

INVOICE

FROM:

Treffer Appraisal Group
 1244 Ritchie Highway
 Suite 19
 Arnold, MD 21012
Telephone Number: 410-544-7744 **Fax Number:**

TO:

Prince Georges County Government
 Office of Central Services
 1400 McCormick Drive #336
 Largo, MD 20774
 From: Benjamin Hobbs, Sr. Realty Specialist
E-Mail: bhobbs@co.pg.md.us
Telephone Number: 301-883-6467 **Fax Number:** 301-883-6464
Alternate Number:

INVOICE NUMBER	
RD190403A	
DATES	
Invoice Date:	04/04/19
Due Date:	Due within 20 days of receipt
REFERENCE	
Internal Order #:	
Lender Case #:	
Client File #:	
FHA/VA Case #:	
Main File # on form:	RD190403A
Other File # on form:	
Federal Tax ID:	56-2470847
Employer ID:	

DESCRIPTION

Lender: Prince Georges County **Client:** Prince Georges County
Purchaser/Borrower: N/A
Property Address: 809 Drum Ave
City: Capitol Heights
County: Prince George's **State:** MD **Zip:** 20743
Legal Description: Lots 15, 16, Map 72, Grid E2, Subdivision 1800, Block 19

FEES

AMOUNT

GP Land Form - Fee Simple, As-Is	495.00
SUBTOTAL	495.00

PAYMENTS

AMOUNT

Check #:	Date:	Description:	
Check #:	Date:	Description:	
Check #:	Date:	Description:	
SUBTOTAL			
TOTAL DUE			\$ 495.00

APPRAISAL OF REAL PROPERTY



LOCATED AT

809 Drum Ave
Capitol Heights, MD 20743
Lots 15, 16, Map 72, Grid E2, Subdivision 1800, Block 19

FOR

Prince Georges County
400 McCormick Drive #336
Largo, Maryland 20774

OPINION OF VALUE

25,000

AS OF

04/03/2019

BY

Thomas Weigand, MAI
Treffler Appraisal Group
1244 Ritchie Hwy - Suite 19
Arnold, MD 21012
(410) 544-7744
appraisals@trefflergroup.com

Borrower	N/A	File No.	RD190403A
Property Address	809 Drum Ave		
City	Capitol Heights	County	Prince George's
		State	MD
		Zip Code	20743
Lender/Client	Prince Georges County		

APPRAISAL AND REPORT IDENTIFICATION

This Report is one of the following types:

- Appraisal Report (A written report prepared under Standards Rule 2-2(a), pursuant to the Scope of Work, as disclosed elsewhere in this report.)
- Restricted Appraisal Report (A written report prepared under Standards Rule 2-2(b), pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use by the specified client or intended user.)

Comments on Standards Rule 2-3

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.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, 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 the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Reasonable Exposure Time (USPAP defines Exposure Time as the estimated length of time that 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.)

My Opinion of Reasonable Exposure Time for the subject property at the market value stated in this report is: 0-90 days

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

Comments on Appraisal and Report Identification

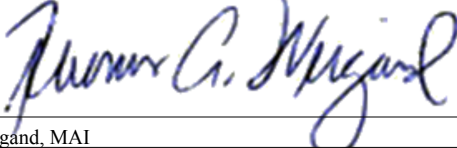
Note any USPAP-related issues requiring disclosure and any state mandated requirements:

The purpose of this appraisal assignment is to provide an opinion of the market value for 809 Drum Ave, Capitol Heights, MD 20743.

The subject property is a 4,000 square foot non buildable mostly level lot. The property is zoned R-55 which current standards state the site must be 6,500 sq ft in order to build. Per Amber Krivitsky from Planning Information Services department of Prince Georges County this lot falls under the zoning ordinance 27-442 (which is attached to this report) which states lots 5,000 sq ft and larger are buildable if the plat was recorded before November 29, 1949. The lot is still not buildable with this ordinance.

Due to the non-buildable nature of the parcel, the highest and best use of the subject property is for assemblage with an adjacent parcel.

APPRAISER:

Signature: 
 Name: Thomas Weigand, MAI

State Certification #: 04-27637
 or State License #: _____
 State: MD Expiration Date of Certification or License: 12/27/2019
 Date of Signature and Report: 04/04/2019
 Effective Date of Appraisal: 04/03/2019
 Inspection of Subject: None Interior and Exterior Exterior-Only
 Date of Inspection (if applicable): 04/03/2019

SUPERVISORY or CO-APPRAISER (if applicable):

Signature: _____
 Name: _____
 State Certification #: _____
 or State License #: _____
 State: _____ Expiration Date of Certification or License: _____
 Date of Signature: _____
 Inspection of Subject: None Interior and Exterior Exterior-Only
 Date of Inspection (if applicable): _____

LAND APPRAISAL REPORT

File No.: RD190403A

Property Address: 809 Drum Ave	City: Capitol Heights	State: MD	Zip Code: 20743
County: Prince George's		Legal Description: Lots 15, 16, Map 72, Grid E2, Subdivision 1800, Block 19	
Assessor's Parcel #: 18-2043537	Tax Year: Exempt	R.E. Taxes: \$ 0	Special Assessments: \$ 0
Market Area Name: Greater Capitol Heights	Map Reference: 47894	Census Tract: 8026.00	
Current Owner of Record: Prince George's County	Borrower (if applicable): N/A		
Project Type (if applicable): <input type="checkbox"/> PUD <input type="checkbox"/> De Minimis PUD <input type="checkbox"/> Other (describe)	HOA: \$	<input type="checkbox"/> per year	<input type="checkbox"/> per month
Are there any existing improvements to the property? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If Yes, indicate current occupancy: <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant <input type="checkbox"/> Not habitable			
If Yes, give a brief description:			

The purpose of this appraisal is to develop an opinion of: <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe)			
This report reflects the following value (if not Current, see comments): <input checked="" type="checkbox"/> Current (the Inspection Date is the Effective Date) <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective			
Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe)			
Intended Use: <u>The purpose of this appraisal assignment is to provide an opinion of the market value for 809 Drum Ave, Capitol Heights, MD 20743.</u>			
Intended User(s) (by name or type): <u>Prince Georges County</u>			
Client: Prince Georges County	Address: 1400 McCormick Drive #336 Largo, Maryland 20774		
Appraiser: Thomas Weigand, MAI	Address: 1244 Ritchie Hwy - Suite 19, Arnold, MD 21012		

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 type="checkbox"/> Tenant <input type="checkbox"/> Vacant (0-5%) <input checked="" type="checkbox"/> Vacant (>5%)	PRICE (\$000)	One-Unit 60%	<input checked="" type="checkbox"/> Not Likely
Built up: <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%		AGE (yrs)	2-4 Unit 10%	<input type="checkbox"/> Likely * <input type="checkbox"/> In Process *
Growth rate: <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow		48 Low 3	Multi-Unit 10%	* To: _____
Property values: <input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining		350 High 79	Comm'l 20%	
Demand/supply: <input checked="" type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input type="checkbox"/> Over Supply		219 Pred 65	%	
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Market Area Comments: The subject property is located in Capitol Heights, Prince George's County, Maryland, which is primarily comprised of single-family dwellings along with some multi-family dwellings and commercial use properties. Employment centers, schools, hospitals, places of worship, and shopping facilities are within close-proximity. The subject property has good access to Washington D.C., the surrounding Washington, D.C. Metro Area, and the Baltimore City Metro Area. The overall Washington D.C. Metro Area has been experiencing increasing prices, (4.1% increase from last year) and a shortage of supply (Active listing down 3.1% from last year). The residential real estate market in Prince George's County is the most affordable market area in the Washington D.C. Metro area with a median sale price of \$289,000 (4.0% increase from last year). Prince George's County is experiencing a decrease in active listing at -1.7% but this is the lowest decrease in active listings across the entire Washington D.C. Metro Area. The above information is taken from the most recent BrightMLS Market Update (February, 2019) and can be found in the addendum of this report. Capitol Heights has experienced an increase in Detached Average Sold Price of 8.97%, an increase in Average Sold Price of 7.59%, and an increase in Median Sold Price of 5.00% from 2017 to 2018 according to SmartCharts Market Statistics.

Dimensions: 40x100	Site Area: 4,000 sf
Zoning Classification: R-55	Description: R-55 1 Family Detached Residential Permits Small-Lot
Residential Subdivisions: Promotes High Density, Single-Family Detached Dwellings. Standard Lot Sizes 6,500 Square Feet Maximum Dwelling Units Per Net Acre 6.70	
Estimated Average Dwelling Units Per Acre - 4.2 Do present improvements comply with existing zoning requirements? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> No Improvements	
Uses allowed under current zoning: R-55 1 Family Detached Residential Permits Small-Lot Residential Subdivisions; Promotes High Density, Single-Family Detached Dwellings. Standard Lot Sizes 6,500 Square Feet Maximum Dwelling Units Per Net Acre 6.70 Estimated Average Dwelling Units Per Acre - 4.2	

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

Comments: Highest & Best Use as improved: Present use, or Other use (explain) The highest and best use of the subject property is assembly with one of the adjacent lots.

Actual Use as of Effective Date: Vacant Land Use as appraised in this report: Lot Assemblage

Summary of Highest & Best Use: The highest and best use of the subject property is assembly with one of the adjacent lots.

Utilities	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private	Frontage	40 feet
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available Hookup	Street	Residential 2 way	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Topography	Mostly Level
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available Hookup	Width	20 Feet			Size	4,000 square feet
Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available Hookup	Surface	Asphalt			Shape	Rectangular
Sanitary Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available Hookup	Curb/Gutter	None	<input type="checkbox"/>	<input type="checkbox"/>	Drainage	Natural;Appears Adequate
Storm Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available Hookup	Sidewalk	None	<input type="checkbox"/>	<input type="checkbox"/>	View	Residential
Telephone	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available Hookup	Street Lights	Electric	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Multimedia	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available Hookup	Alley	None	<input type="checkbox"/>	<input type="checkbox"/>		

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

FEMA Spec'l Flood Hazard Area Yes No FEMA Flood Zone X FEMA Map # 24033C0143E FEMA Map Date 09/16/2016

Site Comments: The subject property is a 4,000 square foot non buildable mostly level lot. The subject property is zoned R-55 which current standards state the site must be 6,500 sq ft in order to build. However, this lot falls under the zoning ordinance 27-442 which states lots 5,000 sq ft and larger are buildable. The lot is still not buildable with this ordinance. I saw no adverse environmental conditions on the site or in the immediate vicinity of the subject property. I am unaware of any easements or maintenance agreement between the owners of the subject property and the owners of the adjacent properties. Typical utility easements (telephone, electric) do not detract from the market value of the property. This area has public utilities available.



LAND APPRAISAL REPORT

File No.: RD190403A

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): Assessment Records

1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing: <u>The subject property has not transferred within three years of the effective date of this appraisal.</u>
Date:	
Price:	
Source(s): Assessment Records	
2nd Prior Subject Sale/Transfer	
Date:	
Price:	
Source(s): Assessment Records	

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	809 Drum Ave Capitol Heights, MD 20743	Nova Ave (Lots 2 and 3) Capitol Heights, MD 20743		908 Larchmont Ave Capitol Heights, MD 20743		5810 Jefferson Heights Dr Fairmount Heights, MD 20743	
Proximity to Subject		0.48 miles NE		0.19 miles SE		1.74 miles NE	
Sale Price	\$		\$ 25,000		\$ 10,000		\$ 35,000
Price/	\$	\$ 5.43		\$ 2.50		\$ 7.73	
Data Source(s)		Assessment Records		BrightMLS#1003971441		BrightMLS#1000203512;DOM 52	
Verification Source(s)		Deed		Assessment Records, Deed		Assessment Records, Deed	
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+(-) % Adjust	DESCRIPTION	+(-) % Adjust	DESCRIPTION	+(-) % Adjust
Sales or Financing		Unknown		Cash		Cash	
Concessions		None Noted		None Noted		None Noted	
Date of Sale/Time		06/2017	+7.33	05/2018	+3.67	04/2018	+4
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Location	Capitol Heights	Capitol Heights		Capitol Heights		Fairmount Heights	
Site Area	4,000	4,600		4,000		4,525	
Zoning	R-55	R-55		R-55		R-55	
Development Status	Not Buildable	Not Buildable		Not Buildable		Not Buildable	
Improvements	None	None		None		None	
Net Adjustment (Total, in \$)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 1,833		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 367		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 1,400	
Net Adjustment (Total, in % of S.P.)		Net 7.3 % (7.33 % of S.P.)		Net 3.7 % (3.67 % of S.P.)		Net 4.0 % (4 % of S.P.)	
Adjusted Sale Price (in \$)		Gross 7.3 % \$ 26,833		Gross 3.7 % \$ 10,367		Gross 4.0 % \$ 36,400	

Summary of Sales Comparison Approach The highest and best use of the subject property is for assemblage with an adjacent parcel. This is due to the non-buildable nature of the subject lot. As such, all of the comparable sales share this non-buildable feature and highest and best use. Additionally, each of the comparable sales reside within mature subdivisions that are adjacent to improved properties. There is not an extensive amount of properties that share these features and that have been sold recently. Due to this it was necessary to expand the search criteria for comparable sales by both distance and time.

While each of the comparable sales are considered in reconciling an opinion of market value, comparable sales #1 and #2 recieved the most weight as they are the closest in proximity to the subject property.

All adjustments are in percentage of sale price.

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

Legal Name of Project: _____

Describe common elements and recreational facilities: _____

Indicated Value by: Sales Comparison Approach \$ 25,000

Final Reconciliation The comparable sales range in adjusted sale price from \$10,367 to \$36,400. Comparable sales #1, #2, and #3 were given increased weighting at \$26,833, \$10,367 and \$36,400. The reconciled opinion of market value for the subject property is \$25,000.

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

This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.

Based upon an inspection of the subject property, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 25,000, as of: 04/03/2019, 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 19 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 H Hobbs	Client Name: Prince Georges County
E-Mail: bhobbs@co.pg.md.us	Address: 1400 McCormick Drive #336 Largo, Maryland 20774
APPRAISER	SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)
	
Appraiser Name: Thomas Weigand, MAI	Supervisory or Co-Appraiser Name: _____
Company: Treffer Appraisal Group	Company: _____
Phone: (410) 544-7744	Phone: _____
Fax: _____	Fax: _____
E-Mail: appraisals@treffergroup.com	E-Mail: _____
Date of Report (Signature): 04/04/2019	Date of Report (Signature): _____
License or Certification #: 04-27637	License or Certification #: _____
State: MD	State: _____
Designation: _____	Designation: _____
Expiration Date of License or Certification: 12/27/2019	Expiration Date of License or Certification: _____
Inspection of Subject: <input type="checkbox"/> Did Inspect <input type="checkbox"/> Did Not Inspect (Desktop)	Inspection of Subject: <input type="checkbox"/> Did Inspect <input type="checkbox"/> Did Not Inspect
Date of Inspection: 04/03/2019	Date of Inspection: _____



ADDITIONAL COMPARABLE SALES

File No.: RD190403A

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 4		COMPARABLE NO. 5		COMPARABLE NO. 6	
Address	809 Drum Ave Capitol Heights, MD 20743	6404 57th Ave Riverdale, MD 20737					
Proximity to Subject		6.00 miles N					
Sale Price	\$		\$ 20,000		\$		\$
Price/	\$	\$ 5.00		\$		\$	
Data Source(s)		BrightMLS#1001088753;DOM 122					
Verification Source(s)		Assessment Records, Deed					
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+(-) % Adjust	DESCRIPTION	+(-) % Adjust	DESCRIPTION	+(-) % Adjust
Sales or Financing Concessions		Cash None Noted					
Date of Sale/Time		06/2017	+7.33				
Rights Appraised	Fee Simple	Fee Simple					
Location	Capitol Heights	Riverdale					
Site Area	4,000	4,000					
Zoning	R-55	R-55					
Development Status	Not Buildable	Not Buildable					
Improvements	None	None					
Net Adjustment (Total, in \$)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$	1,466	<input type="checkbox"/> + <input type="checkbox"/> - \$		<input type="checkbox"/> + <input type="checkbox"/> - \$	
Net Adjustment (Total, in % of S.P.)		Net 7.3 %	(7.33 % of S.P.)	Net %		Net %	
Adjusted Sale Price (in \$)		Gross 7.3 % \$	21,466	Gross % \$		Gross % \$	
<p>Summary of Sales Comparison Approach Date of Sale/Time: As noted in the Market Conditions section of this report. The Capitol Heights area is currently experiencing increasing property values. The comparable sales have been positively adjusted at a 4% annual rate.</p> <p>Rights Appraised: The subject property and all of the comparable sales offer Fee Simple ownership rights. No adjustment was necessary in this category.</p> <p>Location: Comparable sales #1 and #2 are located near the subject property in Capitol Heights. Location adjustments were considered for both comparable sale #3's Fairmount Heights location and comparable sale #4's Riverdale location. These locations offer similar utility than the subject property's and no adjustment was deemed necessary. However, comparable sales #1 and #2 were given more weight in reconciliation due to their closer proximity to the subject property.</p> <p>Site Area: No adjustment for site area was deemed necessary as all of the comparable sales are relatively close in site area and are all less than 5,000 square feet.</p> <p>Zoning: The subject and all of the comparable sales are zoned R-55. No adjustment was necessary in this category.</p> <p>Development Status: The subject and all of the comparable sales are not-buildable. No adjustment was necessary in this category.</p> <p>Improvements: The subject and all of the comparable sales have no improvements. No adjustment was necessary for this category.</p> <p>The comparable sales range in adjusted sale price from \$10,367 to \$36,400. Comparable sales #1, #2, and #3 were given increased weighting at \$26,833, \$10,367 and \$36,400. The reconciled opinion of market value for the subject property is \$25,000.</p>							

SALES COMPARISON APPROACH



Borrower	N/A				
Property Address	809 Drum Ave				
City	Capitol Heights	County	Prince George's	State	MD Zip Code 20743
Lender/Client	Prince Georges County				



809 Drum Ave

Location Capitol Heights
 Site Area 4,000 Sq. Ft.
 Zoning R-55
 Development Status Not Buildable
 Improvements None



809 Drum Ave

Location Capitol Heights
 Site Area 4,000 Sq. Ft.
 Zoning R-55
 Development Status Not Buildable
 Improvements None



809 Drum Ave

Location Capitol Heights
 Site Area 4,000 Sq. Ft.
 Zoning R-55
 Development Status Not Buildable
 Improvements None

Comparable Land Photo Page

Borrower	N/A				
Property Address	809 Drum Ave				
City	Capitol Heights	County	Prince George's	State	MD
Lender/Client	Prince Georges County				
				Zip Code	20743



Comparable 1

Nova Ave (Lots 2 and 3)
 Prox. to Subj. 0.48 miles NE
 Sales Price 25,000
 Date of Sale 06/2017
 Location Capitol Heights
 Site/View
 Zoning R-55
 Development Status Not Buildable
 Improvements None



Comparable 2

908 Larchmont Ave
 Prox. to Subj. 0.19 miles SE
 Sales Price 10,000
 Date of Sale 05/2018
 Location Capitol Heights
 Site/View
 Zoning R-55
 Development Status Not Buildable
 Improvements None



Comparable 3

5810 Jefferson Heights Dr
 Prox. to Subj. 1.74 miles NE
 Sales Price 35,000
 Date of Sale 04/2018
 Location Fairmount Heights
 Site/View
 Zoning R-55
 Development Status Not Buildable
 Improvements None

Comparable Photo Page

Borrower	N/A				
Property Address	809 Drum Ave				
City	Capitol Heights	County	Prince George's	State	MD Zip Code 20743
Lender/Client	Prince Georges County				



Comparable 4

6404 57th Ave
 Prox. to Subject 6.00 miles N
 Sale Price 20,000
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location Riverdale
 View
 Site 4,000
 Quality
 Age

Comparable 5

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

Comparable 6

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

Supplemental Addendum

File No. RD190403A

Borrower	N/A						
Property Address	809 Drum Ave						
City	Capitol Heights	County	Prince George's	State	MD	Zip Code	20743
Lender/Client	Prince Georges County						

Purpose of the Appraisal

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

Scope of the Appraisal

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

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

Standard Comments

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

Additional Certifications

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

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

No warranty of the appraised property is given or implied.

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

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

Market Value

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

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

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

Supplemental Addendum

File No. RD190403A

Borrower	N/A						
Property Address	809 Drum Ave						
City	Capitol Heights	County	Prince George's	State	MD	Zip Code	20743
Lender/Client	Prince Georges County						

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

Digital Signatures

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

Detrimental Conditions Statement

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

Site Comments

The subject lot is a mostly level 4,000 square foot vacant lot. The subject property is non-buildable due to zoning R-55 and size of the lot.

Sale Price/Data Source/Verification Source

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

Highest and Best Use

The highest and best use of the subject property is to be assembled to an adjacent lot. The lot is zoned R-55 which current requirements need at least a lot of 6,500 sq ft to build. Previous ordinances allow 5,000 sq feet if you meet the other requirements. The subject does not meet these requirements due to only being 4,000 square feet.

Zoning

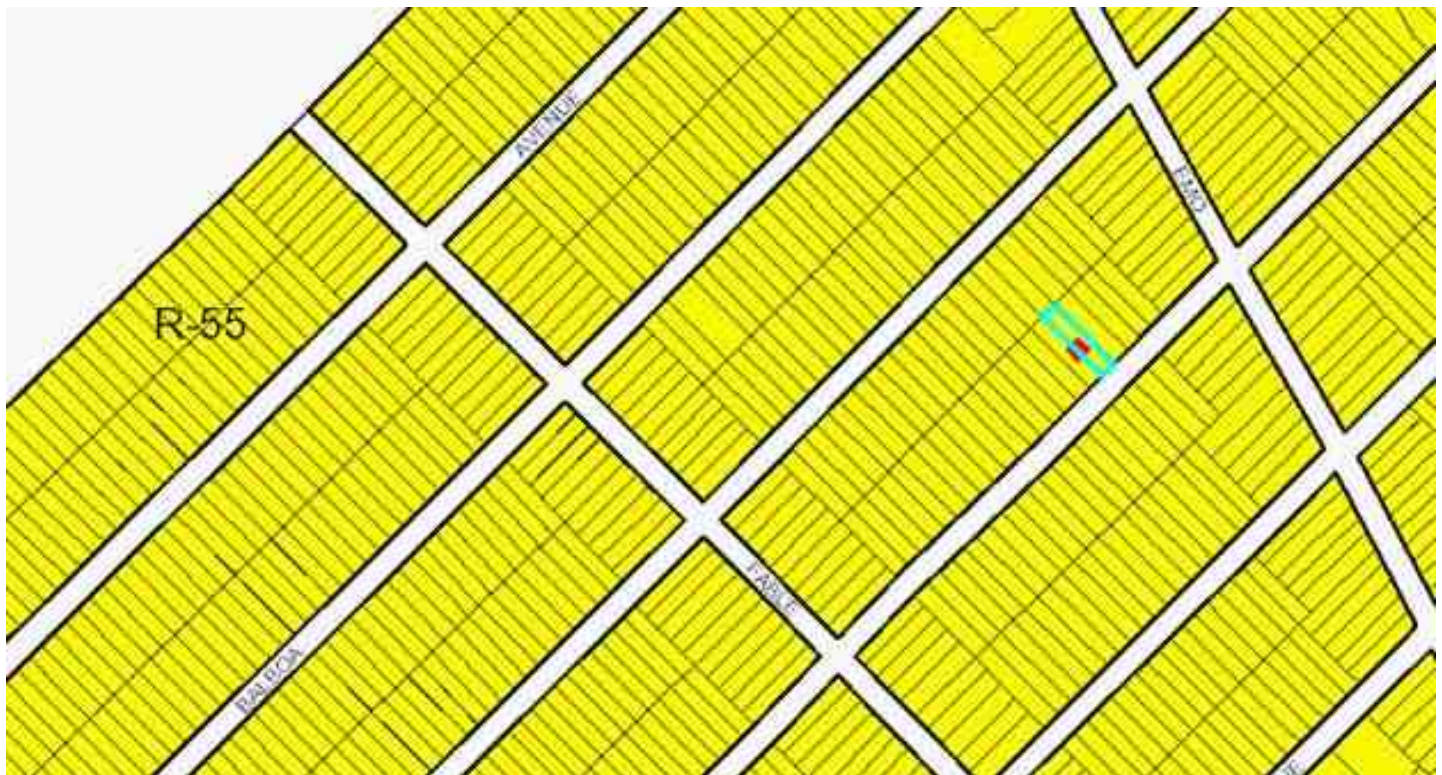
R-55 1 Family Detached Residential

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

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

Zoning Map

Borrower	N/A						
Property Address	809 Drum Ave						
City	Capitol Heights	County	Prince George's	State	MD	Zip Code	20743
Lender/Client	Prince Georges County						



Location Map

Borrower	N/A				
Property Address	809 Drum Ave				
City	Capitol Heights	County	Prince George's	State	MD
Lender/Client	Prince Georges County				
				Zip Code	20743



BrightMLS Market Update

Borrower	N/A				
Property Address	809 Drum Ave				
City	Capitol Heights	County	Prince George's	State	MD
Lender/Client	Prince Georges County				
				Zip Code	20743



Washington, D.C. Metro Area – February 2019 Housing Market Update

Washington D.C. Metro sets yet another February price record at \$427,000; closed sales decline for seventh consecutive month; inventory levels down slightly

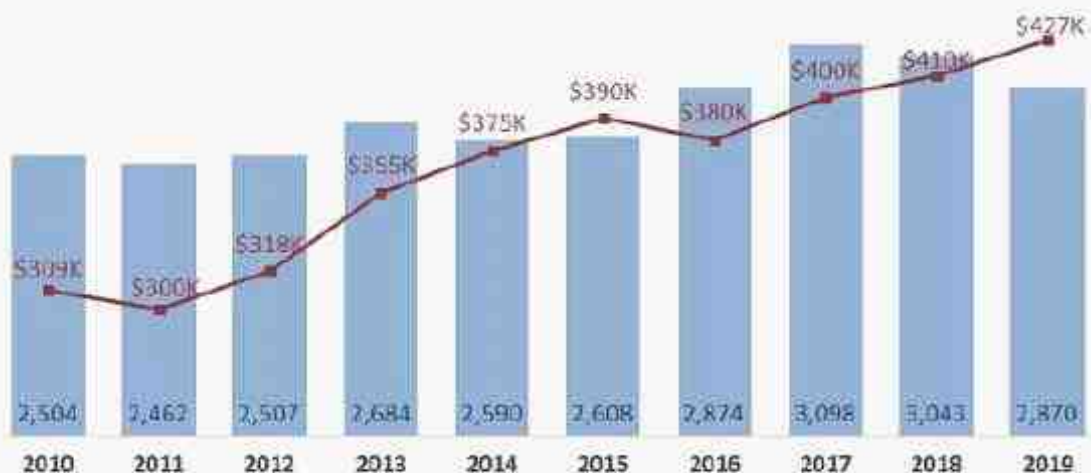
Rockville, MD – (March 12, 2019) – The following analysis of the Washington, D.C. Metro Area housing market has been prepared by Elliot Eisenberg, Ph.D. of MarketStats by ShowingTime and is based on February 2019 Bright MLS housing data.

OVERVIEW

- The February 2019 Washington D.C. Metro area median home price of \$427,000 was up 4.1% or \$17,000 from last year and marked the 29th consecutive month of year-over-year price increases.
- Sales volume across the DC Metro area was nearly \$1.5 billion, down 2.2% from last year.
- Closed sales declined for the seventh month in a row to 2,870, a 5.7% decrease compared to last year.
- New pending sales compared to last year were also down, by 1.6% to 4,377.
- New listings compared to last February were down by 7.3% to 4,918.
- Active listings were down 3.1% compared to last year to 6,293. While single-family inventories have grown for the last five months, condo inventories have declined for that same period and townhome inventories have fluctuated but are mostly up.
- The average percent of original list price received at sale was 97.7%, matching last year's record February level.

DC Metro

February home sales and median prices



BrightMLS Market Update

Borrower	N/A				
Property Address	809 Drum Ave				
City	Capitol Heights	County	Prince George's	State	MD
Lender/Client	Prince Georges County				
				Zip Code	20743

Home prices

DC Metro - February Median Sales Prices



- February's median sales price rose to \$427,000, up 4.1% or \$17,000 compared to last year and up 1.7% or \$7,000 compared to last month.
- Compared to last year, prices for townhomes rose 5.8% to \$435,000, single-family detached homes rose by 5.3% to \$525,000 and condo prices rose 1.4% to \$307,750.
- Prices are well above the 5-year average of \$401,340 and the 10-year average of \$366,360.
- This month's median sales price is 42.3% higher than the February of 2011 price of \$300,000.
- Falls Church City still has the most expensive homes in the region, with a median sales price of \$827,500, a 18.1% increase from last February.
- Prince George's County remains the most affordable area, with a median sales price of \$289,000, a 4.0% increase over last year.
- Washington D.C. (+10.6% to \$589,000), Arlington County (+6.1% to \$565,000), Montgomery County (+2.3% to \$419,950), and Fairfax County (+0.5% to \$492,500) saw gains in prices. Alexandria City (-6.8% to \$522,500) and Fairfax City (-2.3% to \$495,000) were down.
- For the year-to-date, region wide prices are up 3.7% to \$420,000.

Median Sales Price by Jurisdiction

DC Metro Area

Locale (# Feb sales)	February			Year-to-Date		
	2019	2018	YoY	2019	2018	YoY
Falls Church City (4)	\$827,500	\$700,575	18.1%	\$785,000	\$700,000	12.1%
Washington D.C. (505)	\$589,000	\$532,500	10.6%	\$555,000	\$515,000	7.8%
Arlington (164)	\$565,000	\$532,353	6.1%	\$574,500	\$531,176	8.2%
Alexandria City (173)	\$522,500	\$560,500	-6.8%	\$492,500	\$531,500	-7.3%
Fairfax City (24)	\$495,000	\$506,500	-2.3%	\$490,000	\$514,000	-4.7%
Fairfax County (781)	\$492,500	\$490,000	0.5%	\$489,388	\$475,500	2.9%
DC Metro (2870)	\$427,000	\$410,000	4.2%	\$420,000	\$405,000	3.7%
Montgomery (608)	\$419,950	\$410,500	2.3%	\$410,000	\$407,000	0.7%
Prince George's (611)	\$289,000	\$278,000	4.0%	\$285,000	\$274,900	3.7%

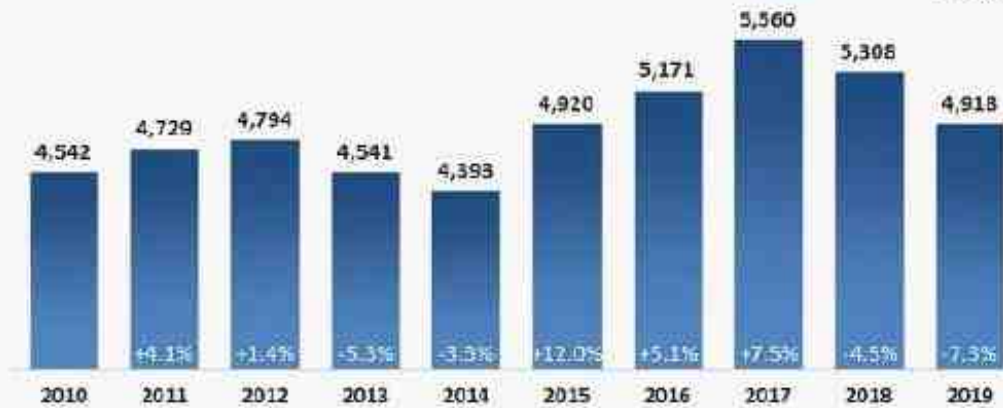
©2019 MarketStats by ShowingTime. Data Source: MRIS. Stats calculated 3/6/2019

BrightMLS Market Update

Borrower	N/A							
Property Address	809 Drum Ave							
City	Capitol Heights	County	Prince George's	State	MD	Zip Code	20743	
Lender/Client	Prince Georges County							

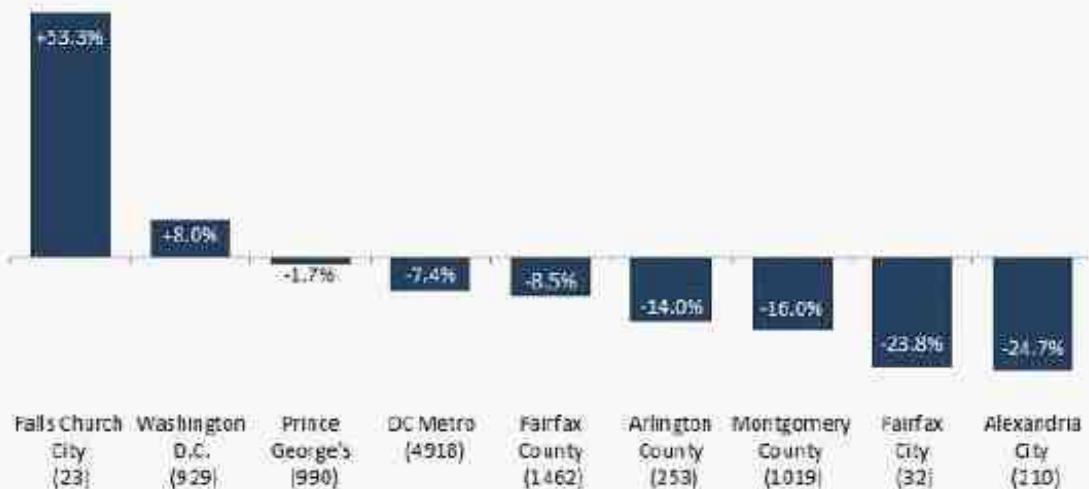
New Listing Activity

DC Metro - February New Listings



- February's new listings compared to last year declined by 7.3% to 4,918 but were up a seasonal 10.8% compared to last month.
- New listings of single-family homes were down 3.1% from last year to 2,411. New townhome listings were down 10.3% to 1,181, and new condo listings were down 12.5% to 1,312.
- New listings are below the 5-year average of 5,175 but are above the 10-year average of 4,888.
- February new listings were 11.5% below the February 2017 high of 5,560 but are 12.0% above the February 2014 low of 4,393.
- New listing activity across the region was mostly down, with the smallest percentage decline in Prince George's County (-1.7% to 990) and the largest in Alexandria City (-24.7% to 210). Falls Church City (+53.3% to 23) and Washington D.C. (+8.0% to 929) saw gains in new listings.
- For the year-to-date, regional new listings are down 2.0% to 9,370.

DC Metro
Annual change in February new listings: 2019 vs. 2018



*Feb 2019 totals in parentheses

©2019 MarketStats by ShowingTime. Data Source: Bright MLS. Statistics calculated 3/6/2019

SDAT

Borrower	N/A				
Property Address	809 Drum Ave				
City	Capitol Heights	County	Prince George's	State	MD Zip Code 20743
Lender/Client	Prince Georges County				

View Map	View GroundRent Redemption	View GroundRent Registration
Tax Exempt:	Special Tax Recapture:	
Exempt Class:	NONE	
Account Identifier:	District - 18 Account Number - 2043537	
Owner Information		
Owner Name:	PRINCE GEORGES COUNTY	Use: EXEMPT
Mailing Address:	PROP ACQSTN RL EST BILL BUCKLI 3415 NORTH FORESTEDGE RD FORESTVILLE MD 20747-4421	Principal Residence: NO Deed Reference: /08974/ 00488
Location & Structure Information		
Premises Address:	809 DRUM AVE CAPITOL HEIGHTS 20743-0000	Legal Description: LOTS 15.16
Map:	Grid:	Parcel:
0072	00E2	0000
Sub District:	Subdivision:	Section:
	1800	19
Assessment Year:	Block:	Lot:
2016		
Plat No:	Plat Ref:	A-0867
Special Tax Areas:	Town:	NONE
	Ad Valorem:	
	Tax Class:	8
Primary Structure Built	Above Grade Living Area	Finished Basement Area
		Property Land Area
		4,000 SF
		County Use
		901
Stories	Basement	Type
		Exterior
		Full/Half Bath
		Garage
		Last Major Renovation
Value Information		
	Base Value	Value
		As of
		01/01/2016
Land:	35,000	35,000
Improvements	0	0
Total:	35,000	35,000
Preferential Land:	0	0
		Phase-in Assessments
		As of
		07/01/2016
		As of
		07/01/2019
Transfer Information		
Seller: HOLLINS, LEROY E & TERETHA E	Date: 08/24/1993	Price: \$0
Type:	Deed1: /08974/ 00488	Deed2:
Seller: JARMAN, WARREN & E	Date: 03/20/1970	Price: \$17,100
Type:	Deed1: /03814/ 00670	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	
County:	500	07/01/2016
State:	500	35,000.00
Municipal:	500	35,000.00
		0.00/0.00
		0.00/0.00
Tax Exempt:	Special Tax Recapture:	
Exempt Class:	NONE	
Homestead Application Information		
Homestead Application Status: No Application		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		Date:

Zoning Ordinance

Borrower	N/A						
Property Address	809 Drum Ave						
City	Capitol Heights	County	Prince George's	State	MD	Zip Code	20743
Lender/Client	Prince Georges County						

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

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

VERSION: JAN 28, 2019 (CURRENT) SYSTEMS.

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

Sec. 27-442. - Regulations.

(a) Regulations tables.

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

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

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

	ZONE							
	R-F ⁷	R-30 ⁷	R-30C	R-18 ⁷	R-18C	R-10A	R-10	R-H

Location Map

Borrower	N/A			
Property Address	809 Drum Ave			
City	Capitol Heights	County	Prince George's	State MD Zip Code 20743
Lender/Client	Prince Georges County			

11/15/2016

4,926,429

COMMISSION OF RE APPRAISERS & HOME INSPECTORS

10 04 27637
MESSAGE(S) :

THOMAS WEIGAND

6137 11-14-2016

COPY VOID FEATURE & ARTIFICIAL WATERMARK ON THE BACK.



STATE OF MARYLAND
DLLR
DEPARTMENT OF LABOR, LICENSING AND REGULATION

LICENSE * REGISTRATION * CERTIFICATION * PERMIT

STATE OF MARYLAND

DEPARTMENT OF LABOR, LICENSING AND REGULATION

COMMISSION OF RE APPRAISERS & HOME INSPECTORS
CERTIFIES THAT:

THOMAS WEIGAND

Lawrence J. Hogan, Jr.
Governor

Boyd K. Rutherford
Lt. Governor

Kelly M. Schulz
Secretary

IS AN AUTHORIZED: 04 - CERTIFIED GENERAL

<u>LIC/REG/CERT</u>	<u>EXPIRATION</u>	<u>EFFECTIVE</u>	<u>CONTROL NO</u>	
27637	12-27-2019	11-14-2016	4926429	 Secretary DLLR

Signature of Bearer