

APPRAISAL OF REAL PROPERTY



LOCATED AT

103 Talbert Drive
Oxon Hill, MD 20745
Map: 0095 Grid:00F2 Subdivision: 1820 Section: 11 Block: 203 Lot: 4

FOR

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

OPINION OF VALUE

\$20,000

AS OF

July 9, 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. AB1907081

Borrower	N/A				
Property Address	103 Talbert Drive				
City	Oxon Hill	County	Prince Georges	State	MD Zip Code 20745
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).

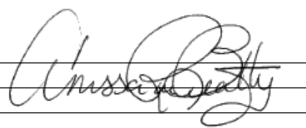
Additional Comments

The purpose of this appraisal assignment is to provide an opinion of the market value for 103 Talbert Drive, Oxon Hill, MD 20745.

The subject site is a 3,520 square foot non buildable mostly level lot. The subject property is zoned R-T which current zoning standards state the site needs to be 6,500 square feet in order to build. 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.

The highest and best use of this lot is to be assembled with an adjacent lot. The current lot does not meet the minimum size requirement of the R-T zoning classification. To maximize the proceeds from this potential sale of county owned property, the subject property should be sold as assembled with the adjoining lot at 105 Talbert Drive which is also county owned. The assembled site area of 7,040 square feet meets the minimum site for the R-T zoning classification. Due to the effect of plottage, the market value of the assembled sites should be greater than the sum of the market value of the two non-buildable sites.

APPRAISER:

Signature: 
 Name: Anissa Rae Beatty
 Date Signed: 07/11/2019
 State Certification #: 03-20531
 or State License #:
 State: MD
 Expiration Date of Certification or License: 09/07/2020
 Effective Date of Appraisal: July 9, 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.: AB190708I

SUBJECT	Property Address: 103 Talbert Drive		City: Oxon Hill		State: MD Zip Code: 20745																																																																																				
	County: Prince Georges		Legal Description: Map: 0095 Grid:00F2 Subdivision: 1820 Section: 11 Block: 203 Lot: 4																																																																																						
	Assessor's Parcel #: 12-1225218		Tax Year: 2019		R.E. Taxes: \$ 0 Special Assessments: \$ 0																																																																																				
	Market Area Name: Oxon Hill		Map Reference: 47894		Census Tract: 8015.00																																																																																				
ASSIGNMENT	Current Owner of Record: Prince Georges County		Borrower (if applicable): N/A																																																																																						
	Project Type (if applicable): ☐ PUD ☐ De Minimis PUD ☐ Other (describe)		HOA: \$ 0		☐ 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:																																																																																								
MARKET AREA DESCRIPTION	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)																																																																																								
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	Appraiser: Anissa Rae Beatty		Address: 1244 Ritchie Hwy - Suite 19, Arnold, MD 21012																																																																																						
	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 75 ☐ Tenant ☐ Vacant (0-5%) ☒ Vacant (>5%)		One-Unit Housing <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>PRICE (\$000)</th> <th>AGE (yrs)</th> </tr> <tr> <td>112 Low</td> <td>1</td> </tr> <tr> <td>699 High</td> <td>78</td> </tr> <tr> <td>237 Pred</td> <td>65</td> </tr> </table>		PRICE (\$000)	AGE (yrs)	112 Low	1	699 High	78	237 Pred	65																																																																											
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Market Area Comments: The subject is in Prince George's County which is part of the Washington, D.C. Metro area. According to the BrightMLS system the Washington, D.C. Metro area median sales price was up in May 2019, rising 3.2% to \$480,000 compared to the previous year and was the highest overall median sales price of the decade, breaking the previous record price of \$475,000 set last month. Prince George's County area has an average sold price of \$315,000 at a 8.4% increase over 2017. Prince George's County is the most affordable County in the Washington, D.C. Metro area. Prince George's County had a 3.3% decrease in pending sales. The above information was taken from the most recent BrightMLS Market Update (May 2019) and can be found in the addendum of this report. Specifically, the subject's zip code has experienced an increase in the Average Sold Price to \$265,398 at a 6.34% and the Detached Average Sold Price of \$258,722 which was a 2.70%% increase from last year per the SmartCharts Market Statistics. With this information in mind there has been a market conditions/time adjustment applied to the Sales Comparison Approach of 3%.																																																																																									
Dimensions: See the plat map in addendum.		Site Area: 3,520																																																																																							
Zoning Classification: R-T		Description: R-T Townhouse - permits one-family detached and attached, two-family, and three-family dwellings; promotes the maximum amount of freedom in the design of attached dwellings and their grouping and layout.																																																																																							
Do present improvements comply with existing zoning requirements? ☐ Yes ☐ No ☒ No Improvements																																																																																									
Uses allowed under current zoning: R-T Attached dwelling, maximum dwelling units per net acre; three-family dwelling - 9, two-family dwelling - 8, other attached dwellings - 6 with a minimum area for development is 2 acres.																																																																																									
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) Lot Assemblage																																																																																									
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Summary of Highest & Best Use: The highest and best use of this lot is to be assembled with an adjacent lot. The current lot does not meet the minimum requirement of the R-T zoning classification. Please see the addendum attached in this report.																																																																																									
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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 # 24033C0210E FEMA Map Date 09/16/2016																																																																																					
Site Comments: The subject site is a 3,520 square foot non buildable mostly level lot. The subject property is zoned R-T which current standards state the site needs to be 6,500 square feet in order to build. 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.																																																																																									

LAND APPRAISAL REPORT

File No.: AB1907081

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.										
TRANSFER HISTORY	Data Source(s): Property Assessment Records									
	1st Prior Subject Sale/Transfer		Analysis of sale/transfer history and/or any current agreement of sale/listing: The subject sold previously on							
	Date:	10/22/1979	10/22/1979 for \$0. Prince George's County, Maryland pursuant to the provisions of Article 81 of the							
	Price:	0	Maryland Annotated Code, 1957 edition, as amended, was the subject of a tax sale and was purchased							
	Source(s):	Property Assessment	by Prince George's County, a body corporate and politic; and whereas, Prince George's County							
	2nd Prior Subject Sale/Transfer		foreclosed all rights of the redemption of this property in accordance with the law as set forth in the final							
Date:		decree in Equity case No. E-840, issued by the Circuit Court of Maryland for Prince George's County.								
Price:										
Source(s):										
SALES COMPARISON APPROACH	FEATURE		SUBJECT PROPERTY		COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
	Address		103 Talbert Dr Oxon Hill, MD 20745		Nova Ave (Lots 2 and 3) Capitol Heights, MD 20743		908 Larchmont Ave Capitol Heights, MD 20743		5810 Jefferson Heights Dr Fairmount Heights, MD 20743	
	Proximity to Subject				6.58 miles NE		6.11 miles NE		7.80 miles NE	
	Sale Price		\$		\$ 25,000		\$ 10,000		\$ 35,000	
	Price/		\$		\$ 5.43		\$ 2.50		\$ 7.73	
	Data Source(s)				Assessment Records		BrightMLS#1003971441		BrightMLS#1000203512;DOM 52	
	Verification Source(s)				Deed		Assessment Records, Deed		Assessment Records, Deed	
	VALUE ADJUSTMENT		DESCRIPTION		DESCRIPTION		DESCRIPTION		DESCRIPTION	
	Sales or Financing				Unknown		Cash		Cash	
	Concessions				None Noted		None Noted		None Noted	
	Date of Sale/Time				06/2017		05/2018		04/2018	
	Rights Appraised		Fee Simple		Fee Simple		Fee Simple		Fee Simple	
	Location		Oxon Hill		Capitol Heights		Capitol Heights		Fairmount Heights	
	Site Area		3,520		4,600		4,000		4,525	
	Zoning		R-T		R-55		R-55		R-55	
	Development Status		Not Buildable		Not Buildable		Not Buildable		Not Buildable	
	Improvements		None		None		None		None	
	Net Adjustment (Total, in \$)				☒ + ☐ - \$ 1,000		☒ + ☐ - \$ 300		☒ + ☐ - \$ 1,400	
	Adjusted Sale Price (in \$)				Net 4.0 % Gross 4.0 % \$ 26,000		Net 3.0 % Gross 3.0 % \$ 10,300		Net 4.0 % Gross 4.0 % \$ 36,400	
	Summary of Sales Comparison Approach The highest and best use of the subject property is for assemblage with an adjacent parcel. This is due to the non-buildable nature of the subject lot. As such, all of the comparable sales share this non-buildable feature and highest and best use. Additionally, each of the comparable sales reside within mature subdivisions that are adjacent to improved properties. There is not an extensive amount of properties that share these features and that have been sold recently. Due to this it was necessary to expand the search criteria for comparable sales by both distance and time.									
While each of the comparable sales are considered in reconciling an opinion of market value, comparable sales #1, #2, and #3 received the most weight as they are the closest in proximity to the subject property.										
All adjustments are in percentage of sale price.										
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 \$ 20,000									
	Final Reconciliation The As-Is value of the subject property is \$20,000. Most weight has been given to comparables #2 and #3 due to being the most recent sales. Comparables #1 and #4 lend additional support.									
	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:										
\$ 20,000, as of: July 9, 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 25 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 ☒ Scope of Work ☒ Photo Addenda ☒ Parcel Map ☐ Hypothetical Conditions ☐ Extraordinary Assumptions ☐ Additional Sales									
SIGNATURES	Client Contact: Benjamin H. Hobbs				Client Name: Prince Georges County					
	E-Mail: bhobbs@co.pg.md.us				Address: 1400 McCormick Drive #336 Largo, Maryland 20774					
	APPRAISER				SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)					
	Appraiser Name: Anissa Rae Beatty				Supervisory or Co-Appraiser Name:					
	Company: Treffer Appraisal Group				Company:					
	Phone: (410) 544-7744 Fax:				Phone: Fax:					
	E-Mail: appraisals@treffergroup.com				E-Mail:					
	Date of Report (Signature): 07/11/2019				Date of Report (Signature):					
	License or Certification #: 03-20531 State: MD				License or Certification #: State:					
	Designation: Certified Residential				Designation:					
Expiration Date of License or Certification: 09/07/2020				Expiration Date of License or Certification:						
Inspection of Subject: ☒ Did Inspect ☐ Did Not Inspect (Desktop)				Inspection of Subject: ☐ Did Inspect ☐ Did Not Inspect						
Date of Inspection: July 9, 2019				Date of Inspection:						

File No.: AB1907081

SALES COMPARISON APPROACH

Addendum

File No. AB1907081

Borrower	N/A					
Property Address	103 Talbert Drive					
City	Oxon Hill	County	Prince Georges	State	MD	Zip Code 20745
Lender/Client	Prince Georges County					

The highest and best use of this lot is to be assembled with an adjacent lot. The current lot does not meet the minimum size requirement of the R-T zoning classification. To maximize the proceeds from this potential sale of county owned property, the subject property should be sold as assembled with the adjoining lot at 105 Talbert Drive which is also county owned. The assembled site area of 7,040 square feet meets the minimum site for the R-T zoning classification. Due to the effect of plottage, the market value of the assembled sites should be greater than the sum of the market value of the two non-buildable sites.

Supplemental Addendum

File No. AB190708I

Borrower	N/A					
Property Address	103 Talbert Drive					
City	Oxon Hill	County	Prince Georges	State	MD	Zip Code 20745
Lender/Client	Prince Georges County					

Purpose of the Appraisal

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

Scope of the Appraisal

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

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

Standard Comments

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

Additional Certifications

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

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

No warranty of the appraised property is given or implied.

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

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

Market Value

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

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

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

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

Supplemental Addendum

File No. AB190708I

Borrower	N/A					
Property Address	103 Talbert Drive					
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Lender/Client	Prince Georges County					

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. The subject property has not sold within the past thirty six months.

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.

Neighborhood Market Conditions

The market area is approximately bound by: The subject property is north of Oxon Cove Park and Oxon Hill Farm; east and south of the Maryland and Washington, D.C. line; west of Route 210.

The subject is in Prince George's County which is part of the Washington, D.C. Metro area. According to the BrightMLS system the Washington, D.C. Metro area median sales price was up in May 2019, rising 3.2% to \$480,000 compared to the previous year and was the highest overall median sales price of the decade, breaking the previous record price of \$475,000 set last month. Prince George's County area has an average sold price of \$315,000 at a 8.4% increase over 2017. Prince George's County is the most affordable County in the Washington, D.C. Metro area. Prince George's County had a 3.3% decrease in pending sales. The above information was taken from the most recent BrightMLS Market Update (May 2019) and can be found in the addendum of this report. Specifically, the subject's zip code has experienced an increase in the Average Sold Price to \$265,398 at a 6.34% and the Detached Average Sold Price of \$258,722 which was a 2.70%% increase from last year per the SmartCharts Market Statistics. With this information in mind there has been a market conditions/time adjustment applied to the Sales Comparison Approach of 3%.

Site Comments

The subject site is a 3,520 square foot non buildable mostly level lot. The subject property is zoned R-T which current standards state the site needs to be 6,500 square feet in order to build. I am unaware of an easements or maintenance agreement between the owners of the subject property and the owners of the adjacent properties. Typical Utility easements (telephone, electric) do not detract from the market value of the property. The area has public utilities available.

Comments on Sales Comparison

The scope of the assignment is to estimate the fee simple market value of the subject property and to consider the three conventional approaches to value. The Sales Comparison Approach is most reliable when appraising vacant land.

All the sales are located within the subject's market area of properties. All the sales were considered to be similar to the subject in appeal and Highest and Best Use.

Comments on Income Approach

The income approach was not developed for this report due to the subject's highest and best use is as a owner occupied single family dwelling.

Final Reconciliation

The As-Is value of the subject property is \$20,000. Most weight has been given to comparables #2 and #3 due to being the most recent sales. Comparables #1 and #4 lend additional support. The comparable sales range in adjusted sale price from \$10,300 to \$36,400. Comparable sales #2 and #3 were given increased weighting at \$10,300 and \$36,400. The reconciled opinion of market value for the subject property is \$20,000.

Sale Price/Data Source/Verification Source

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

Highest and Best Use

The highest and best use of this lot is to be assembled with an adjacent lot. The current lot does not meet the minimum requirement of the R-T zoning classification.

Supplemental Addendum

File No. AB190708I

Borrower	N/A				
Property Address	103 Talbert Drive				
City	Oxon Hill	County	Prince Georges	State	MD Zip Code 20745
Lender/Client	Prince Georges County				

Zoning

R-T Townhouse - permits one-family detached and attached, two-family, and three-family dwellings; promotes the maximum amount of freedom in the design of attached dwellings and their grouping and layout. R-T Attached dwelling, maximum dwelling units per net acre; three-family dwelling - 9, two-family dwelling - 8, other attached dwellings - 6 with a minimum area for development is 2 acres.

Subject Property

The purpose of this appraisal assignment is to provide an opinion of the market value for 103 Talbert Drive, Oxon Hill, MD 20745.

The subject site is a 3,520 square foot non buildable mostly level lot. The subject property is zoned R-T which current standards state the site needs to be 6,500 square feet in order to build. I am unaware of an easements or maintenance agreement between the owners of the subject property and the owners of the adjacent properties. Typical Utility easements (telephone, electric) do not detract from the market value of the property. The area has public utilities available.

The highest and best use of this lot is to be assembled with an adjacent lot. The current lot does not meet the minimum requirement of the R-T zoning classification. To maximize the proceeds from this potential sale of county owned property the subject property should be sold as assembled with the adjoining lot 105 Talbert Drive which is also county owned. The assembled site area of 7,040 square feet meets the minimum site for the R-T zoning classification. Due to the effect of plottage, the market value of the assembled sites should be greater than the sum of the market value of the two non-buildable sites.

Land Subject Photos

Borrower	N/A					
Property Address	103 Talbert Drive					
City	Oxon Hill	County	Prince Georges	State	MD	Zip Code 20745
Lender/Client	Prince Georges County					



Subject Parcel Boundaries

103 Talbert Dr
Sales Price
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location Oxon Hill
View
Site 3,520
Quality
Age



Subject Aerial Map

Subject Street

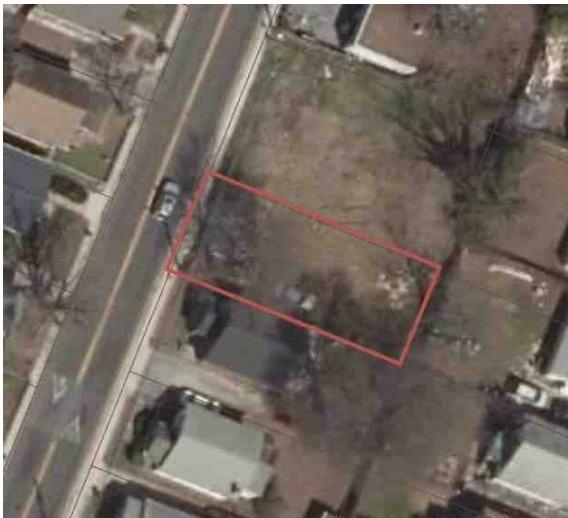
Comparable Photo Page

Borrower	N/A					
Property Address	103 Talbert Drive					
City	Oxon Hill	County	Prince Georges	State	MD	Zip Code 20745
Lender/Client	Prince Georges County					



Comparable 1

Nova Ave (Lots 2 and 3)
 Prox. to Subject 6.58 miles NE
 Sale Price 25,000
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location Capitol Heights
 View
 Site 4,600
 Quality
 Age



Comparable 2

908 Larchmont Ave
 Prox. to Subject 6.11 miles NE
 Sale Price 10,000
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location Capitol Heights
 View
 Site 4,000
 Quality
 Age



Comparable 3

5810 Jefferson Heights Dr
 Prox. to Subject 7.80 miles NE
 Sale Price 35,000
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location Fairmount Heights
 View
 Site 4,525
 Quality
 Age

Comparable Photo Page

Borrower	N/A					
Property Address	103 Talbert Drive					
City	Oxon Hill	County	Prince Georges	State	MD	Zip Code 20745
Lender/Client	Prince Georges County					



Comparable 4

6404 57th Ave
 Prox. to Subject 11.30 miles NE
 Sale Price 20,000
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location Riverdale
 View
 Site 4,000
 Quality
 Age

Comparable 5

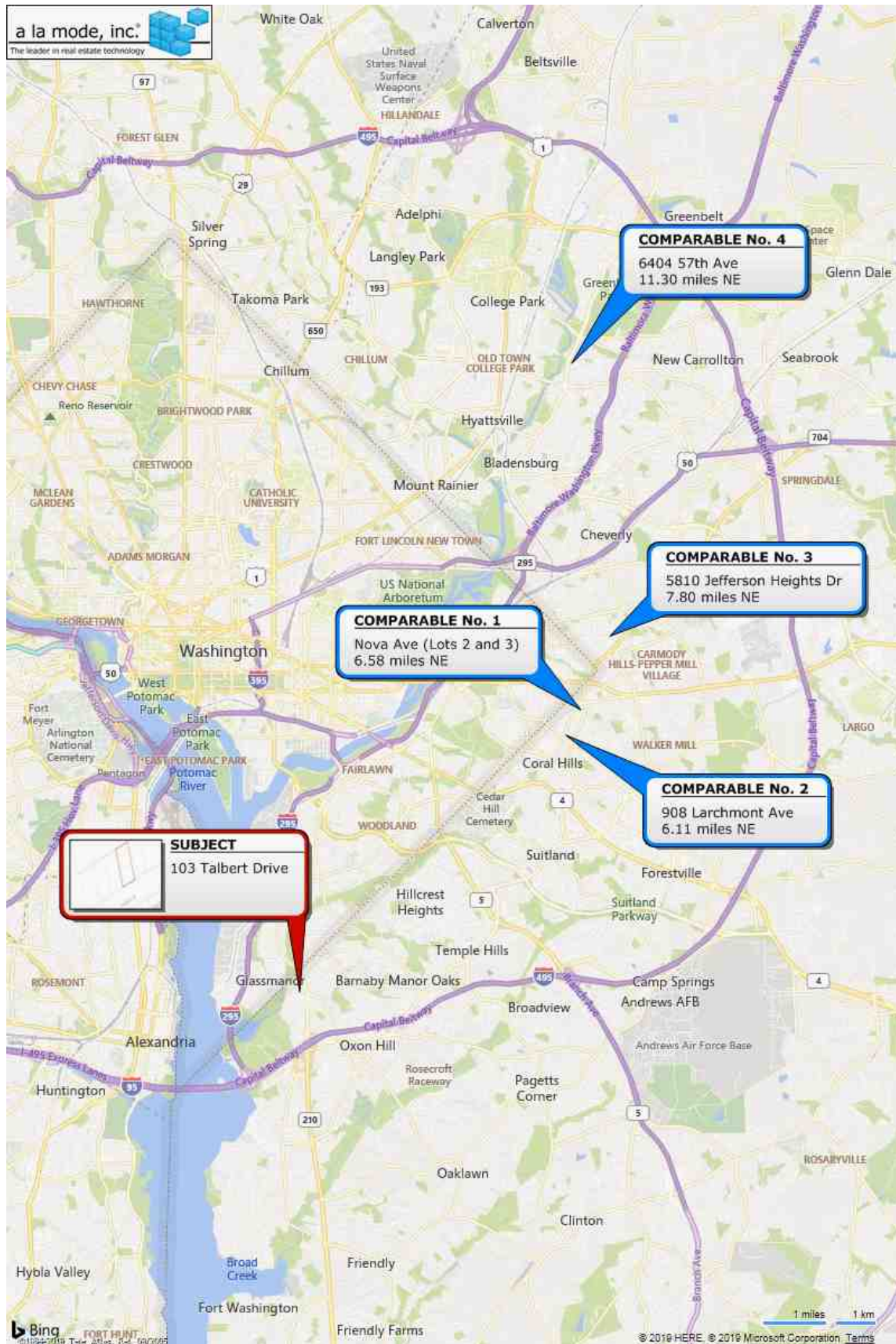
Prox. to Subject
 Sale Price
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location
 View
 Site
 Quality
 Age

Comparable 6

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

Location Map

Borrower	N/A					
Property Address	103 Talbert Drive					
City	Oxon Hill	County	Prince Georges	State	MD	Zip Code 20745
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 - 12 Account Number - 1225218
Owner Information		
Owner Name:	PRINCE GEORGES COUNTY	Use: EXEMPT COMMERCIAL
Mailing Address:	RIGHT OF WAY SEC ROOM 3020 C A B UPPER MARLBORO MD 20772	Principal Residence: NO Deed Reference: /05174/ 00497
Location & Structure Information		
Premises Address:		Legal Description:
103 TALBERT DR OXON HILL 20745-0000		
Map:	Grid:	Parcel:
0095	00F2	0000
Sub District:	Subdivision:	Section:
	1820	11
Block:	Lot:	Assessment Year:
203	4	2019
Plat No:	Plat Ref:	A-2157
Special Tax Areas:		Town: FOREST HEIGHTS
Ad Valorem:		
Tax Class:		8
Primary Structure Built	Above Grade Living Area	Finished Basement Area
		Property Land Area
		3,520 SF
		County Use
		905
Stories	Basement	Type
		Exterior
		Full/Half Bath
		Garage
		Last Major Renovation
Value Information		
Base Value		Value
		As of 01/01/2019
Land:	31,600	31,600
Improvements	0	0
Total:	31,600	31,600
Preferential Land:	0	0
Phase-in Assessments		
		As of 07/01/2018
		As of 07/01/2019
		31,600
		31,600
Transfer Information		
Seller: DAWSON CORP & ARTH	Date: 10/22/1979	Price: \$0
Type:	Deed1: /05174/ 00497	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2018
County:	500	31,600.00
State:	500	31,600.00
Municipal:	500	31,600.00 31,600.00
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: 1225218 DISTRICT: 12 DATA AS OF: 07/05/19 at 16:23:30

OWNER: PRINCE GEORGES COUNTY

CARE OF: RIGHT OF WAY SEC

PROPERTY ADDRESS: 000103 TALBERT DR
FOREST HEIGHTS MD 20745-0000

MAILING ADDRESS: ROOM 3020 C A B
UPPER MARLBORO, MD 20772-0000

MORTGAGE: UNKNOWN

PROPERTY DESCRIPTION:

CONDO PLAT

SUBNAME: FOREST HEIGHTS

SECTION: 11

LOT: 4

BLOCK: 203

ACREAGE: 3520.000 F

OCCUPANCY: NOT PRINCIPAL RESIDENCE

PHASE

BLDG

UNIT

LIBER/FOLIO: 05174/497

LATEST DEED: 10/22/1979

LAND: 31,600.00

IMPS: 0.00

ASSESSMENT: 31,600.00

TAX DESCRIPTION:

COUNTY PROPERTY TAX

COUNTY PROPERTY TAX - SUPPLEMENTAL EDUCATION

STATE OF MARYLAND

PARK & PLANNING

STORMWATER/CHESAPEAKE BAY WATER QUALITY

WASHINGTON SUBURBAN TRANSIT COMMISSION

TOWN LEVY

OTHER MUNICIPAL CHARGES

FRONT FOOT

SOLID WASTE SERVICE CHARGE

CLEAN WATER ACT FEE

SPECIAL AREA

LIENS

OTHER TAXES/FEES

LESS HOMEOWNERS TAX CREDIT

LESS HOMESTEAD TAX CREDIT

LESS DISCOUNT CREDIT

TOTAL

PAYMENT RECEIVED

REFUND DATE

TAX/CHARGE:

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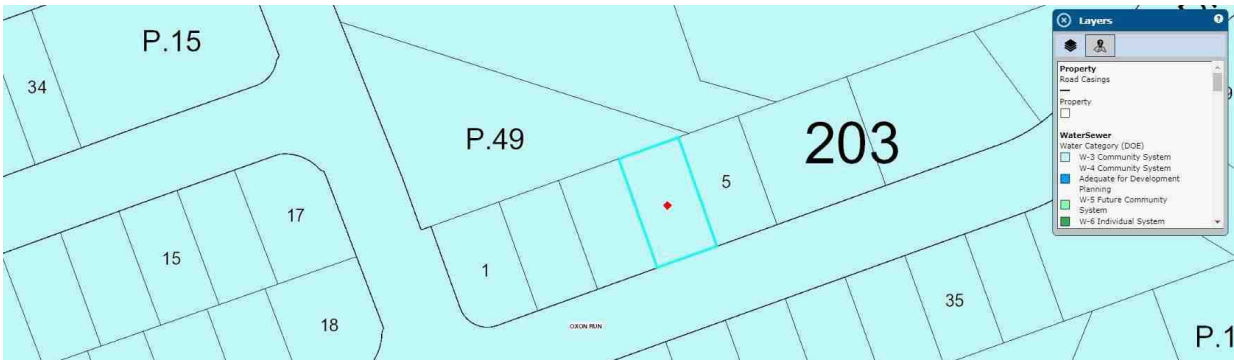
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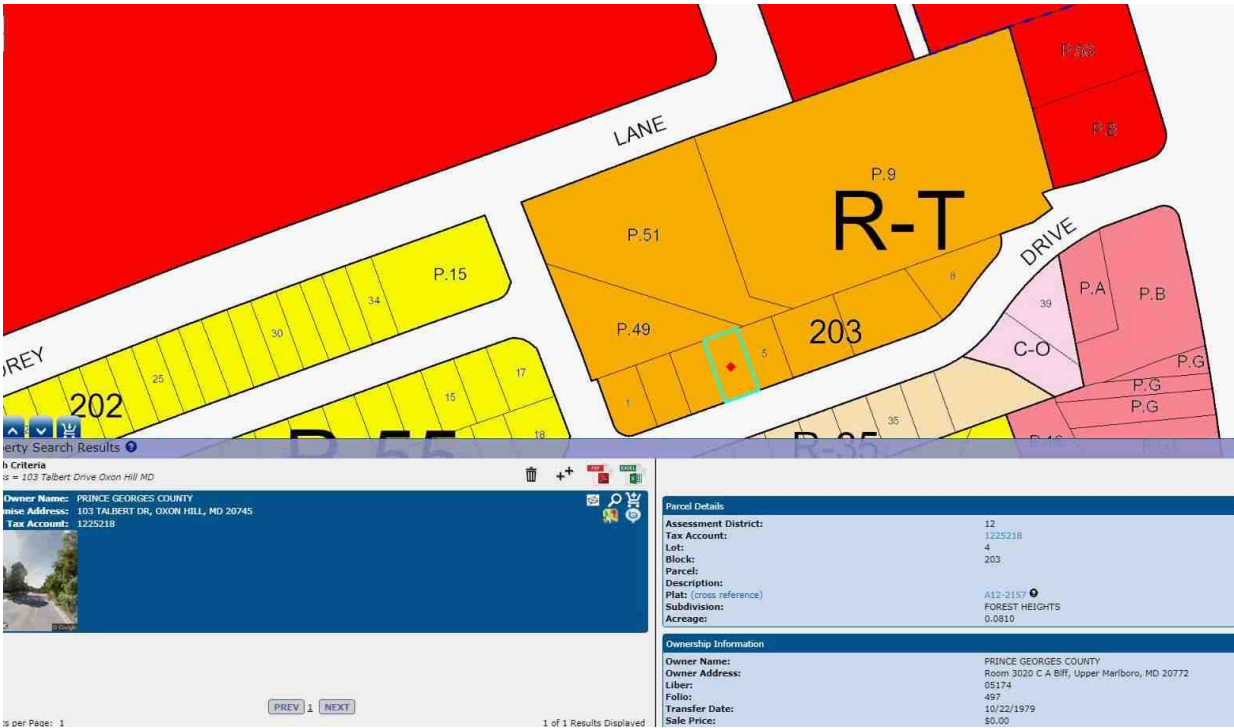
Water and Sewer Available for Subject Property



Subject Topography Map



Subject Zoning Map



ENGINEERS CERTIFICATION

I hereby certify that the data delineated here-on is correct, that it is a subdivision of part of the lands conveyed by George H. Talbert and Sallie Talbert his wife to Arlene M. Ward and Waldo M. Ward her husband by deed dated Nov 29, 1950 and recorded among the land records of Prince Georges Co. Maryland in Liber 1309 Folio 254. That the total area included in this plan of subdivision is 2.15 acres. And that stone designated thus a stone, and iron pipes designated thus a pipe are in place as shown.

JULY 16, 1951

Charles W. Menard
CHARLES MENARD
Civil Engineer-Land Surveyor

OWNERS DEDICATION

We, Arlene M. Ward, married, her husband Waldo M. Ward, and George Herbert Talbert, and Sallie Talbert his wife, owners of the property shown here-on and described in the Engineers Certification hereby adopt this plan of subdivision, establish the minimum building restriction lines and dedicate the streets and establish the drainage easement for public use. There are no suits of action, leases, liens or trusts on the property included in this plan of subdivision except a mortgage in the amount \$29,450.00 dated November 29th 1950, and recorded December 21-1950 among the land records of Prince Georges County, Maryland.

John H. McCallan
WITNESS

July 16, 1951

Arlene M. Ward
ARLENE M. WARD, OWNER

John H. McCallan
WITNESS

July 16, 1951

Waldo M. Ward
WALDO M. WARD, OWNER

John H. McCallan
WITNESS

July 16, 1951

George H. Talbert
GEORGE H. TALBERT

John H. McCallan
WITNESS

July 16, 1951

Sallie Talbert
SALLIE TALBERT

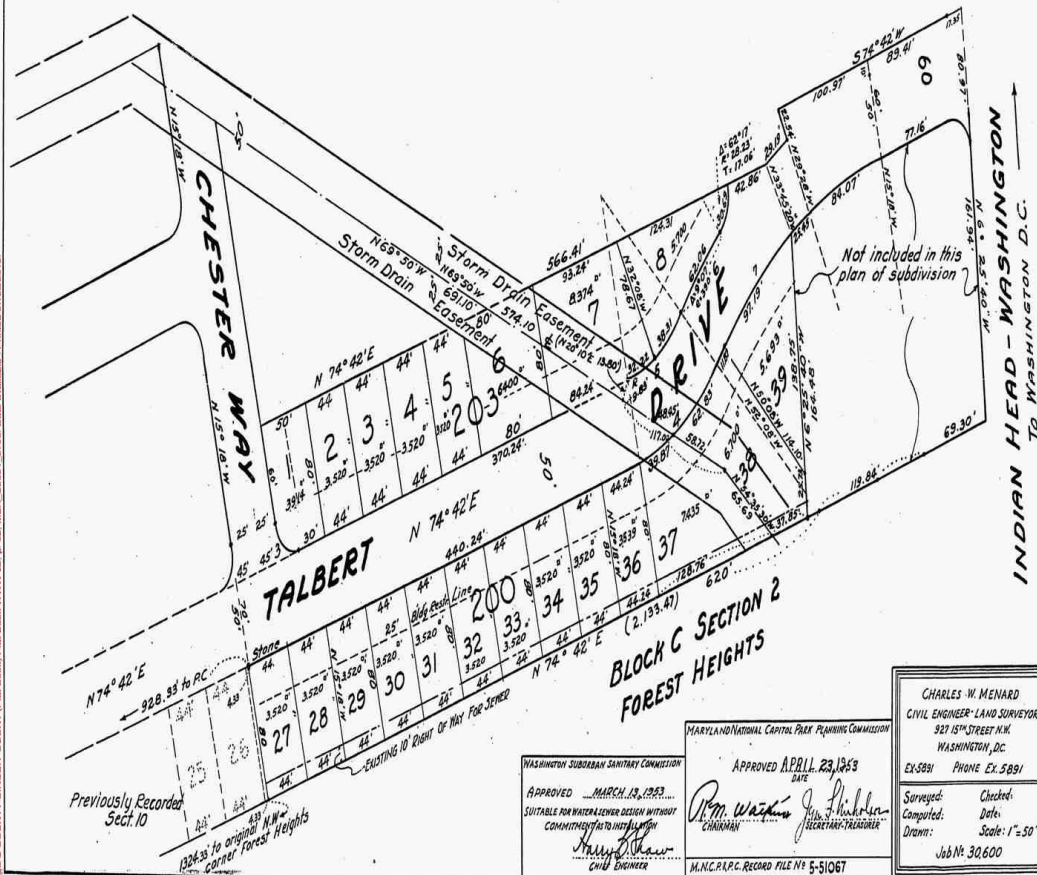
BLOCKS 200-203

FOREST HEIGHTS

SECTION 11

PRINCE GEORGES CO.
MARYLAND**CURVE TABLE**

BLK. NO.	RADIUS	Δ	ARC	TAN	CHORD	CHD BEARING
203 3	20'	90°00'	31.42'	20.00'	28.28'	N 60°18' W
204 4	159.76'	36°50'	102.70'	36.65'	69.35'	S 56°17' W
203 5	109.76'	36°50'	70.53'	53.20'	100.94'	N 56°17' E
203 6	390.00'	9°07'	62.06'	31.09'	61.99'	N 42°25'30" E
204 7	340.00'	36°50'	218.57'	113.21'	214.83'	N 56°17' E
203 8	22.34'	75°50'	29.83'	17.36'	27.70'	N 22°37' E
203 18	390.00'	4°17'20"	29.19'	14.60'	29.19'	N 58°23'20" E



WASHINGTON SUBURBAN SANITARY COMMISSION
APPROVED MARCH 19, 1953
SUITABLE FOR WATER SEWER DESIGN WITHOUT
COMMITMENT TO INTERFERENCE
CHIEF ENGINEER

MARYLAND NATIONAL CAPITAL PARK PLANNING COMMISSION
APPROVED APRIL 23, 1953
DATE
P. M. WATKINS, Chairman
J. H. HICKMAN, Secretary-Treasurer
M.N.C.P.C. RECORD FILE NO. 5-51067

CHARLES W. MENARD
CIVIL ENGINEER-LAND SURVEYOR
327 15th STREET N.W.
WASHINGTON, D.C.
EX-5891 PHONE EX-5891
Surveyed: _____
Computed: _____
Drawn: _____
Scale: 1"=50'
Job No. 30,600

7/8/2019

PART 5. - RESIDENTIAL ZONES. | Code of Ordinances | Prince George's County, MD | Municode Library

Sec. 27-433. - R-T Zone (Townhouse).

(a) Purposes.

- (1) The general purpose of the R-T Zone is to provide for attractive communities with a variety of dwelling types designed to efficiently utilize available land area, public utilities, and public facilities.
- (2) The specific purposes of the R-T Zone are:
 - (A) To provide the maximum possible amount of freedom in the grouping, layout, and design of townhouses and other attached dwellings;
 - (B) To encourage variety in the design and mix of dwelling unit types, and in site design;
 - (C) To protect or enhance (where feasible) important or distinguishing natural features of the site through innovative site layout and green area design;
 - (D) To avoid the monotony of similarly designed or sited rows of attached dwellings commonly known as "row houses," by encouraging variety in the number of dwelling units per building group and the relationship between building groups and parking;
 - (E) To provide the maximum possible amount of visible open space for the development;
 - (F) To provide recreational and other community facilities which are normally associated with less dense zoning categories and are easily accessible to all residents;
 - (G) To permit the greatest possible amount of freedom in the type of ownership of attached dwelling unit development;
 - (H) To prevent detrimental effects on the use or development of adjacent properties and the neighborhood; and
 - (I) To promote the health, safety, and welfare of the present and future inhabitants of the County.

(b) Uses.

- (1) The uses allowed in the R-T Zone are as provided for in the Table of Uses (Division 3 of this Part).

(c) Regulations.

- (1) Additional regulations concerning the location, size, and other provisions for all buildings and structures in the R-T Zone are as provided for in Divisions 1 and 5 of this Part, the Regulations Tables (Division 4 of this Part), General (Part 2), Off-Street Parking and Loading (Part 11), Signs (Part 12), and the Landscape Manual.

(d) Dwellings.

- (1) All dwellings shall be located on record lots shown on a record plat.
- (2) There shall be not more than six (6) nor less than three (3) dwelling units (four (4) dwelling units for one-family attached metropolitan dwellings) in any horizontal, continuous, attached group, except where the Planning Board or District Council, as applicable, determines that more than six (6) dwelling units (but not more than eight (8) dwelling units) or that one-family semidetached dwellings would create a more attractive living environment, would be more environmentally sensitive, or would otherwise achieve the purposes of this Division. In no event shall the number of building groups containing more than six (6) dwelling units exceed twenty percent (20%) of the total number of building groups, and the end units on such building groups shall be a minimum of twenty-four (24) feet in width.
- (3) The minimum width of dwellings in any continuous, attached group shall be at least twenty (20) feet for townhouses, and twenty-two (22) feet for one-family attached metropolitan dwellings. Attached groups containing units all the same width and design should be avoided, and within each attached group attention should be given to the use of wider end units.
- (4) The minimum gross living space, which shall include all interior space except garage and unfinished basement or attic area, shall be one thousand two hundred and fifty (1,250) square feet for townhouses, and two thousand two hundred (2,200) square feet for one-family attached metropolitan dwellings.
- (5) Side and rear walls shall be articulated with windows, recesses, chimneys, or other architectural treatments. All endwalls shall have a minimum of two (2) architectural features. Buildings on lots where endwalls are prominent (such as corner lots, lots visible from public spaces, streets, or because of topography or road curvature) shall have additional endwall treatments consisting of architectural features in a balanced composition, or natural features which shall include brick, stone, or stucco.
- (6) Above-grade foundation walls shall either be clad with finish materials compatible with the primary facade design, or shall be textured or formed to simulate a clad finished material such as brick, decorative block, or stucco. Exposed foundation walls of unclad or unfinished concrete are prohibited.
- (7) A minimum of sixty percent (60%) of all townhouse units in a development shall have a full front facade (excluding gables, bay windows, trim, and doors) of brick, stone, or stucco. Each building shall be deemed to have only one "front."
- (8) One-family attached metropolitan dwellings shall be designed with a single architecturally integrated "Front Wall." A minimum of one hundred percent (100%) of the "Front Wall", excluding garage door areas, windows, or doorways shall be constructed of high quality materials such as brick or stone and contain other distinctive architectural features.

(e) Streets.

- (1) The following requirements shall apply only to the development of townhouses, one-family semidetached dwellings, two-family dwellings, three-family dwellings, and one-family attached metropolitan dwellings:
 - (A) The tract of land used for the project involving these dwellings shall have frontage on, and direct vehicular

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PART 5. - RESIDENTIAL ZONES. | Code of Ordinances | Prince George's County, MD | Municode Library

access to, a public street having a right-of-way width of at least sixty (60) feet;

- (B) Private streets which are interior to the project (and are not dedicated to public use) shall be improved to not less than the current standards set forth in Subtitle 23 of this Code which apply to a public, twenty-six (26) foot wide secondary residential street, except that roadside trees are not required (within the street right-of-way). In a mixed-use activity center designated as a "Transit Village" the width of the private streets may be reduced to a minimum width of twenty-four (24) feet when it is determined that the provision of the minimum width is consistent with a safe, efficient, hierarchical street system. Sidewalks may be omitted when it is determined that there is no need for them. Sidewalks cast monolithically with the curb and gutter shall be permitted;
- (C) Private streets shall be common areas conveyed to a homes association, and provisions for maintenance charges shall be made in accordance with Subsection (i). (For the purpose of this Section, "private streets" are internal vehicular access roadways serving the development by means of private streets approved pursuant to Subtitle 24 of this Code, except driveways which dead-end within a parking lot); and
- (D) Points of access to public streets shall be approved by the County Department of Permitting, Inspections, and Enforcement, State Highway Administration, or other appropriate highway authority, as applicable.

(f) **Access to individual lots.**

- (1) The following requirements shall apply only to the development of townhouses, one-family semidetached dwellings, two-family dwellings, three-family dwellings, and one-family attached metropolitan dwellings:
 - (A) While it is not necessary that each individual lot have frontage on a street, each lot shall be served by a right-of-way for emergency and pedestrian access purposes. The right-of-way shall either be owned by a homes association and approved by the Planning Board, or a dedicated as a public right-of-way.
 - (B) If the individual lot does not have frontage on a street, a right-of-way at least sixteen (16) feet wide shall abut each lot. The right-of-way shall be at least twenty-five (25) feet wide if it contains an easement for sanitary sewerage.
 - (C) Each right-of-way shall contain a sidewalk at least six (6) feet wide which connects parking areas with the individual lots. The maximum grade of the sidewalk shall generally be not more than five percent (5%). However, when the normal grade of the land exceeds five percent (5%), ramps or steps may be utilized to remain consistent with that grade.
 - (D) No individual lot shall be more than two hundred (200) feet from a point of approved emergency vehicle access.
 - (E) For any private street or other access right-of-way to be improved, a permit shall be obtained from the County Department of Permitting, Inspections, and Enforcement. If the right-of-way is located in a municipality which has jurisdiction over street improvements, the municipality shall issue the permit. The permit shall not be issued until construction plans are approved, the permit fees are paid, and a performance bond is posted with the Department or municipality guaranteeing installation of all streetlights and completion of all street, other access right-of-way, sidewalk (including those required for access to the front or rear of lots), and parking lot construction. Issuance of the permit and posting of the bond shall authorize the Department of Permitting, Inspections, and Enforcement, or the municipality, to enter the development to complete the construction of the work covered by the bond, if the developer fails to complete the work within the permit period.

(g) **Utilities.**

- (1) All utility lines within an attached dwelling unit development shall be placed underground.

(h) **Minimum area for the development.**

- (1) No group of attached dwellings shall be located on a parcel of land containing less than two (2) acres.
- (2) The District Council may (when approving the zoning) permit a reduction in this minimum area in order to permit the redevelopment of a deteriorated or obsolescent single-family residential area, or to promote the development of small-scale attached dwelling areas in an attractive, efficient manner. If no rezoning is involved (such as townhouses to be developed in the R-18 Zone in accordance with the R-T Zone), the Council may still permit the reduction if requested (in writing) by the owner of the property.
- (3) The applicant shall file the request with the Clerk of the Council. In addition, the applicant shall submit the following:
 - (A) Four (4) copies of an accurate plat, prepared, signed, and sealed by a registered engineer or land surveyor. The plat shall show:
 - (i) The present configuration of the property, including bearings and distances (in feet);
 - (ii) The names of owners of record;
 - (iii) The name, location, distance to the center line, and right-of-way width of all abutting streets. If the property is not located at the intersection of two (2) streets, the distance to, and name of, the nearest intersecting street shall be indicated;
 - (iv) The property's lot and block numbers and subdivision name (if any);
 - (v) A north arrow and scale (no smaller than one (1) inch equals four hundred (400) feet);
 - (vi) The total area of the property (in either square feet or acres);
 - (vii) The location of any existing buildings on the property; and
 - (viii) The subject property outlined in red.
 - (B) A statement of justification in support of the request;

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7/8/2019

PART 5. - RESIDENTIAL ZONES. | Code of Ordinances | Prince George's County, MD | Municode Library

- (C) A statement listing the names, and the business and residential addresses, of all individuals having at least a financial interest in the subject property;
- (D) If any owner is a corporation, a statement listing the officers of the corporation, their business and residential addresses, and the date on which they assumed their respective offices. The same statement shall also list the current Board of Directors, their business and residential addresses, and the dates of each Director's term. An owner that is a corporation listed on a national stock exchange shall be exempt from the requirement to provide residential addresses of its officers and directors;
- (E) If the owner is a corporation (except one listed on a national stock exchange), a statement containing the names and residential addresses of those individuals owning at least five percent (5%) of the shares of any class of corporate security (including stocks and serial maturity bonds);
- (F) For the purposes of (C), (D), and (E), above, the term "owner" shall include not only the owner of record, but also any contract purchaser;
- (G) Any other data or explanatory material deemed necessary by the District Council or the Zoning Hearing Examiner.
- (4) Copies of the request and accompanying documents shall be forwarded by the Clerk of the Council to the Office of the Zoning Hearing Examiner and to the Planning Board.
- (5) The Planning Board shall submit any comments it wishes to make on the request to the District Council not later than thirty (30) days after the date the petition is referred.
- (6) The Zoning Hearing Examiner shall hold a public hearing on the matter in accordance with Part 3, Division 1, Subdivision 2, of this Subtitle.
- (7) The Zoning Hearing Examiner shall designate a date for the public hearing and shall notify the applicant of the date.
- (8) The District Council shall decide upon the request in accordance with the procedures for oral argument and Council hearings contained in Part 3, Division 1, Subdivision 3, of this Subtitle.
- (9) For the request to be approved, the applicant shall establish, and the District Council shall find, that:
 - (A) The request is for the redevelopment of a deteriorated or obsolescent single-family or multifamily residential area, or will promote the development of small-scale attached dwelling areas in an attractive, efficient manner; and
 - (B) The integrity of the Area Master Plan or General Plan is preserved.
- (10) In approving the requested reduction in area, the Council may impose reasonable conditions.
- (i) **Common Areas.**
 - (1) If common areas are provided, they shall be conveyed to an incorporated, nonprofit homes association. The association shall be created under recorded land agreements (covenants) which specify that:
 - (A) Each home owner in a described land area is automatically a member; and
 - (B) Each home is automatically subject to a charge for a proportionate share of common area maintenance. The recorded covenants shall bind each home owner to pay his proportionate share of all assessments (including taxes), which may be necessary to maintain the common areas. The covenants shall also provide for a personal money judgment procedure against each home owner to meet the assessment charges.
 - (2) If a Detailed Site Plan shows a common area, the Planning Board (as a condition of plat approval) shall place conditions on the ownership, use, and maintenance of these areas to assure that the areas are preserved for their intended purpose.
 - (3) Record plats filed on land located in an R-T Zone (or any other zone when developed in accordance with the R-T Zone) shall include a statement of the covenants or other documents concerning the ownership and maintenance of the common area, or shall include the statement by reference to liber and folio.
- (j) **Front elevation plan.**
 - (1) A front elevation plan (or profile plan) shall be submitted with the Detailed Site Plan. The elevation plan shall show a variation in design of dwellings, or groups of dwellings, sufficient to satisfy the purposes of this Section.
- (k) **Site plan.**
 - (1) A Detailed Site Plan shall be approved for all attached dwellings, in accordance with Part 3, Division 9, of this Subtitle.
 - (2) In addition to the requirements of Part 3, Division 9, the Detailed Site Plan shall include:
 - (A) An identification of two (2) or more dwelling units (at different locations within the proposed development) which have the potential to be made accessible through barrier-free design construction (in accordance with [Section 4-180](#) of Subtitle 4 of this Code), given such site characteristics and design criteria as proposed grading, topography, elevation, walkways, and parking locations; and
 - (B) The type and location of required streetlights.
 - (3) In addition to the site design guidelines of [Section 27-283](#), the Planning Board shall also consider the orientation and identification of dwelling units with respect to topography and other site characteristics, so that a variety of potential housing opportunities is provided throughout the proposed development for barrier-free design construction.

(CB-33-1985; CB-1-1989; CB-14-1989; CB-64-1989; CB-55-1996; CB-1-2004; CB-33-2005; CB-37-2006; CB-29-2014)

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Anissa Beatty

From: Krivitsky, Amber <amber.krivitsky@ppd.mncppc.org>
Sent: Tuesday, July 09, 2019 9:11 AM
To: Anissa Beatty
Subject: RE: PG County Lots

Anissa,

The R-T Zone permits single-family development on lots (or combination thereof) totaling 6,500 square feet or more.

Therefore, there is a potential for three (3) building sites:

Building Site #1:

109 Talbert Drive, Oxon Hill, MD	12-1225184	R-T	3,914	4/23/
107 Talbert Drive, Oxon Hill, MD	12-1225192	R-T	3,520	4/23/

Building Site #2:

105 Talbert Drive, Oxon Hill, MD	12-1225200	R-T	3,520	4/23/
103 Talbert Drive, Oxon Hill, MD	12-1225218	R-T	3,520	4/23/

Building Site #3:

101 Talbert Drive, Oxon Hill, MD	12-1225226	R-T	3,520	4/23/
55 Talbert Drive, Oxon Hill, MD	12-1225234	R-T	6,400	4/23/

There is not adequate area for townhouse development which requires a minimum of 2 acres.

Best,

Amber Krivitsky

Principal Planning Technician
Planning Information Services
14741 Governor Oden Bowie Drive, Room L-2
Upper Marlboro, MD 20772
301-952-4616 (direct)
301-952-3195 (main)
www.pgplanning.org



From: Anissa Beatty <abeatty@treffergroup.com>
Sent: Monday, July 08, 2019 4:04 PM
To: Krivitsky, Amber <amber.krivitsky@ppd.mncppc.org>
Subject: PG County Lots

Good Afternoon Amber,

I have six lots next to each other that I am appraising. I believe they are not buildable as they stand from the PG County Ordinance on R-T Zoning. Could you please verify if they have been grandfathered in and are buildable? I have read the

Appraiser License

FHA/VA Case No. 244-1634502

Certified Residential License

09/05/2017

5,062,406

COMMISSION OF RE APPRAISERS & HOME INSPECTORS

10 03 20531

ANISSA R BEATTY

6065 09-03-2017

MESSAGE(S):

THIS IS A NEW COPY OF THE LICENSE. IT IS NOT A COPY OF THE ORIGINAL LICENSE. IT IS A COPY OF THE ORIGINAL LICENSE.



LICENSE * REGISTRATION * CERTIFICATION * PERMIT

STATE OF MARYLAND

DEPARTMENT OF LABOR, LICENSING AND REGULATION

COMMISSION OF RE APPRAISERS & HOME INSPECTORS

CERTIFIES THAT:

ANISSA R BEATTY

Lawrence J. Hogan, Jr.
Governor

Boyd K. Rutherford
Lt. Governor

Kelly M. Schulz
Secretary

IS AN AUTHORIZED: 03 - CERTIFIED RESIDENTIAL

LIC/REG/CERT
20531

EXPIRATION
09-07-2020

EFFECTIVE
09-03-2017

CONTROL NO
5062406

Signature of Bearer

Secretary DLLR

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

10 03 20531

5,062,406

10 03 20531
COMMISSION OF RE APPRAISERS & HOME INSPECTORS
500 N. CALVERT STREET
BALTIMORE, MD 21202-5651

ANISSA R BEATTY
604 BELLE DORA CT.

ARNOLD

MD 21012



LICENSE * REGISTRATION * CERTIFICATION * PERMIT

STATE OF MARYLAND

DEPARTMENT OF LABOR, LICENSING AND REGULATION

COMMISSION OF RE APPRAISERS & HOME INSPECTORS

CERTIFIES THAT:

ANISSA R BEATTY

Lawrence J. Hogan, Jr.
Governor

Boyd K. Rutherford
Lt. Governor

Kelly M. Schulz
Secretary

IS AN AUTHORIZED: 03 - CERTIFIED RESIDENTIAL

LIC/REG/CERT
20531

EXPIRATION
09-07-2020

EFFECTIVE
09-03-2017

CONTROL NO
5062406

Signature of Bearer

Secretary DLLR

Form SCNLGL - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE