

APPRAISAL OF REAL PROPERTY



LOCATED AT

7806 SARA KAL RD
CLINTON, MD 20735
MAP 108, GRID A4, LOT 10

FOR

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

OPINION OF VALUE

\$20,000

AS OF

06/19/2019

BY

Jacquelin Sonceau, SRA
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 McCormick Drive
Largo, MD 20774

Re: Property: 7806 SARA KAL RD
CLINTON, MD 20735
Borrower: N/A N/A
File No.: 1906009

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, SRA
30012316
7/11/2019

USPAP Compliance Addendum

Loan #
File # 1906009

Borrower	N/A N/A		
Property Address	7806 SARA KAL RD		
City	County	State	Zip Code
CLINTON	Prince George's	MD	20735
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 30 day(s) utilizing market conditions pertinent to the appraisal assignment.

A reasonable exposure time for the subject property is 0-30 day(s).

APPRAISER SUPERVISORY APPRAISER (ONLY IF REQUIRED)

<p>Signature </p> <p>Name <u>Jacquelin Sonceau, SRA</u></p> <p>Date of Signature <u>07/01/2019</u></p> <p>State Certification # <u>30012316</u></p> <p>or State License # _____</p> <p>State <u>MD</u></p> <p>Expiration Date of Certification or License <u>07/11/2019</u></p> <p>Effective Date of Appraisal <u>06/19/2019</u></p>	<p>Signature _____</p> <p>Name _____</p> <p>Date of Signature _____</p> <p>State Certification # _____</p> <p>or State License # _____</p> <p>State _____</p> <p>Expiration Date of Certification or License _____</p> <p>Supervisory Appraiser Inspection of Subject Property</p> <p><input type="checkbox"/> Did Not <input type="checkbox"/> Exterior-only from Street <input type="checkbox"/> Interior and Exterior</p>
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LAND APPRAISAL REPORT

File No.: 1906009

Property Address: 7806 SARA KAL RD	City: CLINTON	State: MD	Zip Code: 20735
County: Prince George's		Legal Description: MAP 108, GRID A4, LOT 10	
Assessor's Parcel #: 09-0986489	Tax Year: 2019	R.E. Taxes: \$ 15	Special Assessments: \$ 0
Market Area Name: Belle-Fonte	Map Reference: 108	Census Tract: 8012.14	
Current Owner of Record: PRINCE GEORGES COUNTY		Borrower (if applicable): N/A N/A	
Project Type (if applicable): <input type="checkbox"/> PUD <input type="checkbox"/> De Minimis PUD <input type="checkbox"/> Other (describe)	HOA: \$ <input type="checkbox"/> per year <input type="checkbox"/> per month		
Are there any existing improvements to the property? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If Yes, indicate current occupancy: <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant <input type="checkbox"/> Not habitable			
If Yes, give a brief description:			

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

Characteristics	Predominant Occupancy	One-Unit Housing	Present Land Use	Change in Land Use
Location: <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	<input checked="" type="checkbox"/> Owner 84 <input checked="" type="checkbox"/> Tenant 11 <input checked="" type="checkbox"/> Vacant (0-5%) <input type="checkbox"/> Vacant (>5%)	PRICE AGE	One-Unit 80%	<input checked="" type="checkbox"/> Not Likely
Built up: <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%		\$ (000) (yrs)	2-4 Unit 0%	<input type="checkbox"/> Likely * <input type="checkbox"/> In Process *
Growth rate: <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow		109 Low 0	Multi-Unit 10%	* To: _____
Property values: <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining		825 High 90	Comm'l 10%	
Demand/supply: <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply		305 Pred 41	0%	
Marketing time: <input checked="" type="checkbox"/> Under 3 Mos. <input type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.				

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

Market Area Comments: The subject's neighborhood is bordered by Joint Base Andrews to the north; Bellefonte Lane to the east; route 223 to the south; Old Alexandria Ferry Road to the west. The subject is in close proximity to Joint Base Andrews and this could have a negative 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 Tanglewood Regional Center School. Market conditions are stable. Currently conventional, VA, and FHA mortgages are available at historically low rates. Median days on the market for properly priced properties in the overall subject neighborhood is under 3 months. Market trend data supplied above was obtained from the general market for the past twelve months within a 2 mile radius of the subject property.

Dimensions: Irregular lot	Site Area: 10,000 Sq.Ft.
Zoning Classification: RR	Description: RESIDENTIAL RURAL
Do present improvements comply with existing zoning requirements? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> No Improvements	
Uses allowed under current zoning: Permits approximately one-half-acre residential lots; subdivision lot sizes depend on date of recordation; allows a number of nonresidential special exceptions uses	

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

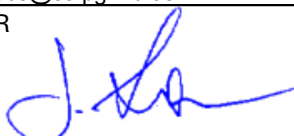
Utilities			Off-site Improvements		Type		Public		Private		Frontage		Unknown	
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/> Available	Street	Asphalt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Topography			Rolling				
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/> Available	Width	Average for area			Size			10,000 sf +/-				
Water	<input checked="" type="checkbox"/>	<input type="checkbox"/> Available	Surface	Average for area			Shape			Irregular				
Sanitary Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/> Available	Curb/Gutter	Concrete/Concrete	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Drainage			Natural				
Storm Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/> Available	Sidewalk	None	<input type="checkbox"/>	<input type="checkbox"/>	View			Wooded				
Telephone	<input checked="" type="checkbox"/>	<input type="checkbox"/> Available	Street Lights	Post	<input checked="" type="checkbox"/>	<input type="checkbox"/>								
Multimedia	<input type="checkbox"/>	<input type="checkbox"/>	Alley	None	<input type="checkbox"/>	<input type="checkbox"/>								

Other site elements: <input checked="" type="checkbox"/> Inside Lot <input type="checkbox"/> Corner Lot <input type="checkbox"/> Cul de Sac <input type="checkbox"/> Underground Utilities <input type="checkbox"/> Other (describe)
FEMA Spec'l Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No FEMA Flood Zone X FEMA Map # 24033C0265E FEMA Map Date 9/16/2016
Site Comments: I saw no adverse environmental conditions on the site or in the immediate vicinity of the subject property. Typical utility easements (telephone, electric) do not affect value. The subject property appears to be located in the FEMA flood zone X. Flood hazard map interpretation is believed accurate, it is not guaranteed.



LAND APPRAISAL REPORT

File No.: 1906009

TRANSFER HISTORY	My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.				
	Data Source(s): SDAT, brightMLS				
	1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing: <u>No sales of subject in the last 3 years or comparables in the last year except as noted above or below.</u>			
	Date: 09/05/1984				
SALES COMPARISON APPROACH	Price: \$0				
	Source(s): SDAT, brightMLS				
	2nd Prior Subject Sale/Transfer				
	Date:				
	Price:				
	Source(s):				
	FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
	Address 7806 SARA KAL RD CLINTON, MD 20735	6213 KOLB ST FAIRMOUNT HEIGHTS, MD 2074	7508 LIVINGSTON RD OXON HILL, MD 20745	Springwood Dr Temple Hills, MD 20748	
	Proximity to Subject	8.68 MILES N	6.63 MILES W	3.50 MILES NW	
	Sale Price	\$ 0	\$ 17,000	\$ 35,000	\$ 20,000
Price/ Sq.Ft.	\$ 2.36	\$ 1.84	\$ 1.63		
Data Source(s)	MRIS Tax,MDAT	brightMLS#MDPG459512;DOM 46	brightMLS#1004251524;DOM 91	brightMLS#1004751145;DOM 291	
Verification Source(s)		Observation/CountyTax Record	Observation/CountyTax Record	Observation/CountyTax Record	
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION	
Sales or Financing		Cash	Cash	Cash	
Concessions	N/A	Slr pd\$0	Slr pd\$0	Slr pd\$0	
Date of Sale/Time	N/A	04/19	01/19	11/18	
Rights Appraised	Fee Simple	Fee Simple	Fee Simple	Fee Simple	
Location	N;Res;	Avg Residential	Avg Residential	Avg Residential	
Site Area (in Sq.Ft.)	10,000	7,200 +5,600	19,060 -18,100	12,300 -4,600	
Utility	Average	Average	Average	Average	
Zoning	RR	R55	RR	RR	
Site Condition	Raw Land	Raw Land	Raw Land	Raw Land	
Net Adjustment (Total, in \$)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 5,600	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -18,100	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -4,600	
Adjusted Sale Price (in \$)		Net 32.9 % Gross 32.9 % \$ 22,600	Net 51.7 % Gross 51.7 % \$ 16,900	Net 23.0 % Gross 23.0 % \$ 15,400	
Summary of Sales Comparison Approach The sales presented are considered comparable based on location, size, zoning and utility compared to the subject property. Other sales analyzed would require less desirable adjustments and were not utilized for that reason. Sales recited are from the subjects market area and are in an acceptable proximity to the subject. All value affecting dissimilarities were adjusted according to market reaction. The indicated range of values brackets the value of the subject. Comparable sale #1 and #2 carried the most weight in the reconciliation, because they are the most recent sales.					
PUD	PROJECT INFORMATION FOR PUDs (if applicable) <input type="checkbox"/> 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 \$ 20,000				
	Final Reconciliation The Sales Comparison Approach provides the most reliable opinion of value. All sales were considered when determining the final opinion of value.				
	This appraisal is made <input checked="" type="checkbox"/> "as is", or <input type="checkbox"/> 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.				
	<input checked="" type="checkbox"/> 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: \$ 20,000, as of: 06/19/2019, 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 <u>20</u> pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report, which contains the following attached exhibits: <input checked="" type="checkbox"/> Scope of Work				
	<input checked="" type="checkbox"/> Limiting cond./Certifications <input type="checkbox"/> Narrative Addendum <input checked="" type="checkbox"/> Location Map(s) <input checked="" type="checkbox"/> Flood Addendum <input checked="" type="checkbox"/> Additional Sales				
	<input checked="" type="checkbox"/> Photo Addenda <input checked="" type="checkbox"/> Parcel Map <input type="checkbox"/> Hypothetical Conditions <input checked="" type="checkbox"/> Extraordinary Assumptions <input type="checkbox"/>				
SIGNATURES	Client Contact: Benjamin Hobbs, Sr.		Client Name: The Prince George's County Government		
	E-Mail: bhobbs@co.pg.md.us		Address: 1400 McCormick Drive, Suite 336, Largo, MD 20774		
	APPRaiser		SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)		
					
	Appraiser Name: Jacquelin Sonceau, SRA		Supervisory or Co-Appraiser Name: _____		
	Company: Beltway Appraisals, LLC		Company: _____		
	Phone: (301) 317-8514 Fax: (301) 542-0171		Phone: _____ Fax: _____		
	E-Mail: Jack.Sonceau@beltwayappraisals.com		E-Mail: _____		
	Date of Report (Signature): 07/01/2019		Date of Report (Signature): _____		
	License or Certification #: 30012316 State: MD		License or Certification #: _____ State: _____		
Designation: SRA		Designation: _____			
Expiration Date of License or Certification: 07/11/2019		Expiration Date of License or Certification: _____			
Inspection of Subject: <input checked="" type="checkbox"/> Did Inspect <input type="checkbox"/> Did Not Inspect (Desktop)		Inspection of Subject: <input type="checkbox"/> Did Inspect <input type="checkbox"/> Did Not Inspect			
Date of Inspection: 06/19/2019		Date of Inspection: _____			



ADDITIONAL COMPARABLE SALES

File No.: 1906009

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 4		COMPARABLE NO. 5		COMPARABLE NO. 6	
Address	7806 SARA KAL RD CLINTON, MD 20735	908 LARCHMONT AVE CAPITOL HEIGHTS, MD 20743					
Proximity to Subject		7.18 MILES NW					
Sale Price	\$ 0		\$ 10,000		\$		\$
Price/ Sq.Ft.	\$	\$ 2.50		\$		\$	
Data Source(s) Verification Source(s)	MRIS Tax,MDAT	brightMLS#1003971441;DOM 185 Observation/CountyTax Record					
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+(-) \$ Adjust
Sales or Financing Concessions	N/A	Cash Sir pd\$0					
Date of Sale/Time	N/A	05/18					
Rights Appraised	Fee Simple	Fee Simple					
Location	N;Res;	Avg Residential					
Site Area (in Sq.Ft.)	10,000	4,000	+12,000				
Utility	Average	Average					
Zoning	RR	R55					
Site Condition	Raw Land	Raw Land					
Net Adjustment (Total, in \$)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 12,000		<input type="checkbox"/> + <input type="checkbox"/> - \$		<input type="checkbox"/> + <input type="checkbox"/> - \$	
Adjusted Sale Price (in \$)		Net 120.0 % Gross 120.0 % \$ 22,000		Net % Gross % \$		Net % Gross % \$	

Summary of Sales Comparison Approach The sales presented are considered comparable based on location, size, zoning and utility compared to the subject property. Other sales analyzed would require less desirable adjustments and were not utilized for that reason. Sales recited are from the subjects market area and are in an acceptable proximity to the subject. All value affecting dissimilarities were adjusted according to market reaction. The indicated range of values brackets the value of the subject. Comparable sale #1 and #2 carried the most weight in the reconciliation, because they are the most recent sales.

SALES COMPARISON APPROACH



Supplemental Addendum

File No. 1906009

Borrower	N/A N/A						
Property Address	7806 SARAKAL RD						
City	CLINTON	County	Prince George's	State	MD	Zip Code	20735
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.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report, I *Jacquelin Sonceau* has completed the continuing education program for Designated Members 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 four 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 warranted to the comparable sales.

The subject of this appraisal assignment is an unimproved parcel of land. The property is zoned X and the highest and best use is as a residential dwelling. As of the effective date of this assignment the property had no additional approvals or entitlements, per the owner or owners representative. Therefore, the appraiser makes the extraordinary assumption that no approvals or entitlements 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.

Supplemental Addendum

File No. 1906009

Borrower	N/A N/A				
Property Address	7806 SARA KAL RD				
City	CLINTON	County	Prince George's	State	MD Zip Code 20735
Lender/Client	The Prince George's County Government				

COMMENTS ON SALES COMPARISON

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

COMPARABLE #1: recent sale; in close proximity of subject and located in the same county; inferior lot size, warranting a positive adjustment; similar zoning as the subject; similar condition as the subject; similar utility as the subject;

COMPARABLE #2: recent sale; in close proximity of subject and located in the same county; superior lot size, warranting a negative adjustment; the same zoning as the subject; similar condition as the subject; similar utility as the subject;

COMPARABLE #3: recent sale; in close proximity of subject and located in the same county; superior lot size, warranting a negative adjustment; the same zoning as the subject; similar condition as the subject; similar utility as the subject;

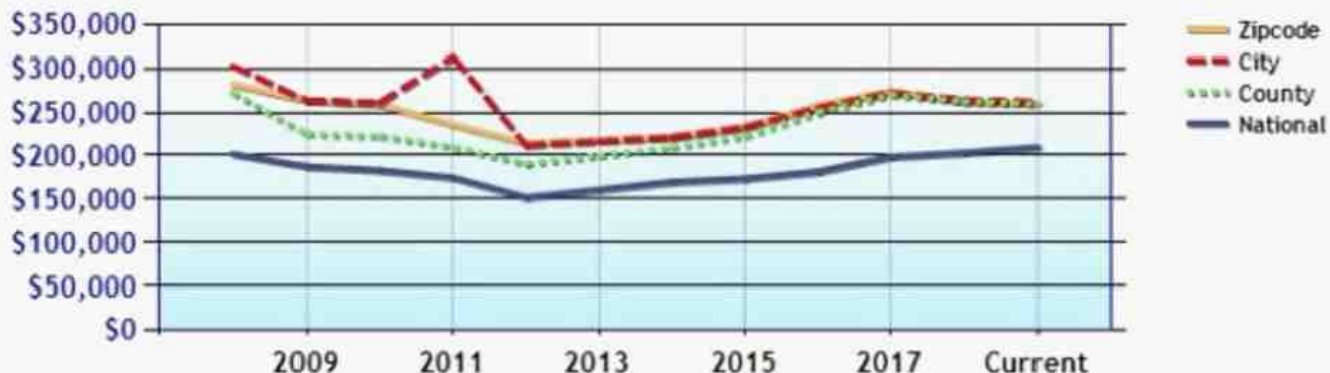
COMPARABLE #4: recent sale; in close proximity of subject and located in the same county; inferior lot size, warranting a positive adjustment; similar zoning as the subject; similar condition as the subject; similar utility as the subject;

BRIGHT MLS HOUSING - Page 1

Home Values near Zip Code 20735

	Zipcode	City	County	National
Median Sale Price	\$261,000	\$262,450	\$260,000	\$209,892

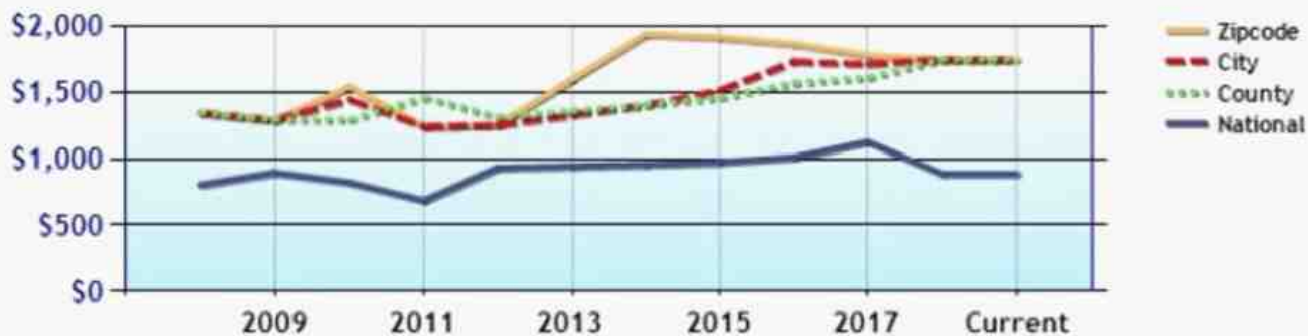
Median Sale Price - Ten Year Chart



Homes Statistics near Zip Code 20735

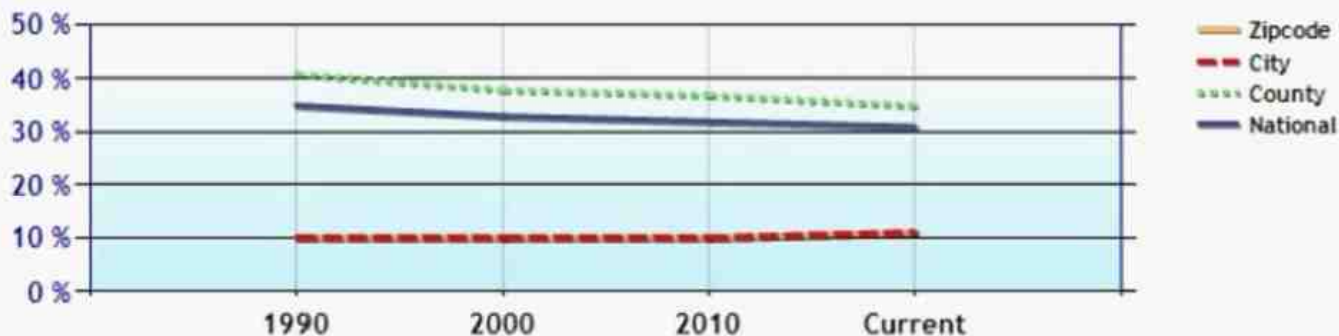
	Zipcode	City	County	National
Median Age of Home	46.0	46.0	54.0	48.0
Homes Owned	84.0%	84.0%	59.0%	58.0%
Homes Rented	11.0%	11.0%	35.0%	31.0%
Homes Vacant	5.0%	5.0%	7.0%	11.0%

Average Rental Cost - Ten Year Chart

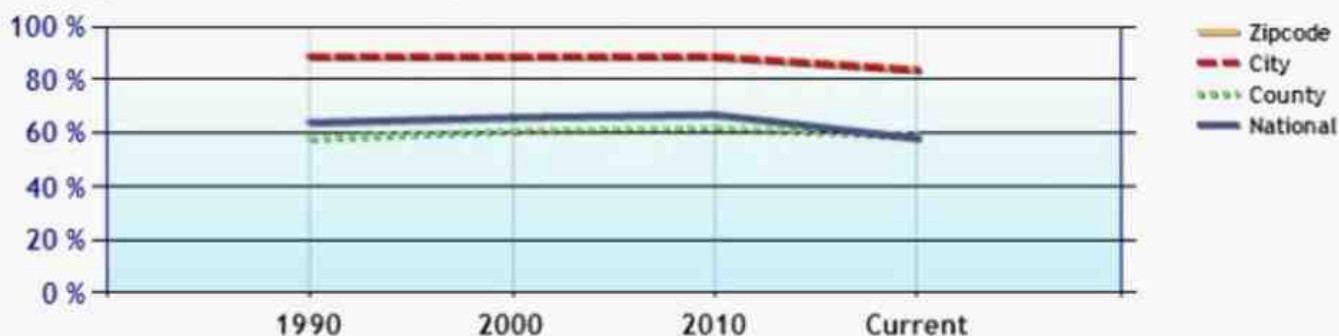


BRIGHT MLS HOUSING - Page 2

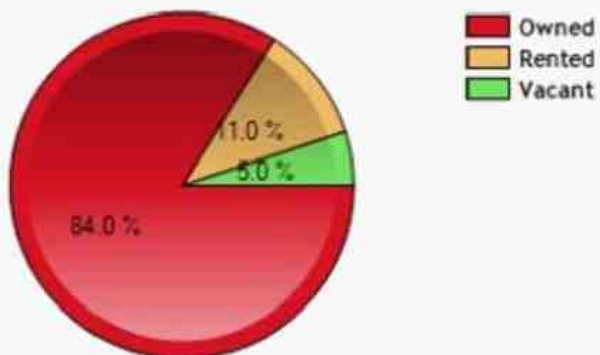
Percentage of Homes Rented - Thirty Year Chart



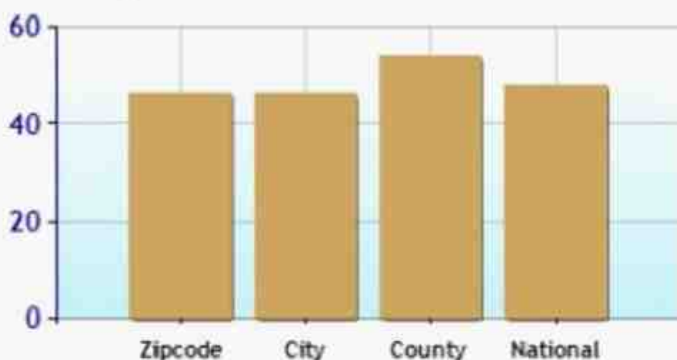
Percentage of Homes Owned - Thirty Year Chart



Home Use

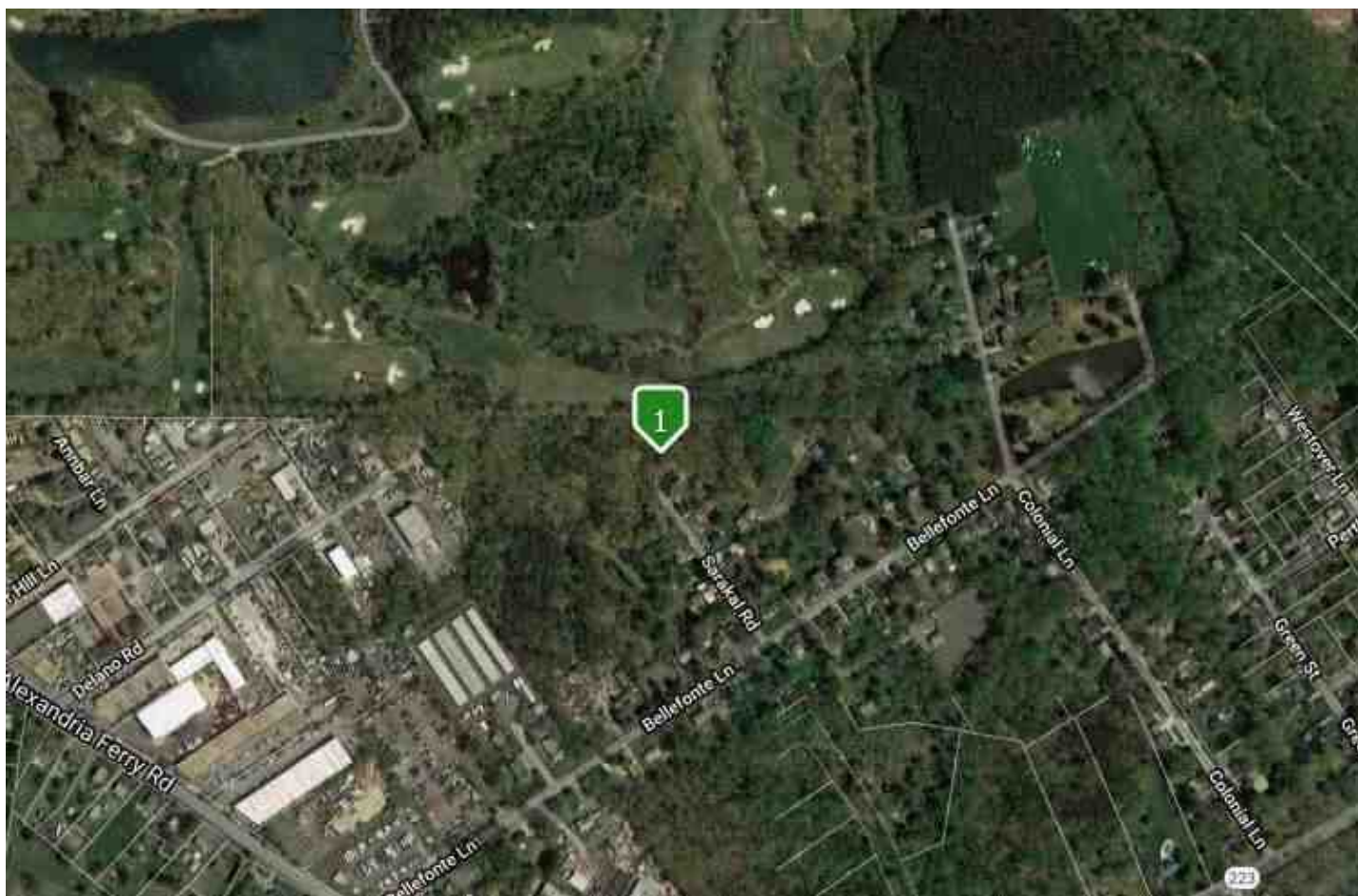


Median Age of Home



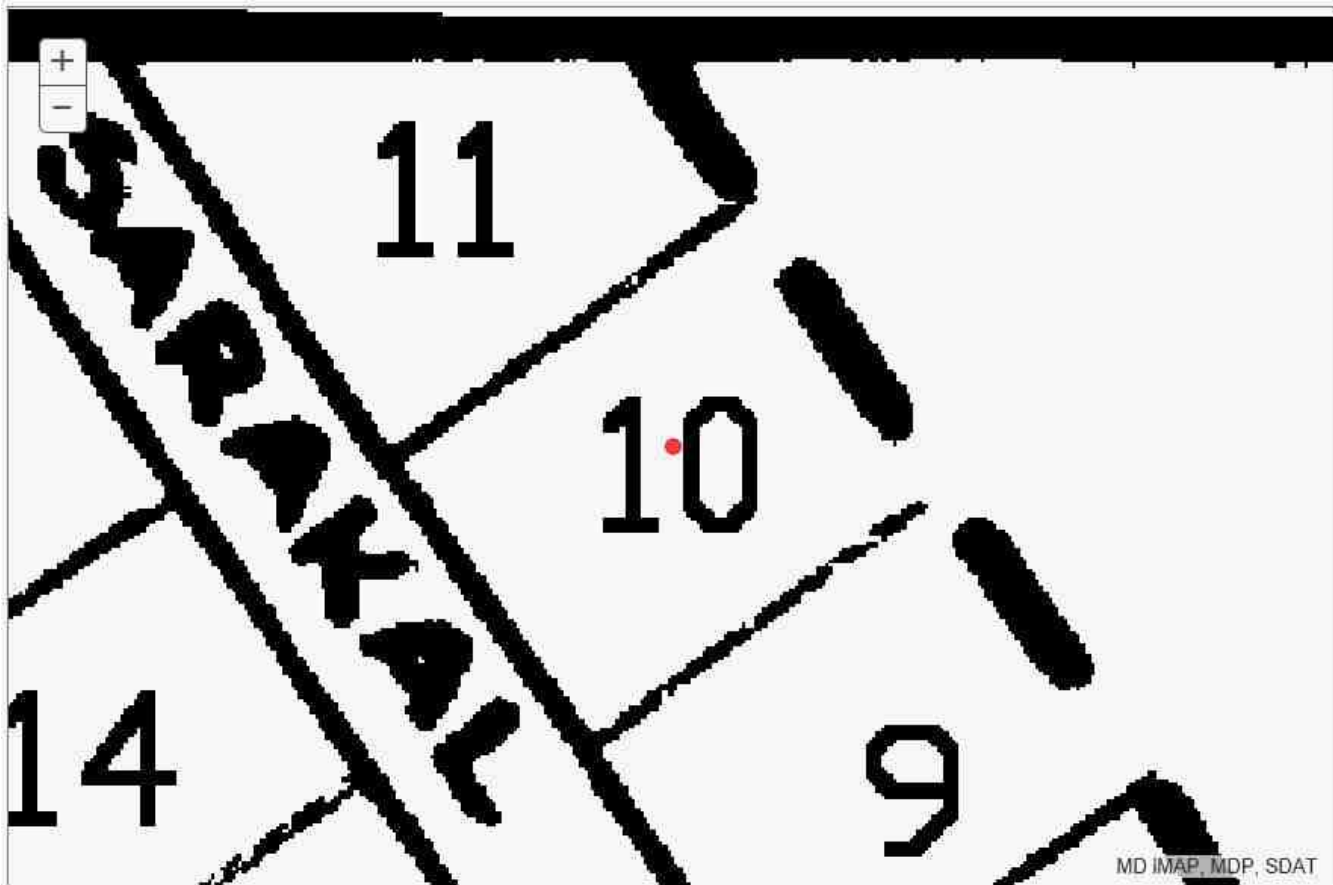
Aerial Map

Borrower	N/A N/A				
Property Address	7806 SAKAKAL RD				
City	CLINTON	County	Prince George's	State	MD Zip Code 20735
Lender/Client	The Prince George's County Government				



Plat Map

Borrower	N/A N/A				
Property Address	7806 SARA KAL RD				
City	CLINTON	County	Prince George's	State	MD Zip Code 20735
Lender/Client	The Prince George's County Government				



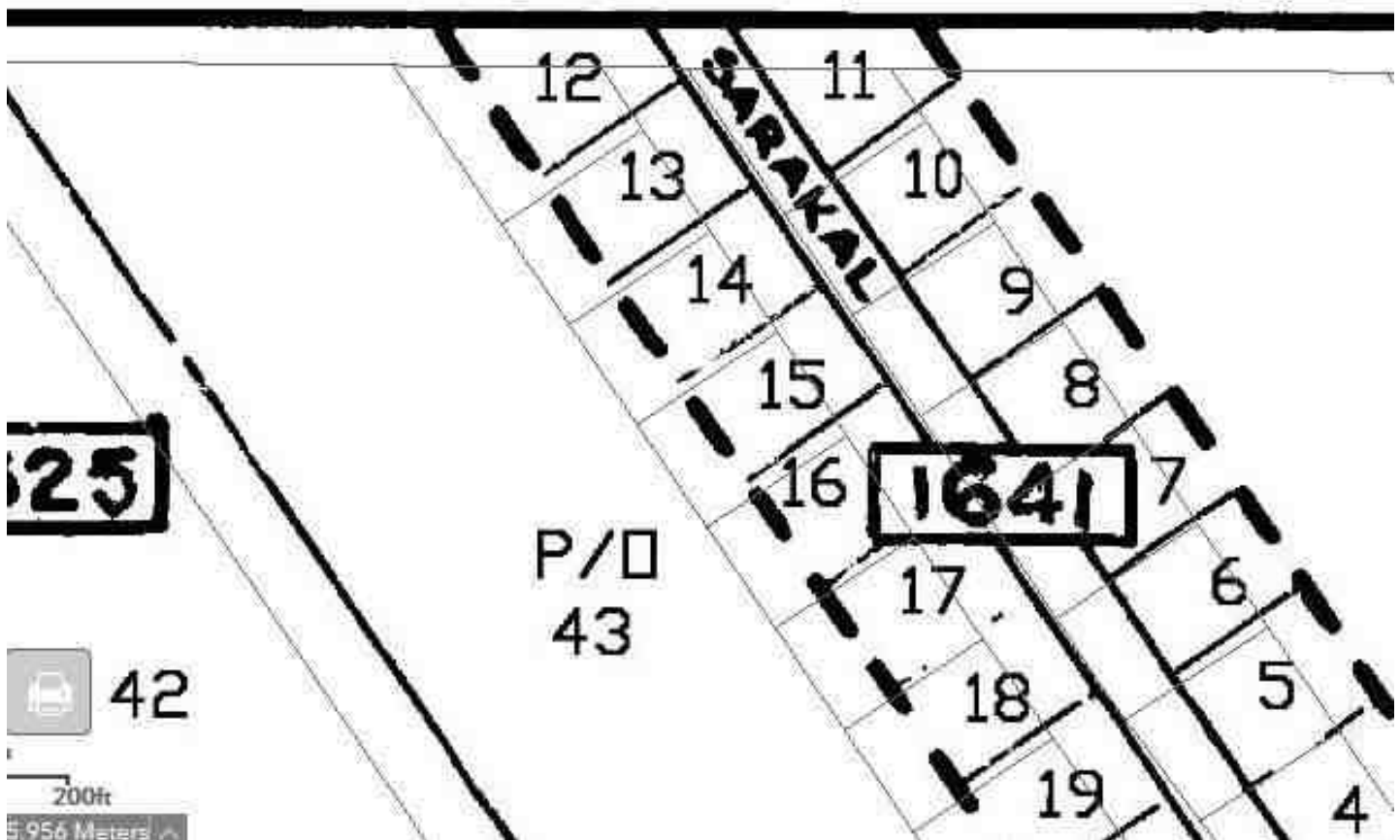
PGAtlas

Borrower	N/A N/A				
Property Address	7806 SARA KAL RD				
City	CLINTON	County	Prince George's	State	MD Zip Code 20735
Lender/Client	The Prince George's County Government				



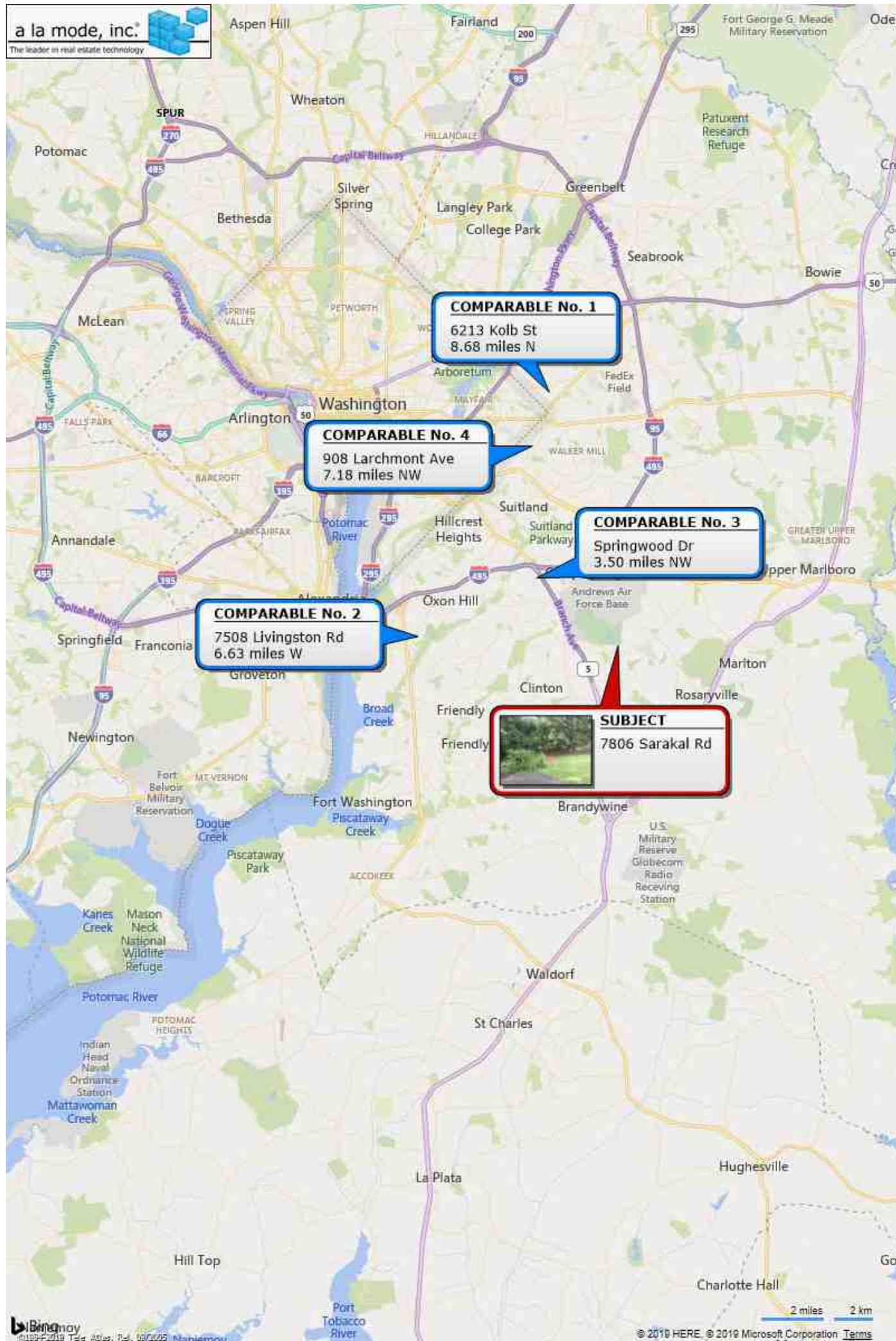
MERLIN

Borrower	N/A N/A						
Property Address	7806 SARA KAL RD						
City	CLINTON	County	Prince George's	State	MD	Zip Code	20735
Lender/Client	The Prince George's County Government						



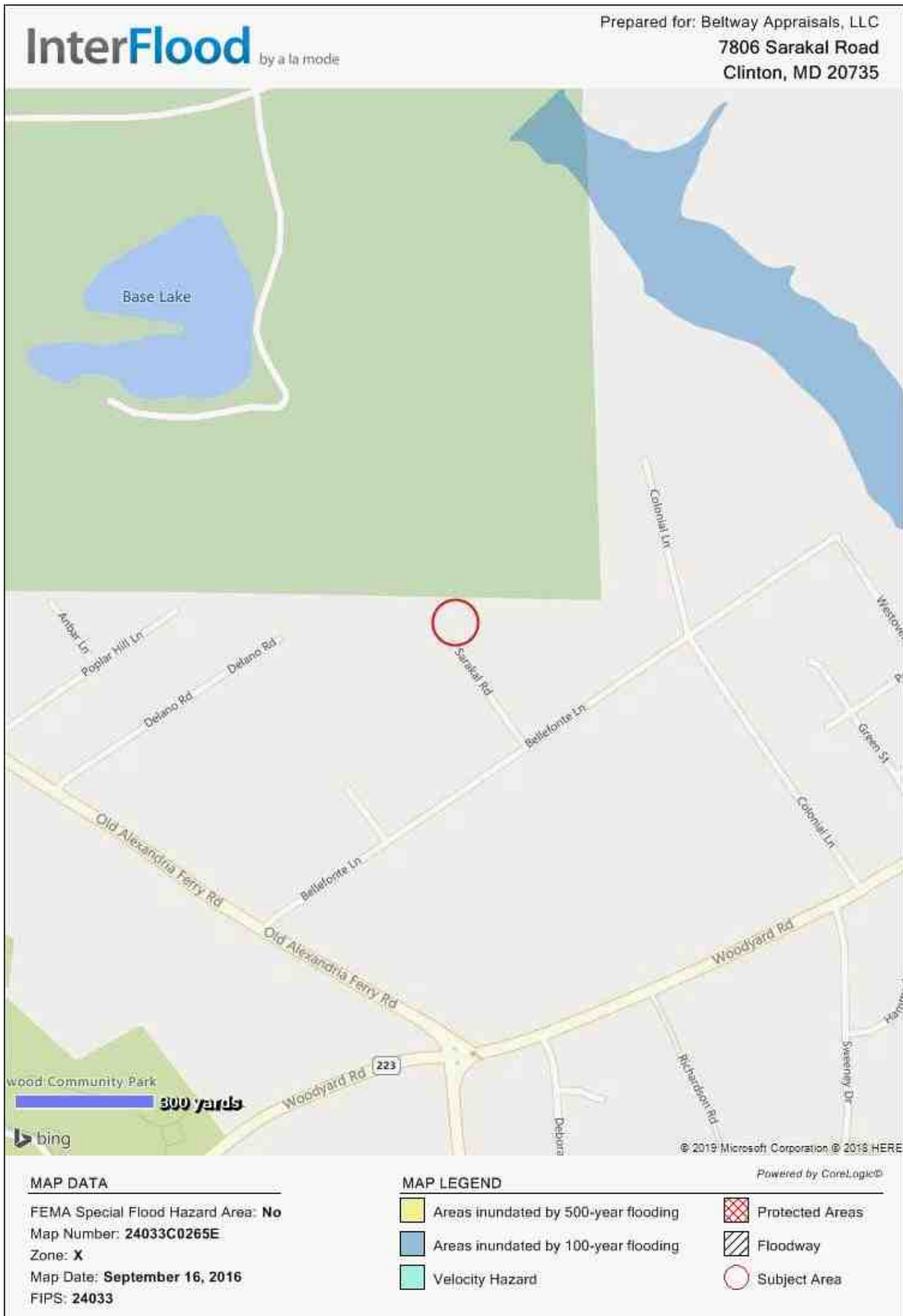
Location Map

Borrower	N/A N/A				
Property Address	7806 SARAKAL RD				
City	CLINTON	County	Prince George's	State	MD Zip Code 20735
Lender/Client	The Prince George's County Government				



Flood Map

Borrower	N/A N/A				
Property Address	7806 SARA KAL RD				
City	CLINTON	County	Prince George's	State	MD Zip Code 20735
Lender/Client	The Prince George's County Government				



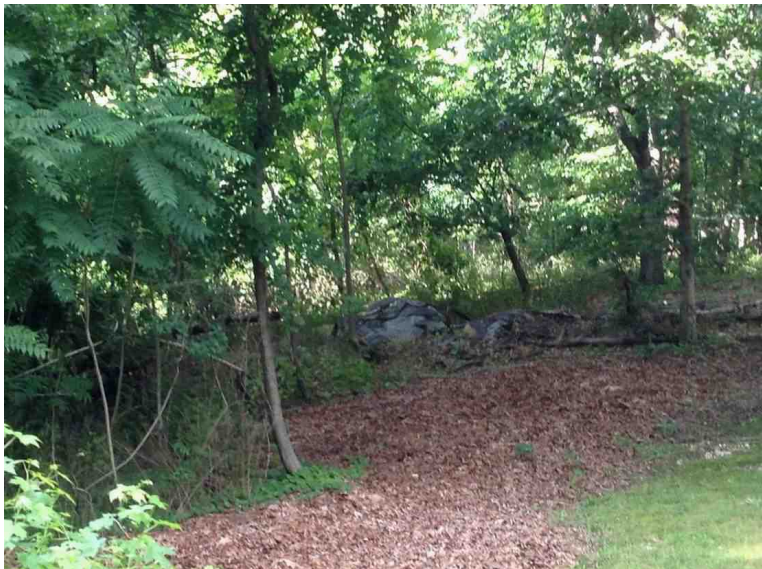
Subject Photo Page

Borrower	N/A N/A				
Property Address	7806 SARA KAL RD				
City	CLINTON	County	Prince George's	State	MD Zip Code 20735
Lender/Client	The Prince George's County Government				

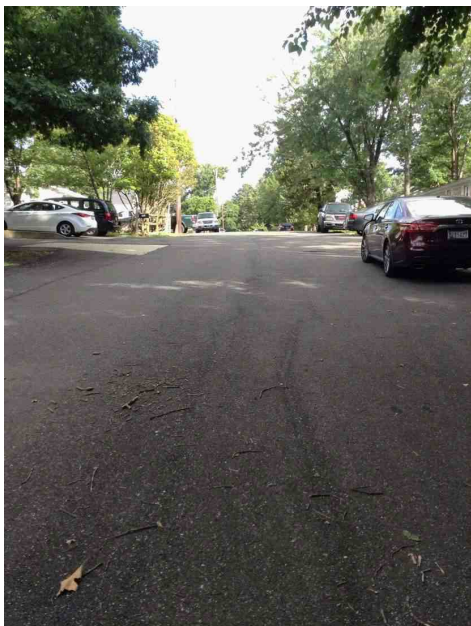


Subject Front

7806 SARA KAL RD
 Sales Price 0
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location N;Res;
 View sq. ft. +/-
 Site 10,000
 Quality
 Age



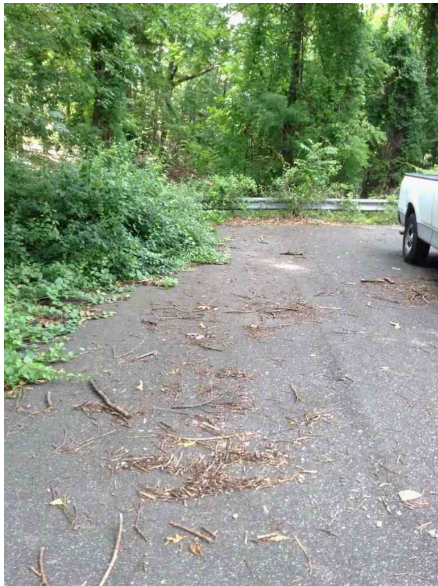
Subject Rear



Subject Street

Photograph Addendum

Borrower	N/A N/A				
Property Address	7806 SAKAKAL RD				
City	CLINTON	County	Prince George's	State	MD Zip Code 20735
Lender/Client	The Prince George's County Government				



Northwest view of Sarakal Road



Alternate site view



Residential property adjacent to subject

LICENSE

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



LICENSE * REGISTRATION * CERTIFICATION * PERMIT

Lawrence J. Hogan, Jr.
Governor

Boyd K. Rutherford
Lt. Governor

Kelly M. Schulz
Secretary

STATE OF MARYLAND

DEPARTMENT OF LABOR, LICENSING AND REGULATION

COMMISSION OF RE APPRAISERS & HOME INSPECTORS
CERTIFIES THAT:

JACQUELIN F SONCEAU

IS AN AUTHORIZED: 03 - CERTIFIED RESIDENTIAL

LIC/REG/CERT
12316

J. Sonceau
Signature of Bearer

EXPIRATION
07-11-2019

EFFECTIVE
06-13-2016

CONTROL NO
4866634

Kelly M. Schulz
Secretary DLLR

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