

APPRAISAL OF REAL PROPERTY



LOCATED AT

Emo Street
Capitol Heights, MD 20743
Lots 1.2.3.4.5 Map: 0072 Grid: 00E2 Block: 21

FOR

Prince Georges County
1400 McCormick Drive #336
Largo, Maryland 20774

OPINION OF VALUE

35,000

AS OF

July 11, 2019

BY

Anissa Rae Beatty
Treffer Appraisal Group
1244 Ritchie Hwy - Suite 19
Arnold, MD 21012
(410) 544-7744
appraisals@treffergroup.com

USPAP ADDENDUM

File No. AB090708D

Borrower	N/A			
Property Address	Emo Street			
City	Capitol Heights	County	Prince Georges	State MD Zip Code 20743
Lender	Prince Georges County			

This report was prepared under the following USPAP reporting option:

☒ Appraisal Report

This report was prepared in accordance with USPAP Standards Rule 2-2(a).

☐ Restricted Appraisal Report

This report was prepared in accordance with USPAP Standards Rule 2-2(b).

Reasonable Exposure Time

My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: 91-180

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 91 to 180 days.

Additional Certifications

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

☒ 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.

- 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.

- 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).

Additional Comments

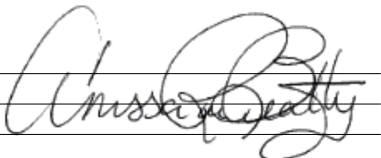
The purpose of this appraisal assignment is to provide an opinion of the market value for Emo Street #18-2057693, Capitol Heights, Maryland 20743.

The subject site is a 11,407 square foot buildable mostly level lot. The subject is zoned R-55 which current standards state that the site needs to be 6,500 square feet in order to build. Currently, the subject property does not have road frontage. I am unaware of any easements or maintenance agreements 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. The area has public utilities available.

Prince George's County owns the lot (Emo Street #18-2057701) between the subject property and Balboa Avenue. Each lot is buildable on their own. We have reconciled the highest and best use for the subject property is to hold for development.

The subject property is situated at the corner of Abel Avenue and Emo Street. The respective sections of these roads were never improved and are commonly referred to as "paper streets". Thus, the subject property currently does not have access. The most cost-effective method of obtaining access to the property would be to finish paving the northern section of Emo Street from Balboa Avenue up to the subject property. A cost to pave Emo Street and therefore grant access to the subject property has been calculated in the Sales Comparison section of this report.

APPRAISER:

Signature: 

Name: Anissa Rae Beatty

Date Signed: 07/17/2019

State Certification #: 03-20531

or State License #:

State: MD

Expiration Date of Certification or License: 09/07/2020

Effective Date of Appraisal: July 11, 2019

SUPERVISORY APPRAISER: (only if required)

Signature:

Name:

Date Signed:

State Certification #:

or State License #:

State:

Expiration Date of Certification or License:

Supervisory Appraiser Inspection of Subject Property:

☐ Did Not

☐ Exterior-only from Street

☐ Interior and Exterior

LAND APPRAISAL REPORT

File No.: AB090708D

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): Property Assessment

1st Prior Subject Sale/Transfer

Date: 04/19/1995

Price: 0

Source(s): Property Assessment

2nd Prior Subject Sale/Transfer

Date: 06/29/1984

Price: 0

Source(s): Property Assessment

Analysis of sale/transfer history and/or any current agreement of sale/listing: The first transaction on 04/19/1995 for \$0 deed#10108/132 was for Tax Sale Foreclosure between Robert R. Hagans, Jr., and the Director of Finance for Prince George's County, Maryland.

The second transaction on 06/29/1984 for \$0 deed#5923/352 was between E.F. Blanchard and Kathy E. Blanchard parties in the first and Bethesda Christian Church Inc. parties in the second part.

SALES COMPARISON APPROACH

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	Emo St Capitol Heights, MD 20743	5715 Jost St Fairmount Heights, MD 20743		1320 Farmingdale Ave Capitol Heights, MD 20743		731 Mentor Ave Capitol Heights, MD 20743	
Proximity to Subject		1.39 miles N		1.97 miles N		0.27 miles SE	
Sale Price	\$		\$ 38,000		\$ 35,000		\$ 39,900
Price/	\$		7.31		6.60		6.65
Data Source(s)		BrightMLS#1002226990		BrightMLS#1001837060		BrightMLS#1000034063	
Verification Source(s)		Assessment Records, Deed		Assessment Records, Deed		Assessment Records, Deed	
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+(-) \$ Adjust
Sales or Financing		Cash		Cash		Cash	
Concessions		None		None		None	
Date of Sale/Time		08/17/2018	+1,140	06/22/2018	+1,400	2/16/2018	+1,995
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Location	Capitol Heights	Capitol Heights		Capitol Heights		Capitol Heights	
Site Area	11,407	5,200	+6,207	5,304	+6,103	6,000	+5,407
Zoning	R-55	R-55		R-55		R-55	
Development Status	Plat & Rec	Plat & Rec, Cleared	-2,500	Plat & Rec, Cleared	-2,500	Plat & Rec, Cleared	-2,500
Improvements	None	None		None		None	
Road access	None	Street Frontage	-7,218	Street Frontage	-7,218	Street Frontage	-7,218
Net Adjustment (Total, in \$)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$	-2,371	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$	-2,215	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$	-2,316
Adjusted Sale Price (in \$)		Net 6.2 % Gross 44.9 %	\$ 35,629	Net 6.3 % Gross 49.2 %	\$ 32,785	Net 5.8 % Gross 42.9 %	\$ 37,584

Summary of Sales Comparison Approach

While each of the comparable sales are considered in reconciling an opinion of market value, comparable sale #1 received the most weight as it is the closest in proximity to the subject property.

The comparable sales ranged in adjusted sale price from \$27,684 to \$37,584. Comparable sales #1 has been given most weight due to being the most recent sale. Comparables #2, #3, and #4 lend additional support.

PUD

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: The subject property is not in a Planned Unit Development.

RECONCILIATION

Indicated Value by: Sales Comparison Approach \$ 35,000

Final Reconciliation The comparable sales ranged in adjusted sale price from \$27,684 to \$37,584. Comparable #1 was given most weight due to being the most recent sale. The reconciled opinion of market value for the subject property is \$31,000.

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: \$ 35,000 , as of: July 11, 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 24 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

☐

SIGNATURES

Client Contact: Benjamin H Hobbs

E-Mail: bhobbs@co.pg.md.us

Client Name: Prince Georges County

Address: 1400 McCormick Drive #336 Largo, Maryland 20774

APPRaiser

Appraiser Name: Anissa Rae Beatty

Company: Treffer Appraisal Group

Phone: (410) 544-7744

Fax:

E-Mail: appraisals@treffergroup.com

Date of Report (Signature): 07/17/2019

License or Certification #: 03-20531

State: MD

Designation: Certified Residential

Expiration Date of License or Certification: 09/07/2020

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

Date of Inspection: July 11, 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:

GP LAND

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ADDITIONAL COMPARABLE SALES

File No.: AB090708D

FEATURE		SUBJECT PROPERTY		COMPARABLE NO. 4		COMPARABLE NO. 5		COMPARABLE NO. 6	
Address		Emo St Capitol Heights, MD 20743		911 57th Pl Fairmount Heights, MD 20743					
Proximity to Subject				1.51 miles N					
Sale Price		\$		\$ 30,000		\$		\$	
Price/		\$		\$ 5.00		\$		\$	
Data Source(s)				BrightMLS#1004504371					
Verification Source(s)				Assessment Records, Deed					
VALUE ADJUSTMENT		DESCRIPTION		DESCRIPTION + (-) \$ Adjust		DESCRIPTION + (-) \$ Adjust		DESCRIPTION + (-) \$ Adjust	
Sales or Financing Concessions				Cash None					
Date of Sale/Time				02/09/2018 +1,995					
Rights Appraised		Fee Simple		Fee Simple					
Location		Capitol Heights		Capitol Heights					
Site Area		11,407		6,000 +5,407					
Zoning		R-55		R-55					
Development Status		Plat & Rec		Plat & Rec, Cleared -2,500					
Improvements		None		None					
Road access		None		Street Frontage -7,218					
Net Adjustment (Total, in \$)				<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -2,316		<input type="checkbox"/> + <input type="checkbox"/> - \$		<input type="checkbox"/> + <input type="checkbox"/> - \$	
Adjusted Sale Price (in \$)				Net 7.7 % Gross 57.1 % \$ 27,684		Net % Gross % \$		Net % Gross % \$	
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.									
Rights Appraised: The subject property and all of the comparable sales offer Fee Simple ownership rights. No adjustment was necessary in this category.									
Location: A location adjustment was considered but not applied. The subject property and comparables are all located in the zip code 20743.									
Site Area: Site sizes have been adjusted at a rate of \$1.00 per square foot.									
Zoning: The subject is zoned R-55 and all of the comparable sales are zoned R-55. No adjustment was necessary in this category. The subject parcel is not suitable for being improved with townhomes due to the required 2 acre site needed for townhomes.									
Development Status: The subject and all of the comparable sales are buildable under zoning ordinance 27-443 which states lots 5,000 sq ft and larger are buildable if the plat is before November 29, 1949. The subject property was not cleared and therefore an adjustment was necessary in this category as the comparables have all been cleared.									
Improvements: The subject and all of the comparable sales have no improvements. No adjustment was necessary for this category.									
The subject property does not have access to the lot. This has been considered in our evaluation in the Sales Comparison approach. A \$3.75 per square foot adjustment from Balboa Avenue to the subject's lot has been applied for driveway access. This space has been estimated at 1,925 square feet by measuring the road on Maryland's Environmental Resource & Land Information Network.									
Prince George's County owns the lot (Emo Street #18-2057701) in front of the subject site. Each lot is buildable on their own. We have reconciled the highest and best use for the subject property is to hold for development.									
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Supplemental Addendum

File No. AB090708D

Borrower	N/A					
Property Address	Emo Street					
City	Capitol Heights	County	Prince Georges	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.

Supplemental Addendum

File No. AB090708D

Borrower	N/A					
Property Address	Emo Street					
City	Capitol Heights	County	Prince Georges	State	MD	Zip Code 20743
Lender/Client	Prince Georges County					

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.

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 site is a 11,407 square foot buildable mostly level lot. The subject is zoned R-55 which current standards state that the site needs to be 6,500 square feet in order to build. Currently, the subject property does not have road frontage. I am unaware of any easements or maintenance agreements 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. The area has public utilities available.

Sale Price/Data Source/Verification Source

Supplemental Addendum

File No. AB090708D

Borrower	N/A					
Property Address	Emo Street					
City	Capitol Heights	County	Prince Georges	State	MD	Zip Code 20743
Lender/Client	Prince Georges County					

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

Prince George's County owns the lot (Emo Street #18-2057701) in front of the subject site. Each lot is buildable on their own. We have reconciled the highest and best use for the subject property is to hold for development.

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

Subject Photo Page

Borrower	N/A					
Property Address	Emo Street					
City	Capitol Heights	County	Prince Georges	State	MD	Zip Code 20743
Lender/Client	Prince Georges County					



Subject Front is behind this lot.

Emo St	
Sales Price	
Gross Living Area	
Total Rooms	
Total Bedrooms	
Total Bathrooms	
Location	Capitol Heights
View	
Site	11,407
Quality	
Age	



Subject Parcel Boundary



Subject Aerial

Comparable Photo Page						
Borrower	N/A					
Property Address	Emo Street					
City	Capitol Heights	County	Prince Georges	State	MD	Zip Code 20743
Lender/Client	Prince Georges County					



Comparable 1

5715 Jost St	
Prox. to Subject	1.39 miles N
Sale Price	38,000
Gross Living Area	
Total Rooms	
Total Bedrooms	
Total Bathrooms	
Location	Capitol Heights
View	
Site	5,200
Quality	
Age	



Comparable 2

1320 Farmingdale Ave	
Prox. to Subject	1.97 miles N
Sale Price	35,000
Gross Living Area	
Total Rooms	
Total Bedrooms	
Total Bathrooms	
Location	Capitol Heights
View	
Site	5,304
Quality	
Age	



Comparable 3

731 Mentor Ave	
Prox. to Subject	0.27 miles SE
Sale Price	39,900
Gross Living Area	
Total Rooms	
Total Bedrooms	
Total Bathrooms	
Location	Capitol Heights
View	
Site	6,000
Quality	
Age	

Comparable Photo Page

Borrower	N/A					
Property Address	Emo Street					
City	Capitol Heights	County	Prince Georges	State	MD	Zip Code 20743
Lender/Client	Prince Georges County					



Comparable 4

911 57th PI	
Prox. to Subject	1.51 miles N
Sale Price	30,000
Gross Living Area	
Total Rooms	
Total Bedrooms	
Total Bathrooms	
Location	Capitol Heights
View	
Site	6,000
Quality	
Age	

Comparable 5

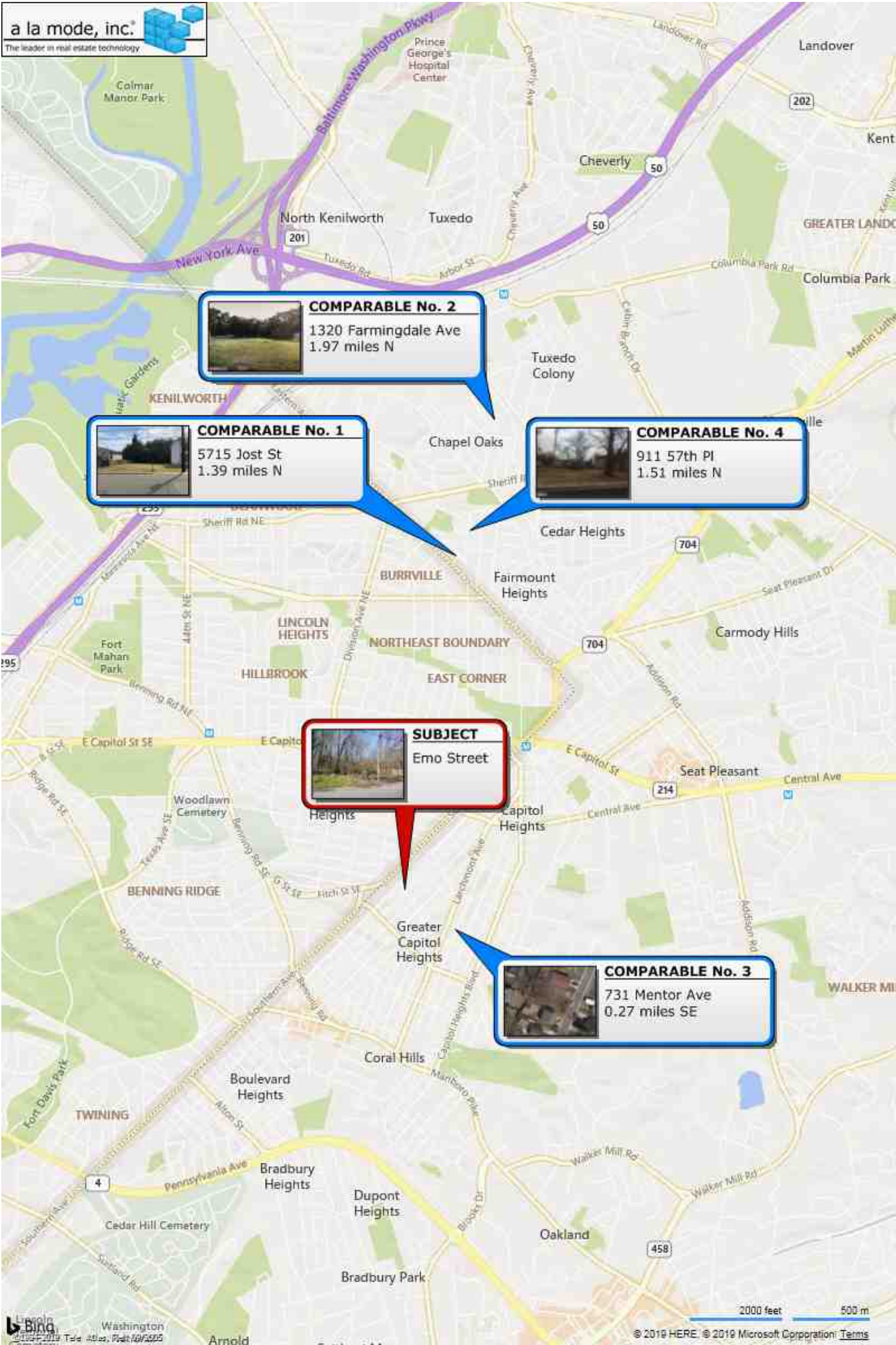
Prox. to Subject
Sale Price
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location
View
Site
Quality
Age

Comparable 6

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

Location Map

Borrower	N/A					
Property Address	Emo Street					
City	Capitol Heights	County	Prince Georges	State	MD	Zip Code 20743
Lender/Client	Prince Georges County					



Subject Tax Record

7/5/2019

SDAT: Real Property Search

Real Property Data Search

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 - 18		Account Number - 2057693	
Owner Information					
Owner Name:		PRINCE GEORGES COUNTY (TX)		Use:	
Mailing Address:		BILL BUCKLIN PROP REAL EST 3415 FORESTEDGE RD FORESTVILLE MD 20747-4421		Principal Residence: EXEMPT NO	
				Deed Reference: /10108/ 00132	
Location & Structure Information					
Premises Address:		EMO ST CAPITOL HEIGHTS 20743-0000		Legal Description: LOTS 1.2.3.4.5	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0072	00E2	0000		1800	
					Block: 21
					Lot:
					Assessment Year: 2018
					Plat No: A-0867
					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	
				11,407 SF	
				County Use	
				901	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
					Last Major Renovation
Value Information					
		Base Value		Value	
				As of	
				01/01/2018	
Land:		17,400		17,400	
Improvements		0		0	
Total:		17,400		17,400	
Preferential Land:		0		0	
Transfer Information					
Seller: BETHESDA CHRISTIAN CHURCH INC		Date: 04/19/1995		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /10108/ 00132		Deed2:	
Seller: BLANCHARD,E F &		Date: 06/29/1984		Price: \$0	
Type:		Deed1: /05923/ 00352		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:		Class		07/01/2018	
County:		540		17,400.00	
State:		540		17,400.00	
Municipal:		540		0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: No Application					

Subject Tax Bill

PRINCE GEORGE'S COUNTY
REAL PROPERTY TAX INFORMATION FOR FY 19
TAX PERIOD 07/01/18 - 06/30/19
MEETS REQUIREMENTS FOR REAL PROPERTY SECTION 14-126

ACCOUNT NUMBER:	2057693	DISTRICT:	18	DATA AS OF:	07/05/19 at 12:55:06	New Search
OWNER:		CARE OF:				Help
PRINCE GEORGES COUNTY (TX)		BILL BUCKLIN PROP REAL EST				Payment History
PROPERTY ADDRESS:		MAILING ADDRESS:				
000000 EMO ST		3415 FORESTEDGE RD				
CAPITOL HEIGHTS MD 20743-0000		FORESTVILLE, MD 20747-4421				
MORTGAGE:		UNKNOWN				
PROPERTY DESCRIPTION:		LOTS 1.2.3.4.5				
CONDO PLAT		PHASE	BLDG	UNIT		
SUBNAME:	GR CAPITOL HEIGHTS			LIBER/FOLIO:	10108/132	
SECTION:				LATEST DEED:	04/19/1995	
LOT:				LAND:	17,400.00	
BLOCK:	21			IMPS:	0.00	
ACREAGE:	11407.000 F			ASSESSMENT:	17,400.00	
OCCUPANCY:	NOT PRINCIPAL RESIDENCE					
TAX DESCRIPTION:						TAX/CHARGE:
COUNTY PROPERTY TAX						0.00
COUNTY PROPERTY TAX - SUPPLEMENTAL EDUCATION						0.00
STATE OF MARYLAND						0.00
PARK & PLANNING						0.00
STORMWATER/CHESAPEAKE BAY WATER QUALITY						0.00
WASHINGTON SUBURBAN TRANSIT COMMISSION						0.00
TOWN LEVY						0.00
OTHER MUNICIPAL CHARGES						0.00
FRONT FOOT						0.00
SOLID WASTE SERVICE CHARGE						0.00
CLEAN WATER ACT FEE						0.00
SPECIAL AREA						0.00
LIENS						0.00
OTHER TAXES/FEES						0.00
LESS HOMEOWNERS TAX CREDIT						0.00
LESS HOMESTEAD TAX CREDIT						0.00
LESS DISCOUNT CREDIT						0.00
TOTAL						0.00
PAYMENT RECEIVED				INT/PEN	0.00	0.00
REFUND DATE				REFUND AMOUNT		0.00
Account No:	2057693		FY19			

Subject Zoning Map



Subject Topography Map



Land Comparables

Agent One-Line

Distance	MLS #	Type	Status	Address	City	Subdivision/Neighborhood	County	Acres	Zoning	Date	List Office Name	Price
1.9 mi	MDPG459512	LAND	CLS	6213 Kolb St	Capitol Heights	Cedar Heights	Prince Georges, 0.17	R55	04/15/19	The Real Estate Authority (REA1		\$17,000
1.9 mi	1000033305	LAND	CLS	911 Cypressstree Dr	Capitol Heights	Cedar Heights	Prince Georges, 0.17	R55	03/23/18	Results Realty Inc. (RSRI1)		\$32,000
1.8 mi	1001500875	LAND	CLS	6409 K St	Capitol Heights	Cedar Heights	Prince Georges, 0.17	R55	01/10/18	Long & Foster Real Estate, Inc. (\$45,000
1.9 mi	1000033237	LAND	CLS	907 Cypressstree Dr	Capitol Heights	Cedar Heights	Prince Georges, 0.18	R55	03/23/18	Results Realty Inc. (RSRI1)		\$36,000
1.0 mi	1001050787	LAND	CLS	1817 Porter Ave	Suitland	Dupont Heights - Resub	Prince Georges, 0.20	R55	01/14/16	Real Estate Row Inc. (REER1)		\$20,000
1.0 mi	1001050789	LAND	CLS	1815 Porter Ave	Suitland	Dupont Heights - Resub	Prince Georges, 0.20	R55	01/14/16	Real Estate Row Inc. (REER1)		\$20,000
0.4 mi	1001054951	LAND	CLS	1201 Iago Ave	Capitol Heights	Gr Capitol Heights	Prince Georges, 0.21	R55	05/13/16	Carrington Real Estate Services		\$20,750
1.4 mi	1005071635	LAND	CLS	415 Saint Margarets Dr	Capitol Heights	Rolling Ridge	Prince Georges, 0.21	R55	03/19/18	Shamms Properties, LLC (SHMP		\$42,181
0.9 mi	1001062687	LAND	CLS	902 Old Walnut St	Capitol Heights	Pleasant Park	Prince Georges, 0.22	R55	05/30/16	Long & Foster Real Estate, Inc. (\$35,000
1.0 mi	1001036939	LAND	CLS	1005 Rollins Ave	Capitol Heights	Porter	Prince Georges, 0.22	R55	01/08/16	RE/MAX Realty Centre, Inc. (RR		\$21,000
0.5 mi	1001094423	LAND	CLS	Southern Ave S	Capitol Heights	Capitol Heights	Prince Georges, 0.32	R55	05/26/17	Exit Landmark Realty (ELMR2)		\$45,000
1.3 mi	1001040569	LAND	CLS	2107 Porter Ave	Suitland	Dupont Village	Prince Georges, 0.32	R55	11/02/15	Land & Commercial, INC (LNCM1		\$35,000
1.6 mi	1000034759	LAND	CLS	2421 Shadyside Ave	Suitland	Bradbury Park	Prince Georges, 0.34	R55	05/18/18	Realty Advantage (FXR6)		\$42,500
1.6 mi	1000034831	LAND	CLS	2423 Shadyside Ave	Suitland	Bradbury Park	Prince Georges, 0.34	R55	05/18/18	Realty Advantage (FXR6)		\$42,500
1.5 mi	1001059697	LAND	CLS	Tilghman Ln	District Heights	Tilghman Estates	Prince Georges, 0.51	R55	08/19/16	RE/MAX Advantage Realty (RMA		\$35,000

Search Criteria
This search was narrowed to a specific set of Listings.
Property Type is 'Land'
Latitude, Longitude is around 38.88, -76.92
County is 'Prince Georges, MD'
Status is 'Closed'
Status Contractual Search Date is 07/17/2019 to 08/12/2014
Selected 15 of 15 results.



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

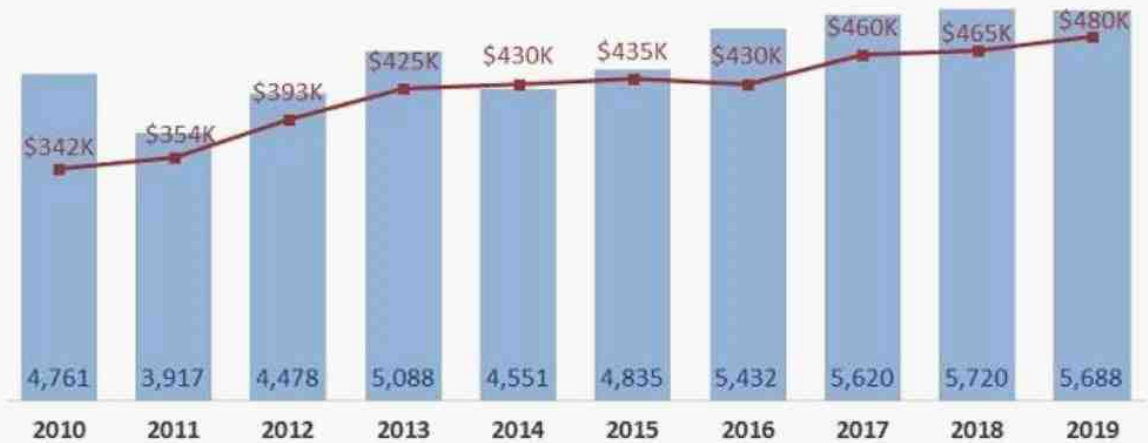
Washington D.C. Metro sets all-time price record at \$480,000; sales down slightly; inventory levels continue to decline

Rockville, MD – (June 11, 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 May 2019 Bright MLS housing data.

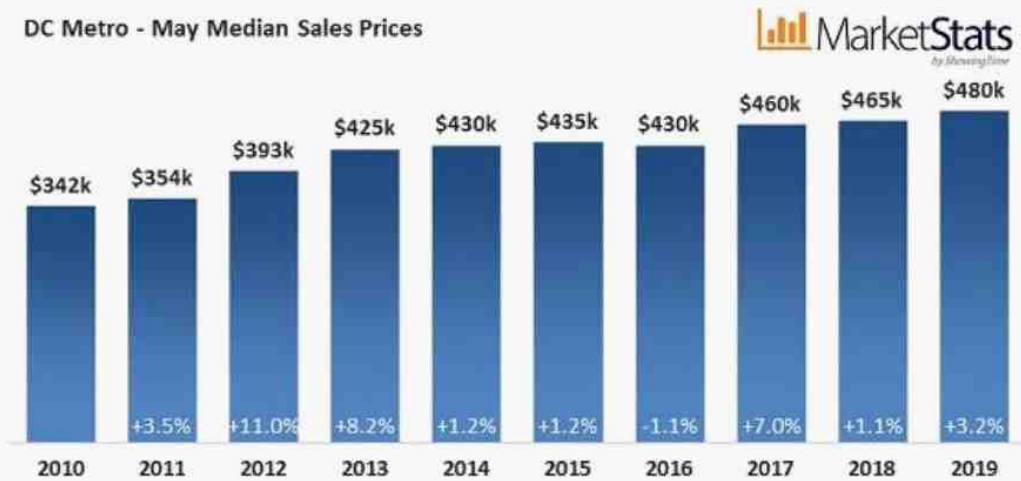
OVERVIEW

- The May 2019 Washington D.C. Metro area median home price of \$480,000 was up 3.2% or \$15,000 compared to last year and was the highest overall median sales price of the decade, breaking the previous record price of \$475,000 set last month. This marks nearly 3 full years of year-over-year price appreciation.
- Sales volume across the DC Metro area was nearly \$3.3 billion, up just 0.7% from last year. Closed sales of 5,688 in May were down 0.6% from last year, a bit of a disappointment after last month’s increase in closed sales.
- New pending sales were also down, by 1.4% to 6,399.
- New listings though, crept up by 0.9% to 8,397.
- Still, active listings continue to decline. This month, inventory levels were down 8.8% to 8,562.
- The average percent of original list price received at sale was 99.4%, the highest May and overall level of the last decade.

DC Metro
May home sales and median prices



Home prices



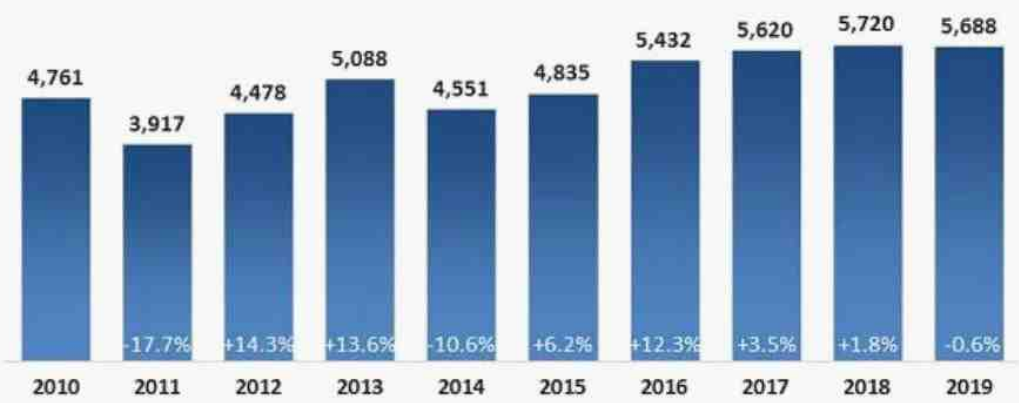
- May’s median sales price of \$480,000 was up 3.2% or \$15,000 compared to last year and was up 1.1% from last month’s \$475,000, the 32nd consecutive month of Y-o-Y price appreciation.
- Compared to last year, prices for townhomes rose 2.5% to \$451,100 and condos rose by 1.9% to \$326,000. Single-family detached prices were virtually flat at \$599,900.
- Prices remain well above the 5-year average of \$454,000 and the 10-year average of \$421,266.
- This month’s median sales price is 40.5% higher than the trough seen in May 2010.
- Falls Church City continues to have the most expensive homes in the region, with a median sales price of \$905,000, a 46.2% increase from last May. Prince George’s County remains the most affordable area, with a median sales price of \$315,000, an 8.4% increase over last year.
- Across the region, prices were mixed. They declined in Alexandria City (-6.9% to \$512,000), in Montgomery County (-1.5% to \$467,750) and in Fairfax City (-0.8% to \$567,500). In addition to the gains in Falls Church City and in Prince George’s County, prices also increased in Arlington County (+9.8% to \$615,000), in Fairfax County (+3.6% to \$549,000) and in Washington D.C. (+0.8% to \$600,555).
- For the year-to-date, prices across the region are up 3.3% to \$450,000.

Median Sales Price by Jurisdiction
DC Metro Area

Locale (# May sales)	May			Year-to-Date		
	2019	2018	YoY	2019	2018	YoY
Falls Church City (31)	\$905,000	\$619,000	46.2%	\$841,250	\$649,500	29.5%
Arlington (289)	\$615,000	\$560,000	9.8%	\$613,000	\$558,950	9.7%
Washington D.C. (926)	\$600,555	\$596,000	0.8%	\$575,000	\$560,000	2.7%
Fairfax City (39)	\$567,500	\$572,000	-0.8%	\$549,250	\$522,500	5.1%
Fairfax County (1745)	\$549,000	\$529,950	3.6%	\$525,500	\$506,000	3.9%
Alexandria City (277)	\$512,000	\$550,000	-6.9%	\$520,500	\$528,250	-1.5%
DC Metro (5688)	\$480,000	\$465,000	3.2%	\$450,000	\$435,690	3.3%
Montgomery (1325)	\$467,750	\$475,000	-1.5%	\$445,000	\$439,900	1.2%
Prince George's (1056)	\$315,000	\$290,500	8.4%	\$300,000	\$280,000	7.1%

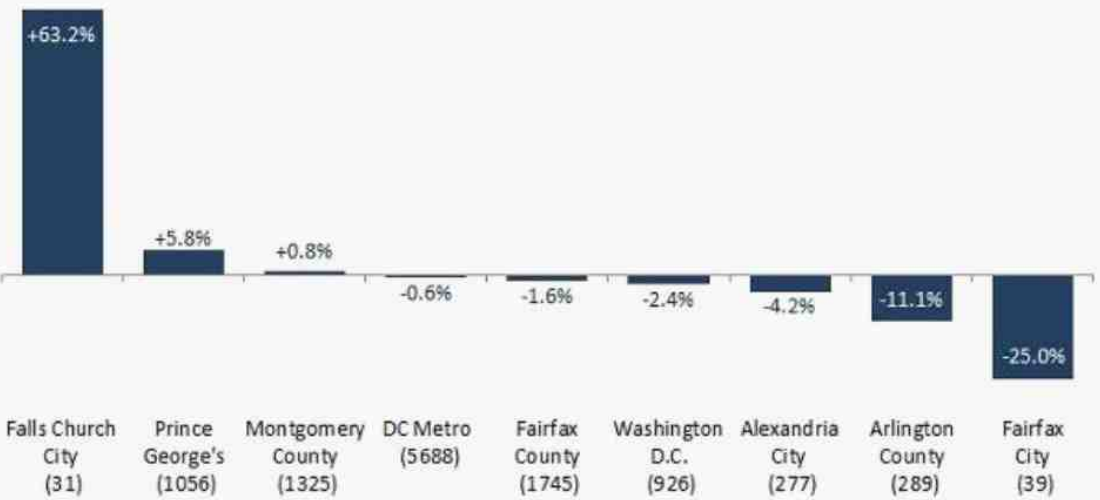
Closed Sales

DC Metro - May Closed Sales



- Closed sales of 5,688 were down 0.6% from last year but were up a seasonal 13.8% from last month.
- Sales of single-family detached homes were up 3.7% to 2,782, but sales of condos were down 4.1% to 1,443 and sales of townhomes were down 4.7% to 1,459.
- Sales remain above both the 5-year average of 5,459 and the 10-year average of 5,009.
- May closed sales are 45.2% above the May 2011 trough of 3,917.
- The largest percentage gain in closed sales was in Falls Church City (+63.2% to 31). Sales in Prince George’s County also rose (+5.8% to 1,056) and in Montgomery County (+0.8% to 1,325). Elsewhere they were down, with the smallest percentage decline in Fairfax County (-1.6% to 1,745) and the largest percentage decline in Fairfax City (-25.0% to 39).
- For the year to date, regional closed sales are virtually flat at 21,402.

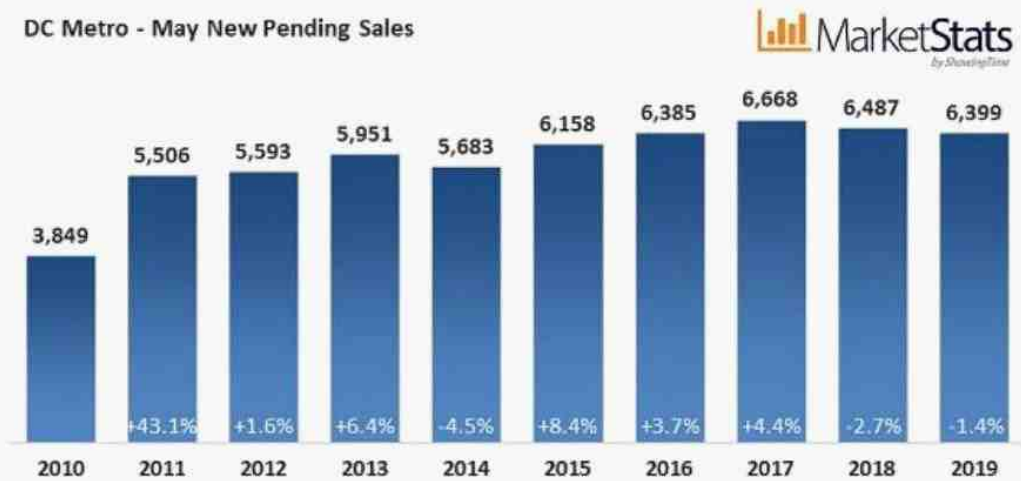
DC Metro
Annual change in May sales: 2019 vs. 2018



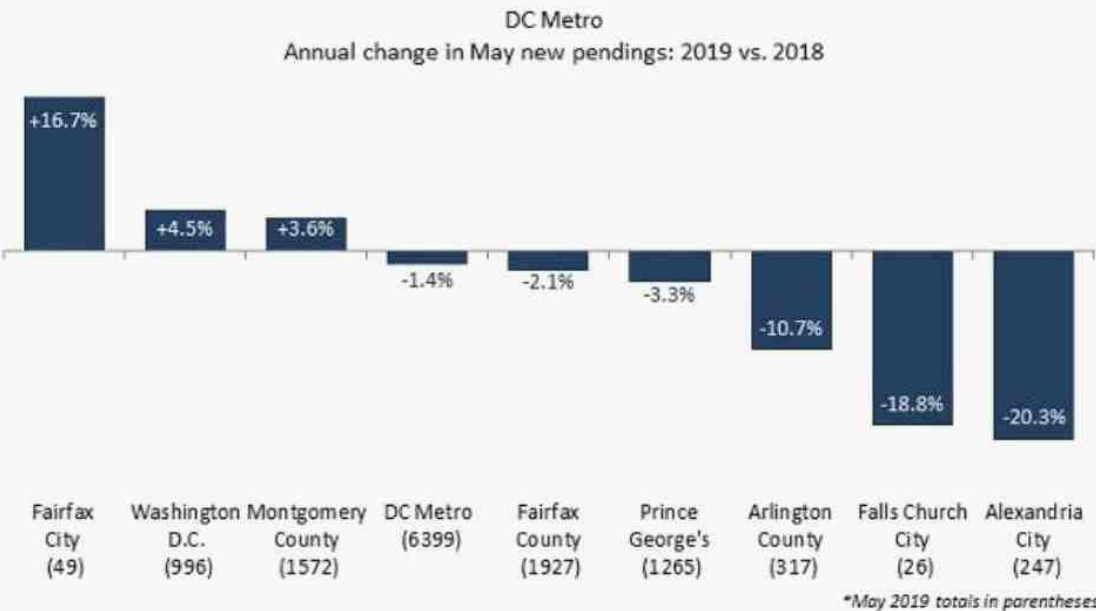
*May 2019 totals in parentheses

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New Pending Sales

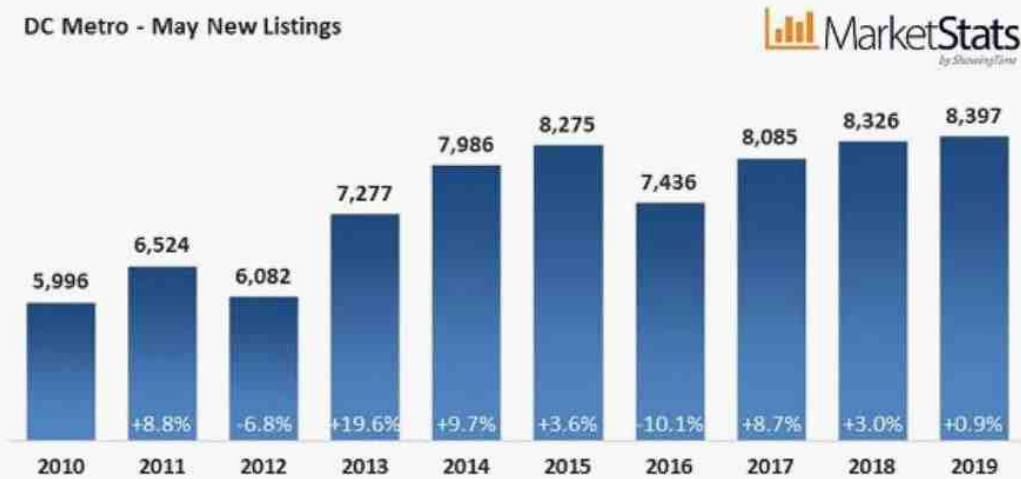


- New pending sales of 6,399 were down 1.4% from last year and down 1.8% from last month.
- New pending sales of single-family detached homes were up 1.1% to 3,199, and new pending sales of condos were up 0.9% to 1,644, but townhomes were down 8.2% to 1,554.
- New pending sales are below the 5-year average of 6,419 but exceed the 10-year average of 5,868.
- New pending sales this month were 66.3% more than the May 2010 low of 3,849 and are 4.0% below the peak May 2017 level of 6,668.
- New pending sales activity across the region was mixed, with Fairfax City showing the largest percentage increase in new pending sales (+16.7% to 49) and Alexandria City showing the largest percentage decline (-20.3% to 247).

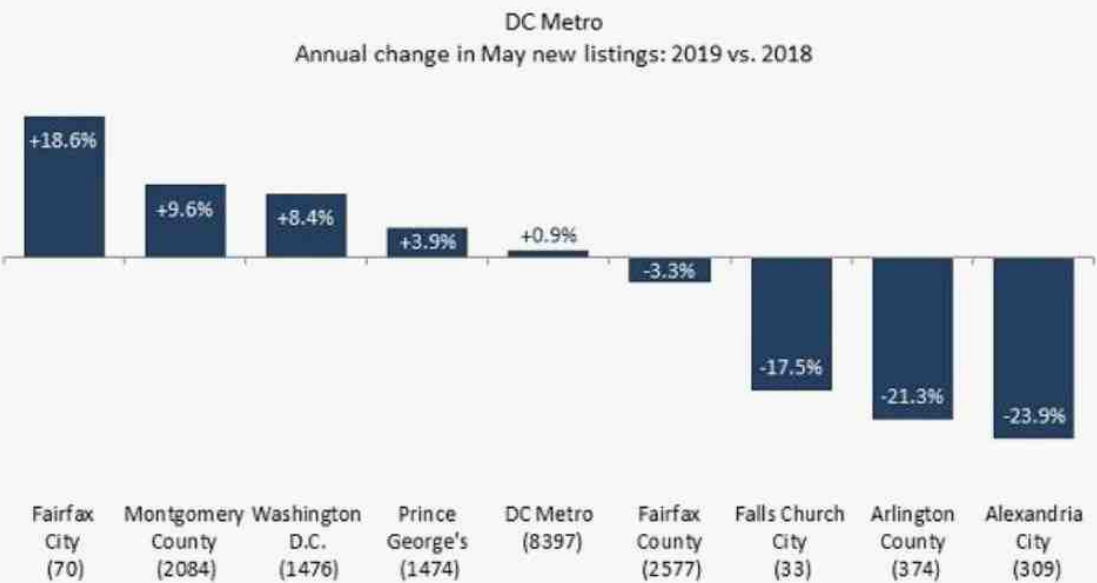


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New Listing Activity



- The 8,397 new listings in May were up 0.9% compared to last year and were up 5.3% compared to last month. This is the highest level of new listings in May in this decade and is a bright spot after the prior three months of declining year-over-year new listings.
- New listings of condos compared to last year were down 5.7% to 2,069 and townhomes were down 1.3% to 1,987. However, new listings of single-family homes were up 5.2% to 4,330.
- New listings are above the 5-year average of 8,104 and the 10-year average of 7,438.
- May new listings are 40.0% above the May 2010 low of 5,996.
- New listing activity across the region was also mixed. The largest gain was in Fairfax City (+18.6% to 70) and the largest decline was in Alexandria City (-23.9% to 309).
- For the year-to-date, regional new listings are down 2.9% to 33,017.



*May 2019 totals in parentheses

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