUSTIN PROPERTY MGT LL C A B UPPER MARLBORO MD 20772	<b>Deed Reference:</b> /05873/ 00372
Location & Structure Information		
<b>Premises Address:</b>		<b>Legal Description:</b>
KING CT BOWIE 20716-0000		
<b>Map:</b>	<b>Grid:</b>	<b>Parcel:</b>
0045	00F4	0000
<b>Sub District:</b>	<b>Subdivision:</b>	<b>Section:</b>
	4000	04
<b>Block:</b>	<b>Lot:</b>	<b>Assessment Year:</b>
F	9	2017
		<b>Plat No:</b> A-6719
		<b>Plat Ref:</b>
<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>
		<b>Property Land Area</b>
		16,502 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
		01/01/2017
<b>Land:</b>	76,200	76,200
<b>Improvements</b>	0	0
<b>Total:</b>	76,200	76,200
<b>Preferential Land:</b>	0	0
		<b>Phase-in Assessments</b>
		As of
		07/01/2018
		As of
		07/01/2019
		76,200
		76,200
		0
Transfer Information		
<b>Seller:</b>	<b>Date:</b> 04/10/1984	<b>Price:</b> \$0
<b>Type:</b>	<b>Deed1:</b> /05873/ 00372	<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	76,200.00
<b>State:</b>	500	76,200.00
<b>Municipal:</b>	500	0.00 0.00
		07/01/2019
		76,200.00
		76,200.00
		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		
<b>Homeowners' Tax Credit Application Status:</b> No Application		<b>Date:</b>

### BRIGHT MLS HOUSING - Page 1

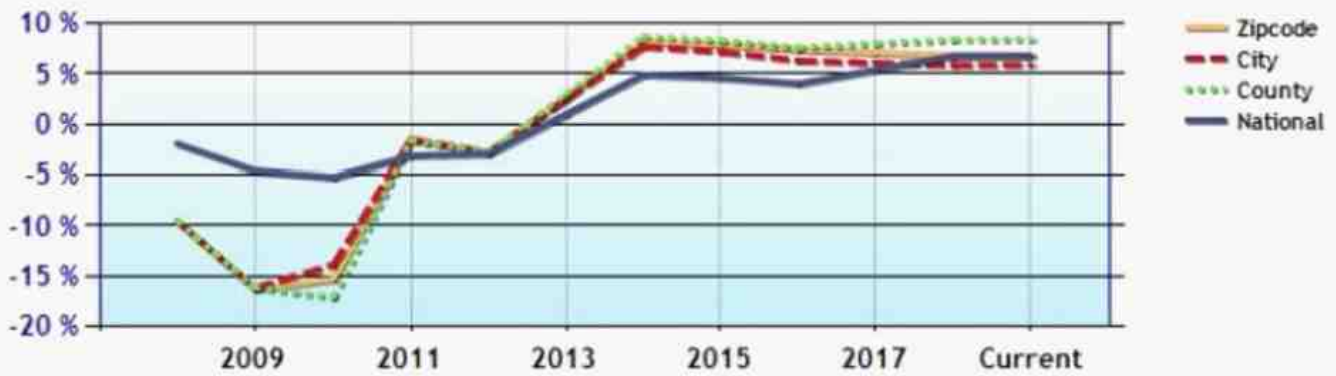
#### Home Values near Zip Code 20716

	Zipcode	City	County	National
Median Home Value	\$306,300	\$345,700	\$290,400	\$216,200
Home Appreciation	6.8%	5.9%	8.4%	6.8%

Median Home Value - Ten Year Chart



Home Appreciation - Ten Year Chart

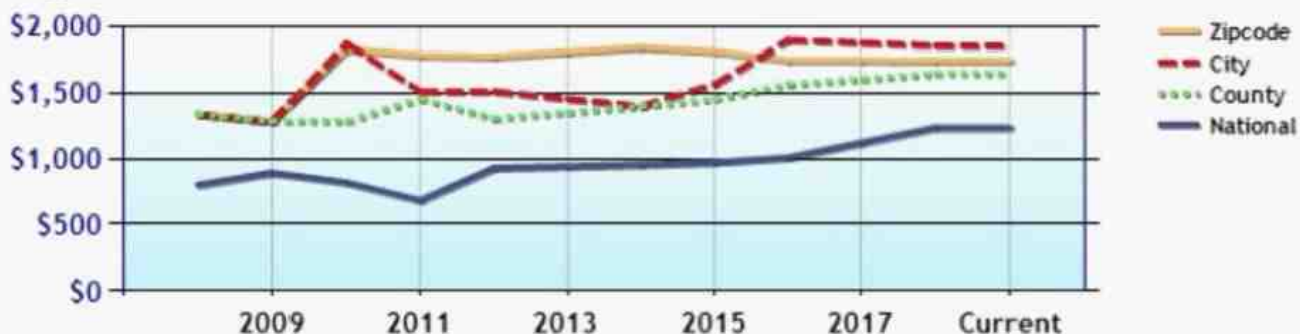


#### Homes Statistics near Zip Code 20716

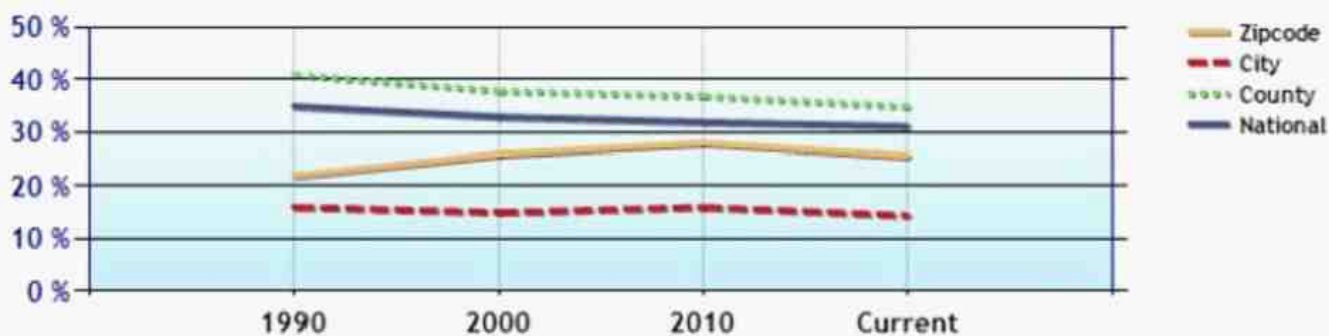
	Zipcode	City	County	National
Median Age of Home	26.0	32.0	39.0	37.0
Homes Owned	69.8%	81.6%	57.7%	56.3%
Homes Rented	25.7%	14.4%	35.0%	31.2%
Homes Vacant	4.5%	4.0%	7.4%	12.5%

**BRIGHT MLS HOUSING - Page 2**

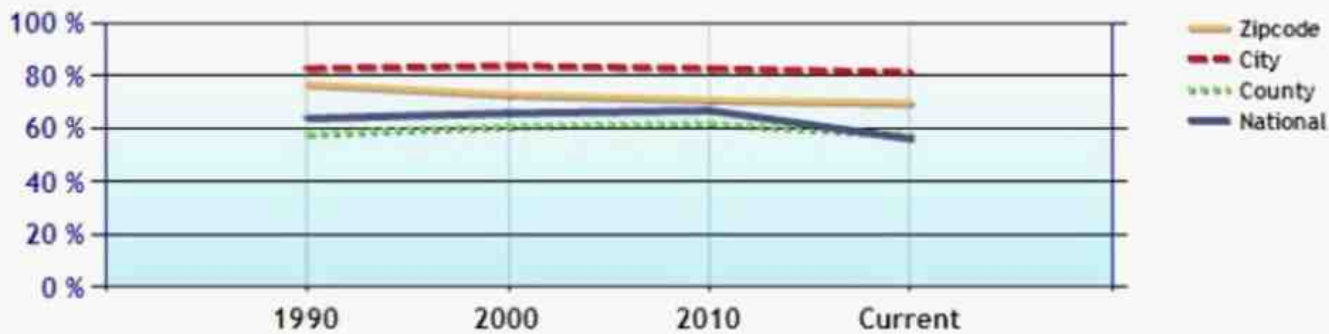
**Average Rental Cost - Ten Year Chart**



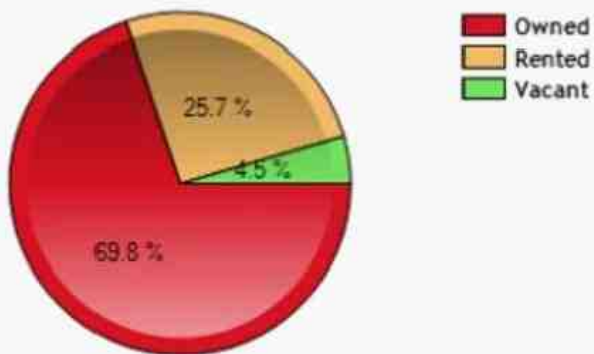
**Percentage of Homes Rented - Thirty Year Chart**



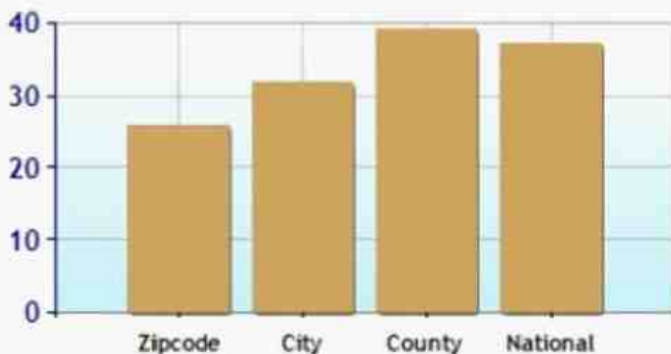
**Percentage of Homes Owned - Thirty Year Chart**



**Home Use**



**Median Age of Home**



## Metropolitan Planning Organizations Boundaries (ID: 14) - Page 1

### Layer: Metropolitan Planning Organizations Boundaries (ID: 14)

**Name:** Metropolitan Planning Organizations Boundaries

**Display Field:** MPO\_NAME

**Type:** Feature Layer

**Geometry Type:** esriGeometryPolygon

**Description:** Polygon features that represent the political boundaries of Metropolitan Planning Organizations (MPO) that exist in Maryland and for which the Maryland Department of Transportation (MDOT) is a member. In several instances, these MPO boundaries extend beyond Maryland's borders into neighboring states as well as the District of Columbia. MPO Boundaries' data includes information on each boundary's name, geographic location, and the total size / extent of each area. MPO Boundaries data was intended to be used for planning purposes within governments at the National and State level. Maryland's MPO Boundaries data is a sub-set of the U.S. Department of Transportation (USDOT) Office of the Assistant Secretary for Research and Technology's Bureau of Transportation Statistics (BTS) National Transportation Atlas Database (NTAD). A metropolitan planning organization (MPO) is a federally-mandated and federally-funded transportation policy-making organization that is made up of representatives from local governments and governmental transportation authorities. Federal law requires the formation of an MPO for any urbanized area (UZA) with a population greater than 50,000. Federal funding for transportation projects and programs are channeled through this planning process. Congress created MPOs to ensure that existing and future expenditures of federal funds for transportation projects and programs are based on a continuing, cooperative, and comprehensive ("3-C") planning process. MPOs are charged with developing a 20-year long-range transportation plan (LRTP) and a short-term (usually 2-6 years) program called the transportation improvement program (TIP) for each of their respective regions. The seven MPOs of which Maryland jurisdictions and agencies are members are listed below. The Maryland member jurisdictions are listed under each MPO (note that some MPOs cover multi-State regions). The Maryland Department of Transportation is a member of each of the MPOs listed. Maryland's MPOs are as follows: National Capital Region Transportation Planning Board (TPB), Baltimore Regional Transportation Board (BRTB), Cumberland Area Metropolitan Planning Organization (CAMPO), Hagerstown/Eastern Panhandle Metropolitan Planning Organization (HEPMPO), Wilmington Area Planning Council (WILMAPCO), Salisbury/Wicomico Metropolitan Planning Organization (S/WMPO), and Calvert-St. Mary's Metropolitan Planning Organization (C-SMMPO). Maryland's MPO Boundaries data is owned and maintained by the Transportation Secretary's Office (TSO) of the Maryland Department of Transportation (MDOT). Being a subset of the USDOT's NTAD, an annual update of Maryland's MPO Boundaries data is performed by TSO in close coordination with each MPO, the Maryland Department of Transportation State Highway Administration (MDOT SHA) and the Federal Highway Administration (FHWA). MPO Boundaries data is a strategic resource for the USDOT, FHWA, MDOT, as well as many other National, State, and local government agencies. Maryland's MPO Boundaries data is updated on an annual basis. For additional MPO information, contact MDOT's Office of Planning and Capital Programming (MDOTGIS@mdot.state.md.us) For additional data information, contact the MDOT SHA Geospatial Technologies Team (GIS@sha.state.md.us)

**Definition Expression:** N/A

**Copyright Text:** United States Department of Transportation (USDOT), Office of the Assistant Secretary for Research and Technology , Bureau of Transportation Statistics (BTS), Federal Highway Administration (FHWA), Maryland Department of Transportation (MDOT), MDOT Transportation Secretary's Office (MDOT TSO) , MDOT Office of Planning and Capital Programming (MDOTGIS@mdot.state.md.us), Maryland Department of Transportation State Highway Administration (MDOT SHA), Office of Planning and Preliminary Engineering (OPPE), Regional Intermodal Planning Division (RIPD) , Data Governance Division (DGD) , MDOT SHA Geospatial Technologies Team (GIS@sha.state.md.us), Maryland iMap (MD iMAP)

**Default Visibility:** true

**MaxRecordCount:** 500

## Metropolitan Planning Organizations Boundaries (ID: 14) - Page 2

**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:** true

**Can Scale Symbols:** false

**Use Standardized Queries:** true

**Supports Datum Transformation:** true

**Extent:**

XMin: -8801787.4526  
 YMin: 4605366.953599997  
 XMax: -8396176.841  
 YMax: 4842575.8851  
 Spatial Reference: 102100 (3857)

**Drawing Info:**

*Renderer:*

*Simple Renderer:*

*Symbol:*

*Style:* esriSFSSolid

*Color:* [156, 156, 156, 255]

*Outline:*

*Style:* esriSLSSolid

*Color:* [104, 104, 104, 255]

*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

**Metropolitan Planning Organizations Boundaries (ID: 14) - Page 3****HTML Popup Type:** esriServerHTMLPopupTypeAsHTMLText**Type ID Field:** null**Fields:**

- OBJECTID\_1 ( type: esriFieldTypeOID , alias: GIS Object ID )
- OBJECTID ( type: esriFieldTypeInteger , alias: GIS Object ID (NTAD) )
- MPO\_ID ( type: esriFieldTypeString , alias: MPO Unique ID , length: 80 )
- MPO\_NAME ( type: esriFieldTypeString , alias: MPO Name , length: 80 )
- ACRONYM ( type: esriFieldTypeString , alias: Acronym , length: 10 )
- MPO\_URL ( type: esriFieldTypeString , alias: MPO Website , length: 100 )
- STATE ( type: esriFieldTypeString , alias: Primary State (1) , length: 3 )
- STATE\_2 ( type: esriFieldTypeString , alias: Additional State (2) , length: 3 )
- STATE\_3 ( type: esriFieldTypeString , alias: Additional State (3) , length: 3 )
- Shape ( type: esriFieldTypeGeometry , alias: GIS Shape )
- Shape.STArea() ( type: esriFieldTypeDouble , alias: GIS Shape Area (m) )
- Shape.STLength() ( type: esriFieldTypeDouble , alias: GIS Shape Length (m) )

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

Deed - Page 1

No Consideration

5873 372

DEED

THIS DEED made this 6th day of April, in the year one thousand nine hundred and eighty-four, by WILLIAM R. BROWN, JR., Director of Finance for Prince George's County as Treasurer for Prince George's County and Collector of Taxes for the State of Maryland and the County of Prince George's within Prince George's County, Maryland, Grantor, and PRINCE GEORGE'S COUNTY, MARYLAND, a body corporate and politic, Grantee,

WITNESSETH, that

WHEREAS, certain real property located in the SEVENTH, NINTH and TWELFTH

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

WHEREAS, Prince George's County foreclosed all rights of redemption to this property in accordance with law as set forth in the Final Decree in Equity Case No. E-83-0256, issued by the Circuit Court of Maryland for Prince George's County, sitting in equity on April 2, 1984; and

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

APR 10 10 03 AM '84

CLERK OF THE CIRCUIT COURT OF PRINCE GEORGE'S COUNTY MARYLAND W. PATTORETT

APPROVED BY COURT ORDER

DIRECTOR OF FINANCE Prince George's County, Md.

APR 10 1984 V 81256 \*\*\*\*\*00

PRINCE GEORGE'S COUNTY CIRCUIT COURT (Land Records) NLP 5873, p. 0372, MSA\_CE64\_5954, Date available 04/27/2006, Printed 03/01/2019.

Deed - Page 2

5873 373 -2-

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

Queen Ann, 16,502.00 sq. ft., Lot 9, Blk. F, Holmehurst, Seventh Election District, assessed to James L. Partello, Inc. (Account No. 07 16870-55-004 - Item 7-A)

Surrattsville, Lot 7 ex. rear pt., 6,474.00 sq. ft., Blk. 4, Lewis Spring Manor, Ninth Election District, assessed to Richard C. & Barbara W. Cook (Account No. 09 17755-04-002 - Item 9-B)

Surrattsville, Lot 4 ex. tri. at rear, 9,666.00 sq. ft., Blk. 4, Lewis Spring Manor, Ninth Election District, assessed to Richard C. & Barbara W. Cook (Account No. 09 17755-07-005 - Item 9-C)

Surrattsville, Fr. pt. Lot 6, 9,130.00 sq. ft., Blk. 4, Lewis Spring Manor, Ninth Election District, assessed to Richard C. & Barbara W. Cook (Account No. 09 17755-08-000 - Item 9-D)

Oxon Hill, 2.5973 acres, Twelfth Election District, assessed to S & B Land Corp. (Account No. 12 52085-01-000 - Item 12-A, Map 96, Grid C-1, Parcel 21)

Oxon Hill, Outlot A, 4,122.00 sq. ft., Plat One, Brinkley Square, Twelfth Election District, assessed to Rainbow Consolidated Builders, Inc. (Account No. 12 73673-26-006)

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.

ATTEST:

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

*Alma L. Vavell*

PRINCE GEORGE'S COUNTY CIRCUIT COURT (Land Records) NLP 5873, p. 0373, MSA\_CE64\_5954. Date available 04/27/2006. Printed 03/01/2019.

Deed - Page 3

5873 374

-3-

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

On this, the 6th day of April,  
19 84, before me appeared WILLIAM R. BROWN, JR., who is known  
by me to be the Director of Finance for Prince George's County,  
Maryland, and as such, the Treasurer of Prince George's County  
and the State of Maryland and for the County of Prince George's  
in Prince George's County, and acknowledged that he executed the  
foregoing deed in accordance with the Order of the Court and the  
duties of his office.

GIVEN under my hand and seal this 6th day of  
April, 19 84.

*Olivia L. Vowell*  
\_\_\_\_\_  
Notary Public

My Commission expires: 7/1/86

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

*Carl A. Farris*  
\_\_\_\_\_  
Carl A. Farris  
Attorney for William R. Brown, Jr.  
Room 5104  
County Administration Building  
Upper Marlboro, Maryland 20772  
952- 4228

PRINCE GEORGE'S COUNTY CIRCUIT COURT (Land Records) NLP 5873, p. 0374, MSA\_CE64\_5954. Date available 04/27/2006. Printed 03/01/2019.

Deed - Page 4

5873 375

TRANSFERRED  
APR 10 1984  
BY *[Signature]* CLERK  
TRANSFER OFFICE

APPROVED BY COURT ORDER

DIRECTOR OF FINANCE  
Prince George's County, Md.

*Subst. to:  
Ray Austin  
Property Mgt.  
County also Billy  
Upper Marlboro, Md  
21912*

PRINCE GEORGES COUNTY CIRCUIT COURT (Land Records) NLP 5873, p. 0375, MSA\_CE64\_5954. Date available 04/27/2006. Printed 03/01/2019.

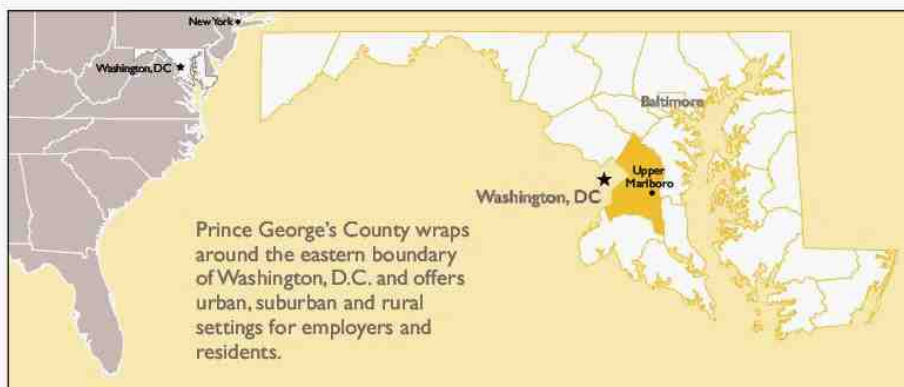
# Brief Economic Facts

## 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



888-246-6736 | [Open.Maryland.gov](http://Open.Maryland.gov)

2019

**BRIEF ECONOMIC FACTS - Page 2**

# Brief Economic Facts

## 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%

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

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

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

## MAJOR EMPLOYERS<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

1801 McCormick Drive, Suite 350

Largo, Maryland 20774

Telephone: 301.583.4650

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

[www.pgcedc.com](http://www.pgcedc.com)

### Sources:

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



World Trade Center · 401 E. Pratt Street · Baltimore, MD 21202

Telephone: 410.767.6300 · TDD/TTY: 410-333.6926

888-246-6736 | [Open.Maryland.gov](http://Open.Maryland.gov)

LICENSE

THIS DOCUMENT IS VOID WITHOUT THE BLUE BACKGROUND. CONTAINS COPY VOID FEATURE & ARTIFICIAL WATERMARK ON THE BACK.



LICENSE \* REGISTRATION \* CERTIFICATION \* PERMIT

Lawrence J. Hogan, Jr.  
Governor

Boyd K. Rutherford  
Lt. Governor

Kelly M. Schulz  
Secretary

STATE OF MARYLAND

DEPARTMENT OF LABOR, LICENSING AND REGULATION

COMMISSION OF RE APPRAISERS & HOME INSPECTORS  
CERTIFIES THAT:

JACQUELIN F SONCEAU

IS AN AUTHORIZED: 03 - CERTIFIED RESIDENTIAL

LIC/REG/CERT  
12316

*J. Sonceau*  
Signature of Bearer

EXPIRATION  
07-11-2019

EFFECTIVE  
06-13-2016

CONTROL NO  
4866634

*Kelly M. Schulz*  
Secretary DLLR

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