APPRAISAL OF REAL PROPERTY

LOCATED AT

Quarter Ave (06-0609818)
Capitol Heights, MD 20743
MAP 72, GRID F4, BLOCK 3, LOT 108

FOR

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

OPINION OF VALUE

$2,500

AS OF

04/03/2019

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: Quarter Ave (06-0609818)
Capitol Heights, MD 20743
Borrower: N/A N/A
File No.: 1903017

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 # 1903017

Borrower	N/A N/A						
Property Address	Quarter Ave (06-0609818)						
City	Capitol Heights	County	Prince George's	State	MD	Zip Code	20743
Lender/Client	The Prince George's County Government						

APPRAISAL AND REPORT IDENTIFICATION

This Appraisal Report is one of the following types:

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

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

ADDITIONAL CERTIFICATIONS

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

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

PRIOR SERVICES

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

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

PROPERTY INSPECTION

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

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

APPRAISAL ASSISTANCE

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

ADDITIONAL COMMENTS

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

MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY

☒ A reasonable marketing time for the subject property is 42 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)	
Signature		Signature	
Name	Jacquelin Sonceau	Name	
Date of Signature	04/19/2019	Date of Signature	
State Certification #	30012316	State Certification #	
or State License #		or State License #	
State	MD	State	
Expiration Date of Certification or License	07/11/2019	Expiration Date of Certification or License	
		Supervisory Appraiser Inspection of Subject Property	
Effective Date of Appraisal	04/03/2019	☐ Did Not ☐ Exterior-only from Street ☐ Interior and Exterior	

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LAND APPRAISAL REPORT

File No.: 1903017

SUBJECT

Property Address: Quarter Ave (06-0609818) City: Capitol Heights State: MD Zip Code: 20743

County: Prince George's Legal Description: MAP 72, GRID F4, BLOCK 3, LOT 108

Assessor's Parcel #: 06-0609818 Tax Year: 2019 R.E. Taxes: $ $0 Special Assessments: $ 0

Market Area Name: Spaulding Heights Map Reference: Census Tract: 8028.04

Current Owner of Record: PRINCE GEORGES COUNTY Borrower (if applicable): N/A N/A

Project Type (if applicable): ☐ PUD ☐ De Minimis PUD ☐ Other (describe) HOA: $ ☐ per year ☐ per month

Are there any existing improvements to the property? ☒ No ☐ Yes If Yes, indicate current occupancy: ☐ Owner ☐ Tenant ☒ Vacant ☐ Not habitable

If Yes, give a brief description:

ASSIGNMENT

The purpose of this appraisal is to develop an opinion of: ☒ Market Value (as defined), or ☐ other type of value (describe)

This report reflects the following value (if not Current, see comments): ☒ Current (the Inspection Date is the Effective Date) ☐ Retrospective ☐ Prospective

Property Rights Appraised: ☒ Fee Simple ☐ Leasehold ☐ Leased Fee ☐ 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

MARKET AREA DESCRIPTION

Characteristics			
Location:	☐ Urban	☒ Suburban	☐ Rural
Built up:	☐ Over 75%	☒ 25-75%	☐ Under 25%
Growth rate:	☐ Rapid	☒ Stable	☐ Slow
Property values:	☐ Increasing	☒ Stable	☐ Declining
Demand/supply:	☐ Shortage	☒ In Balance	☐ Over Supply
Marketing time:	☒ Under 3 Mos.	☐ 3-6 Mos.	☐ Over 6 Mos.

Predominant Occupancy	
☒ Owner	50
☒ Tenant	38
☐ Vacant (0-5%)	
☒ Vacant (>5%)	

One-Unit Housing	PRICE $(000)	AGE (yrs)
Low	217	1
High	622	85
Pred	377	46

Present Land Use	
One-Unit	80 %
2-4 Unit	0 %
Multi-Unit	10 %
Comm'l	10 %
	0 %
	%

Change in Land Use	
☒ Not Likely	
☐ Likely *	☐ In Process *
* To:	

Factors Affecting Marketability

Item	Good	Average	Fair	Poor	N/A	Item	Good	Average	Fair	Poor	N/A
Employment Stability	☐	☒	☐	☐	☐	Adequacy of Utilities	☐	☒	☐	☐	☐
Convenience to Employment	☐	☒	☐	☐	☐	Property Compatibility	☐	☒	☐	☐	☐
Convenience to Shopping	☐	☒	☐	☐	☐	Protection from Detrimental Conditions	☐	☒	☐	☐	☐
Convenience to Schools	☐	☒	☐	☐	☐	Police and Fire Protection	☐	☒	☐	☐	☐
Adequacy of Public Transportation	☐	☒	☐	☐	☐	General Appearance of Properties	☐	☒	☐	☐	☐
Recreational Facilities	☐	☒	☐	☐	☐	Appeal to Market	☐	☒	☐	☐	☐

Market Area Comments: The subject's neighborhood is bordered by Route 410 to the north; Route 193 to the east; Route 223 to the south; I-295 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 DC metro area are within typical commuting times. The subject is less than a mile (as the crow flies) from Bradbury Heights Elementary 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 6 mile radius of the subject property.

SITE DESCRIPTION

Dimensions: Irregular lot Site Area: 2,000 Sq.Ft.

Zoning Classification: R55 Description: ONE-FAMILY DETACHED RESIDENTIAL

Do present improvements comply with existing zoning requirements? ☐ Yes ☐ No ☒ No Improvements

Uses allowed under current zoning: Permits small-lot residential subdivisions; promotes high density, single-family detached dwellings. Standard lot sizes 6,500 sq. ft.; maximum dwelling units per net acre 6.70; estimated average dwelling units per acre 4.2.

Are CC&Rs applicable? ☐ 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) Hold for assemblage.

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

Summary of Highest & Best Use: In order to estimate the highest and best use of the subject property, we have considered those uses that are legally permissible, physically possible, maximally productive and financially feasible. The use that represents the highest and best use of the property is to hold for assemblage.

Utilities	Public	Other	Provider/Description
Electricity	☒	☐	Available
Gas	☒	☐	Available
Water	☒	☐	Available
Sanitary Sewer	☒	☐	Available
Storm Sewer	☒	☐	Available
Telephone	☒	☐	Available
Multimedia	☐	☐	

Off-site Improvements	Type	Public	Private
Street	None	☐	☐
Width	N/A		
Surface	N/A		
Curb/Gutter	None	☐	☐
Sidewalk	None	☐	☐
Street Lights	None	☐	☐
Alley	None	☐	☐

Frontage	Land locked
Topography	Gently Rolling
Size	2,000 sf +/-
Shape	Rectangular
Drainage	Natural
View	Wooded

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 # 24033C0144E FEMA Map Date 09/16/2016

Site Comments: I saw no adverse environmental conditions on the site or in the immediate vicinity of the subject property. Typical utility easements (telephone, electric) do not affect value. The subject property appears to be located in the FEMA flood zone X. Flood hazard map interpretation is believed accurate, it is not guaranteed.

GP LAND

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LAND APPRAISAL REPORT

File No.: 1903017

TRANSFER HISTORY

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	
Date:	06/19/1985
Price:	$0
Source(s):	SDAT, brightMLS
2nd Prior Subject Sale/Transfer	
Date:	
Price:	
Source(s):	

Analysis of sale/transfer history and/or any current agreement of sale/listing: No evidence from current data sources of any sale or transfer of the comparable sales prior to, or in addition to, those cited above within the past year. No evidence from current data sources of any prior sale or transfer of the subject property within the past three years.

SALES COMPARISON APPROACH

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	Quarter Ave (06-0609818) Capitol Heights, MD 20743	8609 PERTH LN CLINTON, MD 20735		7711 KIPLING PKWY DISTRICT HEIGHTS, MD 20747		Emerson St Hyattsville, MD 20781	
Proximity to Subject		4.65 MILES SW		1.40 MILES SE		5.94 MILES NW	
Sale Price	$ 0		$ 7,500		$ 15,000		$ 15,000
Price/ Sq.Ft.	$	$ 1.01		$ 2.03		$ 2.91	
Data Source(s)	brightMLS, SDAT	brightMLS#1002244348;DOM 6		brightMLS#1003883278;DOM 186		brightMLS#1000034257;DOM 137	
Verification Source(s)	Observation	Observation/CountyTax Record		Observation/CountyTax Record		Observation/CountyTax Record	
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+(-) $ Adjust	DESCRIPTION	+(-) $ Adjust	DESCRIPTION	+(-) $ Adjust
Sales or Financing Concessions	N/A	Cash Cash;		Cash Cash;		Cash Cash;	
Date of Sale/Time	N/A	11/30/18		05/12/17		11/07/17	
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Location	Avg Residential	Avg Residential		Avg Residential		Avg Residential	
Site Area (in Sq.Ft.)	2,000	7,405	-5,460	7,405	-5,460	5,150	-3,182
Utility	Fair	Fair		Average	-7,500	Average	-7,500
Zoning	R55	RR		R55		R55	
Site Condition	Raw Land	Raw Land		Raw Land		Raw Land	
Net Adjustment (Total, in $)		☐ + ☒ −	$ -5,460	☐ + ☒ −	$ -12,960	☐ + ☒ −	$ -10,682
Adjusted Sale Price (in $)			$ 2,040		$ 2,040		$ 4,318

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 does not bracket the value of the subject. Comparable sale #1 carried the most weight in the reconciliation, because it is the most recent sale and has the same utility as the subject.

PUD

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.

RECONCILIATION

Indicated Value by: Sales Comparison Approach $ 2,500

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: $ 2,500 , 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.

ATTACH.

A true and complete copy of this report contains 21 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report, which contains the following attached exhibits: ☒ Scope of Work

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

☒ Photo Addenda ☒ Parcel Map ☐ Hypothetical Conditions ☐ Extraordinary Assumptions ☐

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

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

SIGNATURES

APPRAISER

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): 04/19/2019

License or Certification #: 30012316 State: MD

Designation:

Expiration Date of License or Certification: 07/11/2019

Inspection of Subject: ☒ Did Inspect ☐ Did Not Inspect (Desktop)

Date of Inspection: 04/03/2019

SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)

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: ☐ Did Inspect ☐ Did Not Inspect

Date of Inspection:

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Supplemental Addendum

File No. 1903017

Borrower	N/A N/A						
Property Address	Quarter Ave (06-0609818)						
City	Capitol Heights	County	Prince George's	State	MD	Zip Code	20743
Lender/Client	The Prince George's County Government						

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

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

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

All three comparable sales 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 the MLS, the neighborhood housing trend has been stable over the past 12 months, therefore, no time adjustment is waranted to the comparable sales.

The subject site is land-locked, so the street with the closest access was near Marlbor Pike.

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; raw land,similar to the subject; same utility as the subject; similar zoning as the subject; superior lot size, warranting a negative adjustment;

COMPARABLE #2: recent sale; in close proximity of subject; raw land, similar to the subject; superior utility, utilities available, compared to the subject, warranting a negative adjustment; same zoning as the subject; superior lot size, warranting a negative adjustment;

COMPARABLE #3: recent sale; in close proximity of subject; raw land, similar to the subject; superior utility, utilities available, compared to the subject, warranting a negative adjustment; same zoning as the subject; superior lot size, warranting a negative adjustment;

The subject's lot size is not bracketed by the lot size of the closed sales. Recent sales with the same or more similar lot size compared to the subject were not available. This, however, will not have a negative impact on value.

The subject of this appraisal assignment is an unimproved parcel of land. The property is zoned X and the highest and best use is to hold for assemblage. As of the effective date of this assignment the property had no additional approvals or entilements, per the owner or owners representative. Therefore, the appraiser makes the extraordinary

Supplemental Addendum

File No. 1903017

Borrower	N/A N/A						
Property Address	Quarter Ave (06-0609818)						
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Lender/Client	The Prince George's County Government						

assumption that no approvals or entilements exists. Approvals required for development include an approved site plan as well as permits for grading and water/well and sewer/septic hookup.

The sales comparison approach is the most appropriate method for determining the market value of the subject property. In developing the sales comparison approach the market area of the subject as well as competing market areas were sourced for sales of competing properties.

TAX RECORD

Search Result for PRINCE GEORGE'S COUNTY

View Map | View GroundRent Redemption | View GroundRent Registration

Tax Exempt: | **Special Tax Recapture:**
Exempt Class: | NONE

Account Identifier: **District -** 06 **Account Number -** 0609818

Owner Information

Owner Name:	PRINCE GEORGES COUNTY	**Use:**	EXEMPT
		Principal Residence:	NO
Mailing Address:	OLD MARLBORO SCH HOUSE UPPER MARLBORO MD 20772	**Deed Reference:**	/06121/ 00538

Location & Structure Information

Premises Address:	QUARTER AVE CAPITOL HEIGHTS 20743-0000	**Legal Description:**	

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	A-0111
0072	00F4	0000		7740		3	108	2018	Plat Ref:	

Special Tax Areas:		**Town:**	NONE
		Ad Valorem:	
		Tax Class:	8

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
			2,000 SF	901

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation

Value Information

	Base Value	Value As of 01/01/2018	Phase-in Assessments As of 07/01/2018	As of 07/01/2019
Land:	200	200		
Improvements	0	0		
Total:	200	200	200	200
Preferential Land:	0			0

Transfer Information

Seller: ROSS,E F & FRANCES	**Date:** 06/19/1985	**Price:** $0
Type:	**Deed1:** /06121/ 00538	**Deed2:**
Seller:	**Date:**	**Price:**
Type:	**Deed1:**	**Deed2:**
Seller:	**Date:**	**Price:**
Type:	**Deed1:**	**Deed2:**

Exemption Information

Partial Exempt Assessments:	Class	07/01/2018	07/01/2019
County:	500	200.00	200.00
State:	500	200.00	200.00
Municipal:	500	0.00|0.00	0.00|0.00

Tax Exempt: | **Special Tax Recapture:**
Exempt Class: | NONE

Homestead Application Information

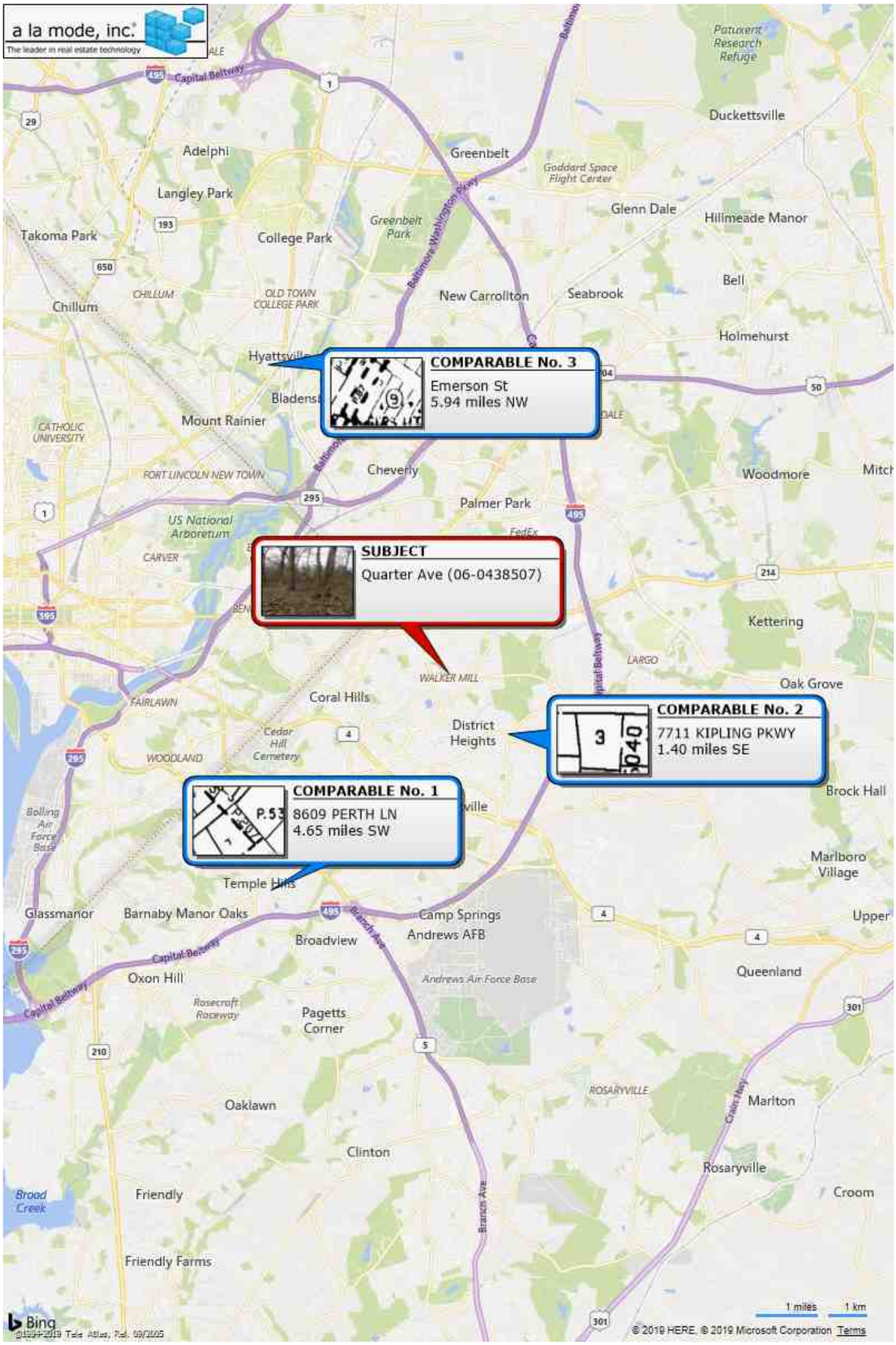
Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**

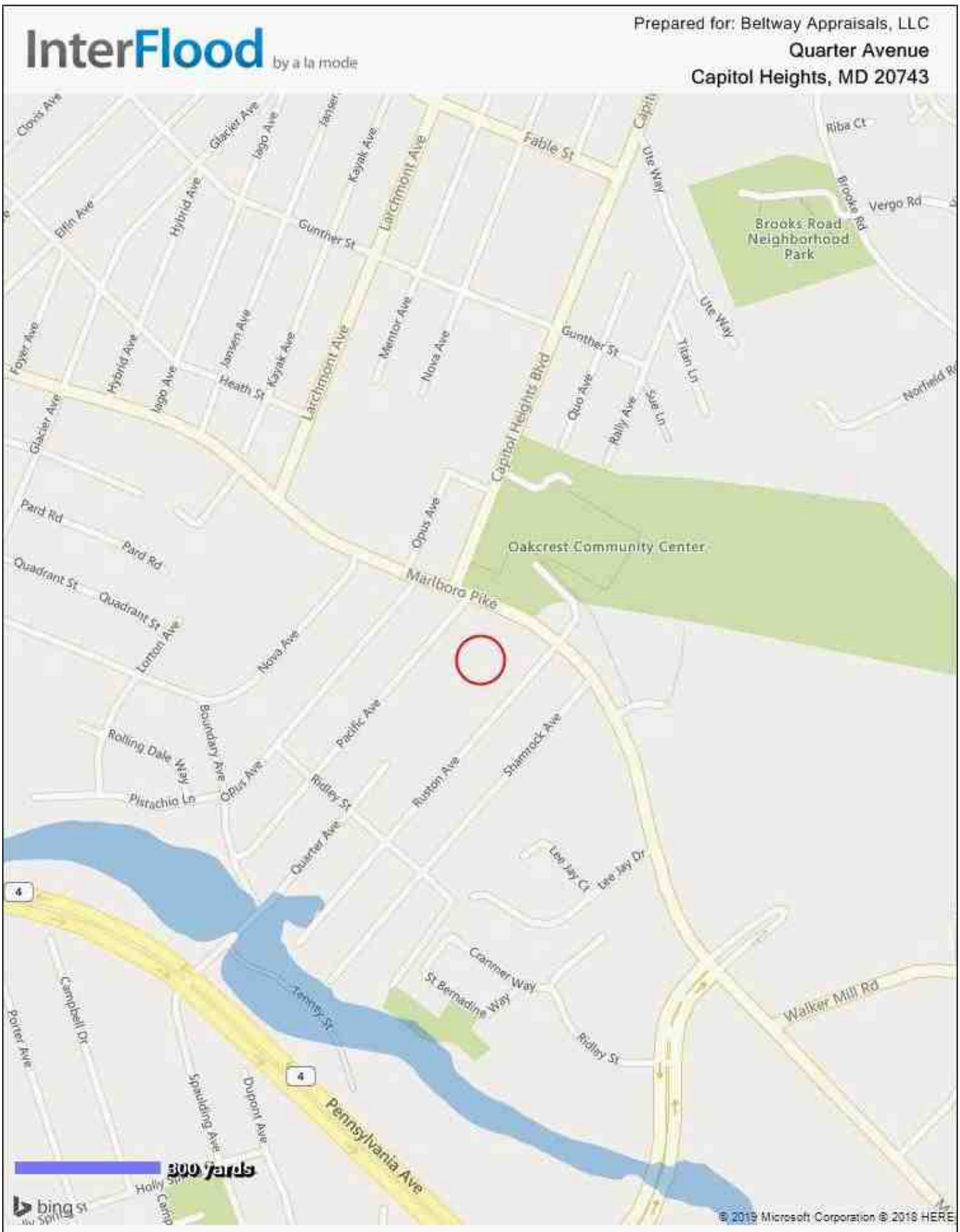
Location Map

Borrower	N/A N/A						
Property Address	Quarter Ave (06-0609818)						
City	Capitol Heights	County	Prince George's	State	MD	Zip Code	20743
Lender/Client	The Prince George's County Government						



Flood Map

Borrower	N/A N/A						
Property Address	Quarter Ave (06-0609818)						
City	Capitol Heights	County	Prince George's	State	MD	Zip Code	20743
Lender/Client	The Prince George's County Government						



MAP DATA

FEMA Special Flood Hazard Area: **No**
Map Number: **24033C0235E**
Zone: **X**
Map Date: **September 16, 2016**
FIPS: **24033**

MAP LEGEND

- Areas inundated by 500-year flooding
- Areas inundated by 100-year flooding
- Velocity Hazard
- Protected Areas
- Floodway
- Subject Area

Aerial Map

Borrower	N/A N/A						
Property Address	Quarter Ave (06-0609818)						
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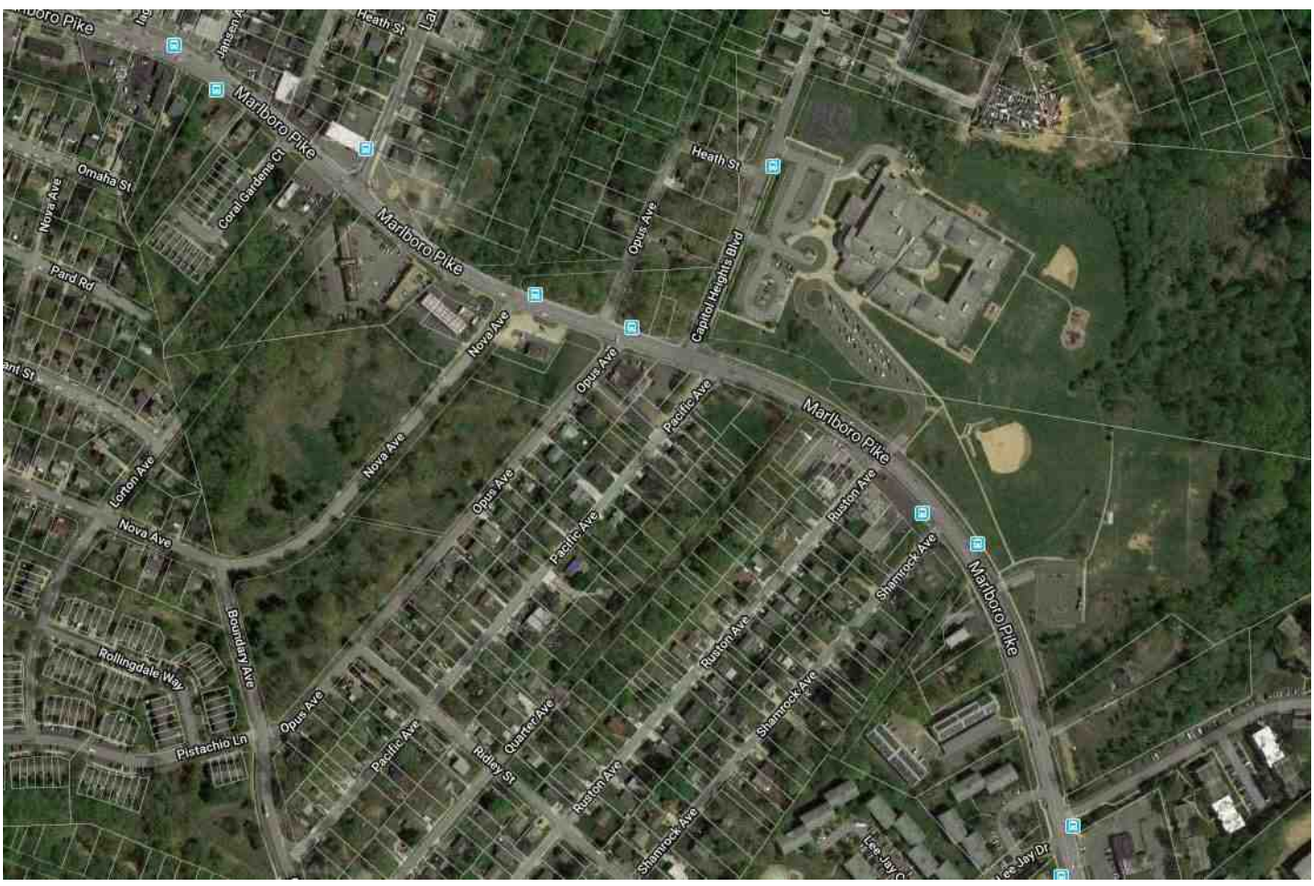
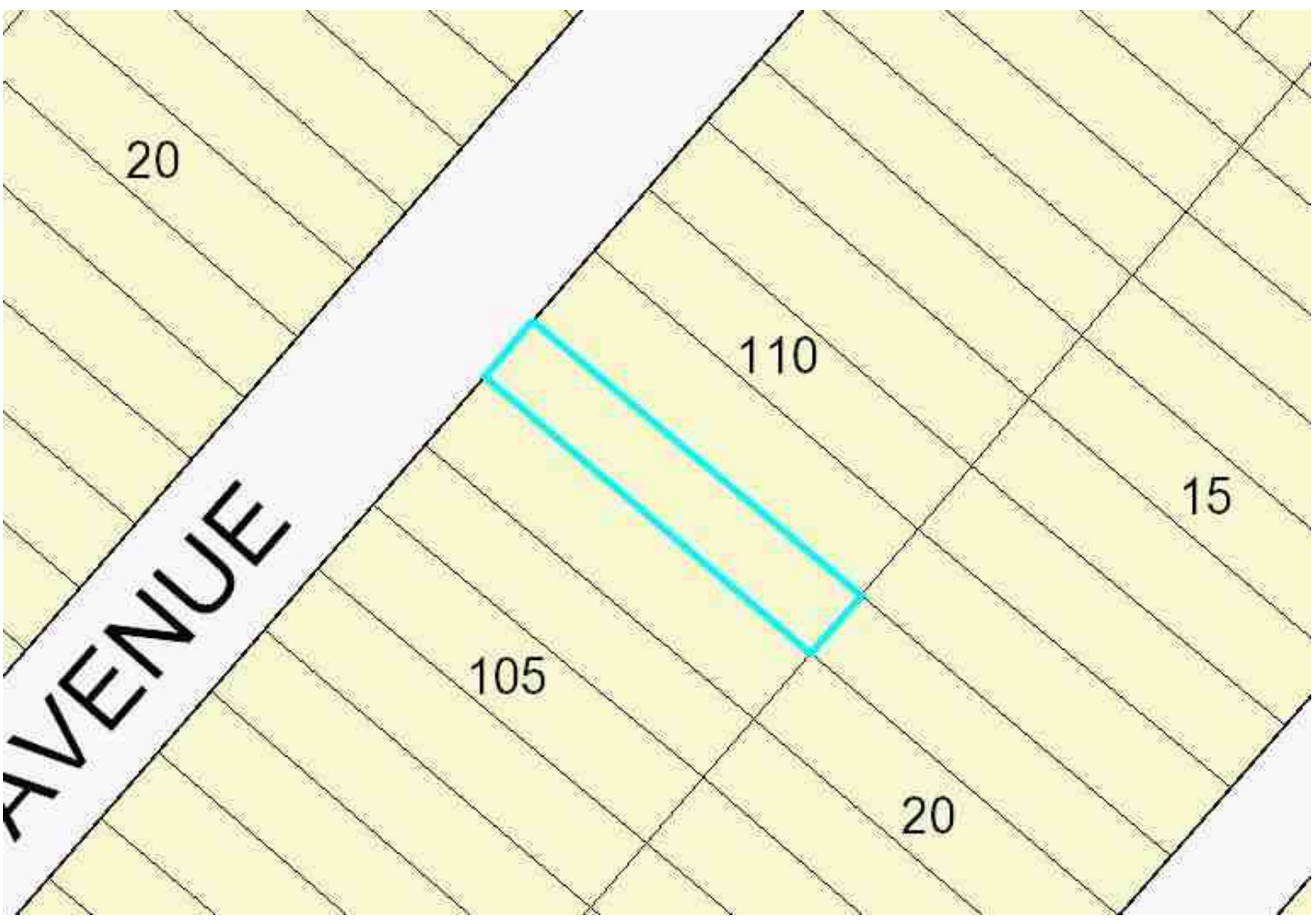
Lender/Client	The Prince George's County Government						



PGAtlas

Borrower	N/A N/A						
Property Address	Quarter Ave (06-0609818)						
City	Capitol Heights	County	Prince George's	State	MD	Zip Code	20743
Lender/Client	The Prince George's County Government						



MERLIN

Borrower	N/A N/A						
Property Address	Quarter Ave (06-0609818)						
City	Capitol Heights	County	Prince George's	State	MD	Zip Code	20743
Lender/Client	The Prince George's County Government						

Subject Photo Page

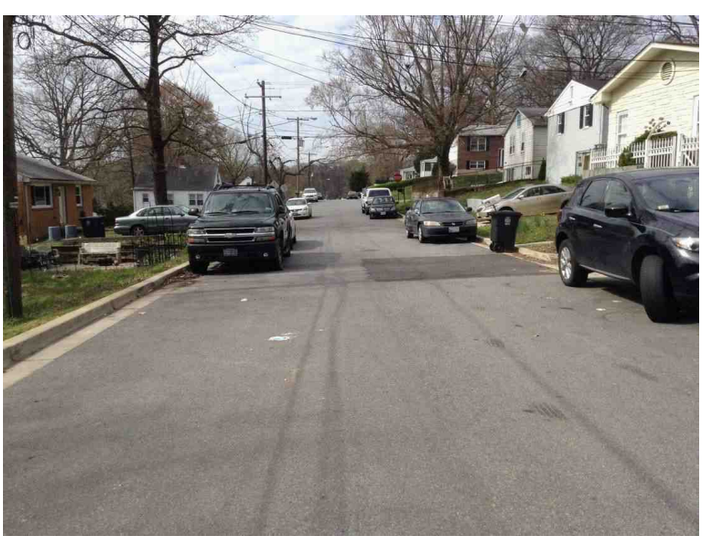
Borrower	N/A N/A						
Property Address	Quarter Ave (06-0609818)						
City	Capitol Heights	County	Prince George's	State	MD	Zip Code	20743
Lender/Client	The Prince George's County Government						

Subject Front

Quarter Ave (06-0609818)

Sales Price	0
Gross Living Area	
Total Rooms	
Total Bedrooms	
Total Bathrooms	
Location	Avg Residential
View	sq. ft.+/-
Site	2,000
Quality	
Age	

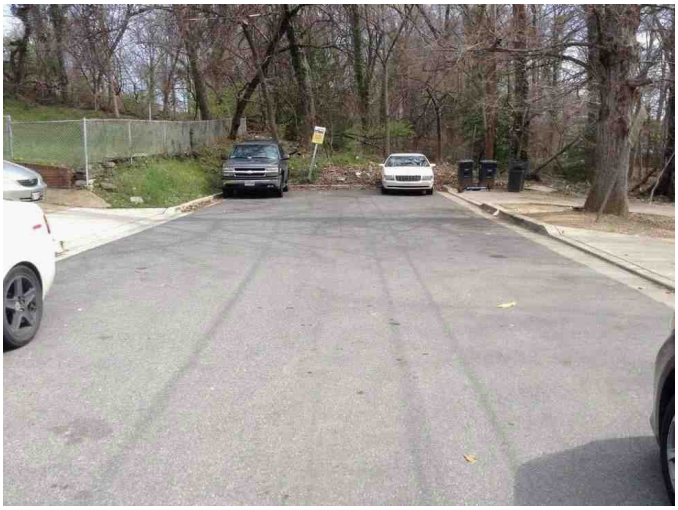
Subject Rear



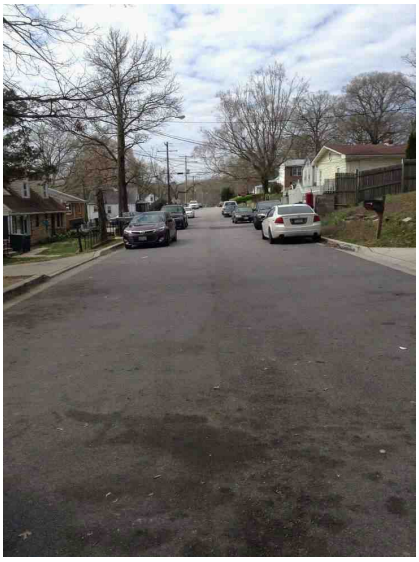
Subject Street

Subject Photos

Borrower	N/A N/A						
Property Address	Quarter Ave (06-0609818)						
City	Capitol Heights	County	Prince George's	State	MD	Zip Code	20743
Lender/Client	The Prince George's County Government						



Northeast view of Quarter Avenue, deadend street



Southwest view of Quarter Avenue

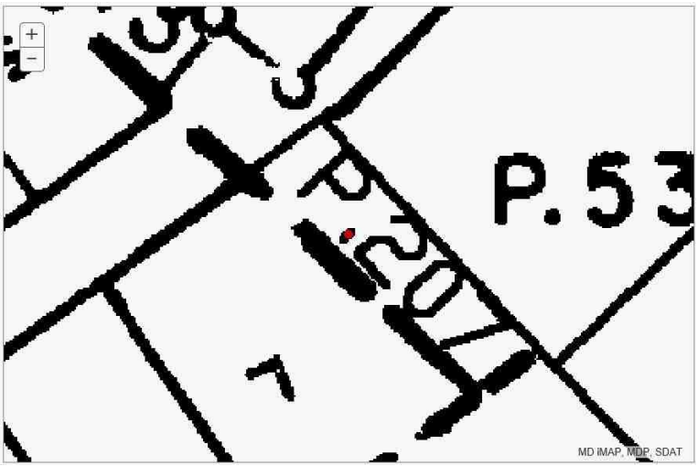
Alternate site view

Alternate site view

Alternate site view

Comparable Photo Page

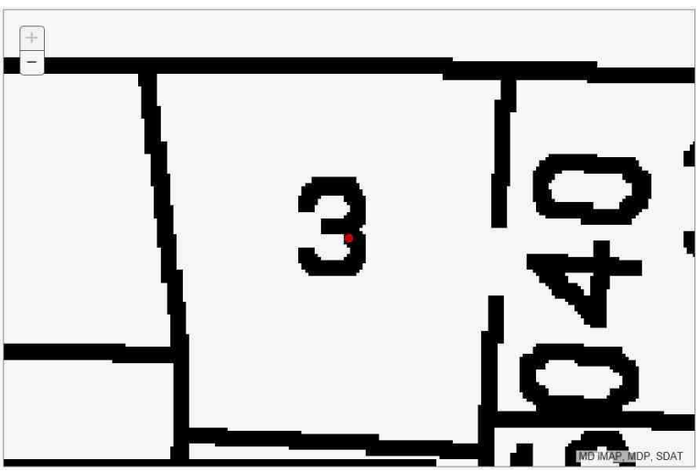
Borrower	N/A N/A						
Property Address	Quarter Ave (06-0609818)						
City	Capitol Heights	County	Prince George's	State	MD	Zip Code	20743
Lender/Client	The Prince George's County Government						



Comparable 1

8609 PERTH LN

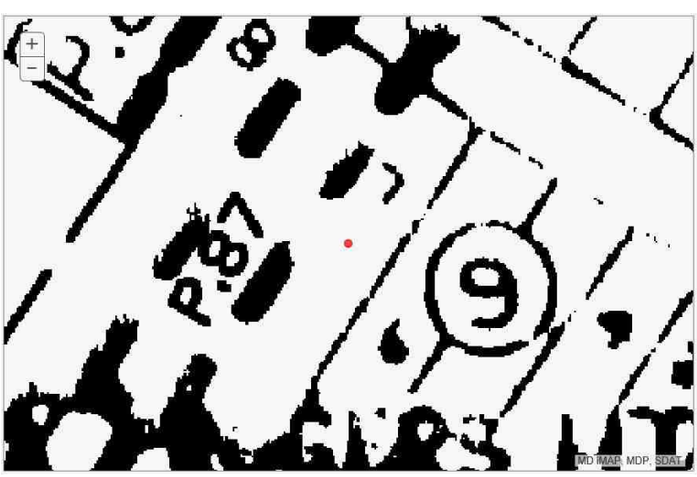
Prox. to Subject	4.65 MILES SW
Sale Price	7,500
Gross Living Area	
Total Rooms	
Total Bedrooms	
Total Bathrooms	
Location	Avg Residential
View	
Site	7,405
Quality	
Age	



Comparable 2

7711 KIPLING PKWY

Prox. to Subject	1.40 MILES SE
Sale Price	15,000
Gross Living Area	
Total Rooms	
Total Bedrooms	
Total Bathrooms	
Location	Avg Residential
View	
Site	7,405
Quality	
Age	



Comparable 3

Emerson St

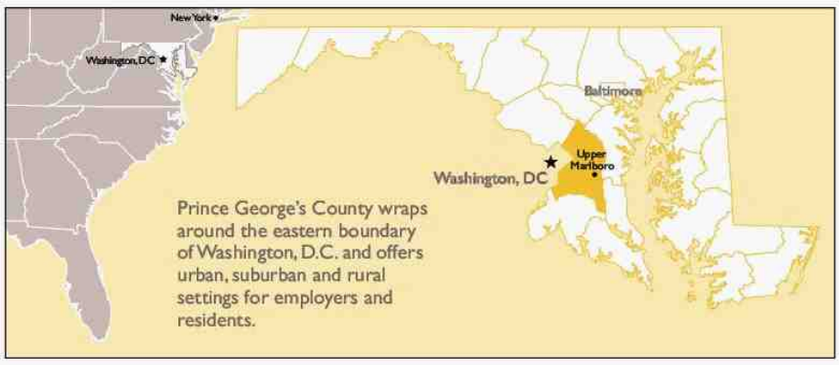
Prox. to Subject	5.94 MILES NW
Sale Price	15,000
Gross Living Area	
Total Rooms	
Total Bedrooms	
Total Bathrooms	
Location	Avg Residential
View	
Site	5,150
Quality	
Age	

BRIEF ECONOMIC FACTS - Page 1

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[1]

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[2,3]

	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[2,3] (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
Total	912,756	100.0
Median age		37.2 years

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2019

BRIEF ECONOMIC FACTS - Page 2

Brief Economic Facts // PRINCE GEORGE'S COUNTY, MARYLAND

LABOR AVAILABILITY[3,4,5] (BY PLACE OF RESIDENCE)

Civilian Labor Force (2017 avg.)	County	Labor Mkt. 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** 284,654	**Percent** 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[6,7] (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[4] (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
Total	16,056	319,654	100.0	1,088

Includes civilian employment only

HOURLY WAGE RATES[4] (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 // PRINCE GEORGE'S COUNTY, MARYLAND

SCHOOLS AND COLLEGES[3,8]

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)
2-year institution		
Prince George's Community College	11,890	856
Major 4-year institutions		
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[9]

	Prince George's Co.	Maryland
Corporate Income Tax (2019)	none	8.25%
Base – federal taxable income		
Personal Income Tax (2019)	3.20%	2.0%-5.75%*
Base – federal adjusted gross income		
*Graduated rate peaking at 5.75% on taxable income over $300,000		
Sales & Use Tax (2019)	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		
Real Property Tax (FY 19)	$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		
Business Personal Property Tax (FY 19)	$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		

Major Tax Credits Available

Enterprise Zone (incl. Focus Area), Job Creation, More Jobs for Marylanders (Tier 1), R&D, Biotechnology and Cybersecurity Investment, Revitalization, Arts & Entertainment Dist.

INCOME[3] (2013-2017)

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

HOUSING[3,10]

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[6]

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
Land – cost per acre			
Industrial	$40,000	$800,000	$250,000
Office	$125,000	$2,000,000	$300,000
Rental Rates – per square foot			
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 - Page 4

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[11]

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

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
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

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DEPARTMENT OF LABOR, LICENSING AND REGULATION

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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	EXPIRATION	EFFECTIVE	CONTROL NO
12316	07-11-2019	06-13-2016	4866634

Signature of Bearer

Kelly M. Schulz
Secretary DLLR

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