

APPRAISAL OF REAL PROPERTY



LOCATED AT

8115 OXON HILL RD
FORT WASHINGTON, MD 20744
MAP 114, GRID E1, PARCEL 134

FOR

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

OPINION OF VALUE

\$115,000

AS OF

06/19/2019

BY

Jacquelin Sonceau, SRA
Beltway Appraisals, LLC
8014 Patuxent Landing Loop
Laurel, MD 20724
(301) 317-8514
Jack.Sonceau@beltwayappraisals.com
<http://www.Beltwayappraisals.com>

Beltway Appraisals, LLC
JACQUELIN SONCEAU, SRA
8014 PATUXENT LANDING LOOP
LAUREL, MD 20724

(301) 317-8514

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

Re: Property: 8115 OXON HILL RD
FORT WASHINGTON, MD 20744
Borrower: N/A N/A
File No.: 1906003

In accordance with your request, we have appraised the above referenced property. The report of that appraisal is attached.

The purpose of this appraisal is to estimate the market value of the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.

This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The value conclusions reported are as of the effective date stated in the body of the report and contingent upon the certification and limiting conditions attached.

It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Sincerely,



Jacquelin Sonceau, SRA
30012316
7/11/2019

USPAP Compliance Addendum

Loan #
File # 1906003

Borrower	N/A N/A				
Property Address	8115 OXON HILL RD				
City	FORT WASHINGTON	County	Prince George's	State	MD Zip Code 20744
Lender/Client	The Prince George's County Government				

APPRAISAL AND REPORT IDENTIFICATION

This Appraisal Report is one of the following types:

☒ Appraisal Report

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

☐ Restricted Appraisal Report

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

ADDITIONAL CERTIFICATIONS

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

The statements of fact contained in this report are true and correct.

The report analyses, opinions, and conclusions are limited only by the reported assumptions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.

I have no (or the specified) present or prospective interest in the property that is the subject of this report and no (or specified) personal interest with respect to the parties involved.

I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.

My engagement in this assignment was not contingent upon developing or reporting predetermined results.

My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

My analyses, opinions, and conclusions were developed and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.

This appraisal report was prepared in accordance with the requirements of Title XI of FIRREA and any implementing regulations.

PRIOR SERVICES

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

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

PROPERTY INSPECTION

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

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

APPRAISAL ASSISTANCE

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

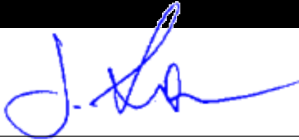
ADDITIONAL COMMENTS

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

MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY

☒ A reasonable marketing time for the subject property is 20 day(s) utilizing market conditions pertinent to the appraisal assignment.

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

APPRAISER	SUPERVISORY APPRAISER (ONLY IF REQUIRED)
<div>Signature </div> <div>Name Jacquelin Sonceau, SRA</div> <div>Date of Signature 07/01/2019</div> <div>State Certification # 30012316</div> <div>or State License #</div> <div>State MD</div> <div>Expiration Date of Certification or License 07/11/2019</div> <div>Effective Date of Appraisal 06/19/2019</div>	<div>Signature</div> <div>Name</div> <div>Date of Signature</div> <div>State Certification #</div> <div>or State License #</div> <div>State</div> <div>Expiration Date of Certification or License</div> <div>Supervisory Appraiser Inspection of Subject Property</div> <div><div><input type="checkbox"/> Did Not</div><div><input type="checkbox"/> Exterior-only from Street</div><div><input type="checkbox"/> Interior and Exterior</div></div>

USPAP Compliance Addendum 2014

Page 1 of 1

Form ID14EC - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

LAND APPRAISAL REPORT

File No.: 1906003

SUBJECT	Property Address: 8115 OXON HILL RD		City: FORT WASHINGTON		State: MD		Zip Code: 20744									
	County: Prince George's		Legal Description: MAP 114, GRID E1, PARCEL 134													
	Assessor's Parcel #: 12-1369818		Tax Year: 2019		R.E. Taxes: \$ 1,863		Special Assessments: \$ 0									
	Market Area Name: Fort Washington		Map Reference: 114		Census Tract: 8014.04											
ASSIGNMENT	Current Owner of Record: PRINCE GEORGES COUNTY		Borrower (if applicable): N/A N/A													
	Project Type (if applicable): <input type="checkbox"/> PUD <input type="checkbox"/> De Minimis PUD <input type="checkbox"/> Other (describe)		HOA: \$		<input type="checkbox"/> per year		<input type="checkbox"/> per month									
	Are there any existing improvements to the property? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		If Yes, indicate current occupancy: <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant		<input type="checkbox"/> Not habitable											
	If Yes, give a brief description:															
	The purpose of this appraisal is to develop an opinion of: <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe)															
	This report reflects the following value (if not Current, see comments): <input checked="" type="checkbox"/> Current (the Inspection Date is the Effective Date) <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective															
	Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe)															
	Intended Use: The intended use of this appraisal report is to assist the client with internal decision making regarding the subject property. The appraiser is not responsible for the unauthorized use of this report.															
	Intended User(s) (by name or type): The client, The Prince George's County Government															
	Client: The Prince George's County Government				Address: 1400 McCormick Drive, Suite 336, Largo, MD 20774											
	Appraiser: Jacquelin Sonceau, SRA				Address: 8014 Patuxent Landing Loop, Laurel, MD 20724											
MARKET AREA DESCRIPTION	Characteristics					Predominant Occupancy	One-Unit Housing		Present Land Use		Change in Land Use					
	Location: <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural					<input checked="" type="checkbox"/> Owner 73 <input checked="" type="checkbox"/> Tenant 20 <input type="checkbox"/> Vacant (0-5%) <input checked="" type="checkbox"/> Vacant (>5%)	PRICE AGE		One-Unit 70 %		<input checked="" type="checkbox"/> Not Likely					
	Built up: <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%						\$ (000) (yrs)		2-4 Unit 0 %		<input type="checkbox"/> Likely * <input type="checkbox"/> In Process *					
	Growth rate: <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow						109 Low 1		Multi-Unit 20 %		* To:					
	Property values: <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining						875 High 157		Comm'l 10 %							
	Demand/supply: <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply						336 Pred 46		0 %							
	Marketing time: <input checked="" type="checkbox"/> Under 3 Mos. <input type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.															
	Factors Affecting Marketability															
	Item					Item										
	Employment Stability					Good	Average	Fair	Poor	N/A	Adequacy of Utilities					
	Convenience to Employment										Property Compatibility					
	Convenience to Shopping										Protection from Detrimental Conditions					
	Convenience to Schools										Police and Fire Protection					
	Adequacy of Public Transportation										General Appearance of Properties					
	Recreational Facilities										Appeal to Market					
Market Area Comments: The subject's neighborhood is bordered by I-495 to the north; Bock Road to the east; Old Fort Road to the south; and the Potomac River to the west. The subject is in close proximity to Joint Base Andrews and this could have a negative affect the subject's marketability. Good access to all amenities, including public schools of all levels, churches, shopping, employment, and major highways. Major employment centers in the DC metro area are within typical commuting times. The subject is less than a mile (as the crow flies) from Fort Foote Elementary School. Market conditions are stable. Currently conventional, VA, and FHA mortgages are available at historically low rates. Median days on the market for properly priced properties in the overall subject neighborhood is under 3 months. Market trend data supplied above was obtained from the general market for the past twelve months within a 2 mile radius of the subject property.																
SITE DESCRIPTION	Dimensions: Irregular lot						Site Area: 42,453 Sq.Ft.									
	Zoning Classification: RR						Description: RESIDENTIAL RURAL									
	Do present improvements comply with existing zoning requirements? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> No Improvements															
	Uses allowed under current zoning: Permits approximately one-half-acre residential lots; subdivision lot sizes depend on date of recordation; allows a number of nonresidential special exceptions uses															
	Are CC&Rs applicable? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown Have the documents been reviewed? <input type="checkbox"/> Yes <input type="checkbox"/> No Ground Rent (if applicable) \$ /															
	Comments:															
	Highest & Best Use as improved: <input type="checkbox"/> Present use, or <input checked="" type="checkbox"/> Other use (explain) The Highest and best use of the subject is as improved as a residential dwelling.															
	Actual Use as of Effective Date: Vacant Lot Use as appraised in this report: Vacant Lot															
	Summary of Highest & Best Use: In order to estimate the highest and best use of the subject property, we have considered those uses that are legally permissible, physically possible, maximally productive and financially feasible. The use that represents the highest and best use of the property is as improved as a residential dwelling.															
		Utilities			Off-site Improvements			Type		Public		Private		Frontage		153 feet on Oxon Hill Rd
Electricity <input checked="" type="checkbox"/> Public <input type="checkbox"/> Other Available			Street Asphalt					<input checked="" type="checkbox"/>				Topography Mostly level				
Gas <input checked="" type="checkbox"/> Available			Width Average for area									Size 42,453sf +/-				
Water <input checked="" type="checkbox"/> Available			Surface Asphalt									Shape Irregular				
Sanitary Sewer <input checked="" type="checkbox"/> Available			Curb/Gutter Concrete/Concrete					<input checked="" type="checkbox"/>				Drainage Natural				
Storm Sewer <input checked="" type="checkbox"/> Available			Sidewalk Concrete					<input checked="" type="checkbox"/>				View Average Residential				
Telephone <input checked="" type="checkbox"/> Available			Street Lights Post					<input checked="" type="checkbox"/>								
Multimedia <input type="checkbox"/>			Alley None													
Other site elements: <input type="checkbox"/> Inside Lot <input checked="" type="checkbox"/> Corner Lot <input type="checkbox"/> Cul de Sac <input type="checkbox"/> Underground Utilities <input type="checkbox"/> Other (describe)																
FEMA Spec'l Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No FEMA Flood Zone X FEMA Map # 24033C0220E FEMA Map Date 9/16/2016																
Site Comments: I saw no adverse environmental conditions on the site or in the immediate vicinity of the subject property. Typical utility easements (telephone, electric) do not affect value. The subject property appears to be located in the FEMA flood zone X. Flood hazard map interpretation is believed accurate, it is not guaranteed.																

LAND APPRAISAL REPORT

File No.: 1906003

TRANSFER HISTORY

My research ☐ did ☒ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s): SDAT, brightMLS

1st Prior Subject Sale/Transfer

Date: 05/16/2012

Price: \$0

Source(s): SDAT, brightMLS

2nd Prior Subject Sale/Transfer

Date: 04/01/1997

Price: \$4,200

Source(s): SDAT, brightMLS

Analysis of sale/transfer history and/or any current agreement of sale/listing: The prior sale/transfer of comparable sale #1 on 03/20/2019 was an arms length transaction. No evidence from current data sources of any sale or transfer of the comparable sales prior to, or in addition to, those cited above within the past year.
No evidence from current data sources of any sale or transfer of the subject property prior to, or in addition to, those cited above within the past three years.

SALES COMPARISON APPROACH

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	8115 OXON HILL RD FORT WASHINGTON, MD 20744	4565 WHEELER HILLS RD OXON HILL, MD 20745		513 ROSIER RD FORT WASHINGTON, MD 20744		12321 RIVERVIEW RD FORT WASHINGTON, MD 20744	
Proximity to Subject		3.80 MILES NE		0.56 MILES W		3.91 MILES SW	
Sale Price	\$ 0		\$ 89,250		\$ 135,000		\$ 115,000
Price/ Sq.Ft.	\$	1.52		4.06		3.92	
Data Source(s)	brightMLS	brightMLS#MDPG136762;DOM 154		brightMLS#1001433775;DOM 513		brightMLS#1001768744;DOM 151	
Verification Source(s)	Tax Record	Observation/CountyTax Record		Observation/CountyTax Record		Observation/CountyTax Record	
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+ (-) \$ Adjust	DESCRIPTION	+ (-) \$ Adjust	DESCRIPTION	+ (-) \$ Adjust
Sales or Financing Concessions	N/A	ArmLth CASH;		ArmLth CASH;		ArmLth CASH;	
Date of Sale/Time	N/A	s06/19;c03/19		s04/19;c03/19		s10/18;c10/18	
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Location	Avg Residential	Busy Street	+25,000	Avg Residential		Avg Residential	
Site Area (in Sq.Ft.)	42,453	58,806		33,264		29,374	
Utility	Average	Average		Average		Average	
Zoning	RR	R80		RR		RR	
Site Condition	Raw Land	Raw Land		Finished Lot	-20,000	Raw Land	
Net Adjustment (Total, in \$)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 25,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -20,000	<input type="checkbox"/> + <input type="checkbox"/> -	\$
Adjusted Sale Price (in \$)			\$ 114,250		\$ 115,000		\$ 115,000
Summary of Sales Comparison Approach The sales presented are considered comparable based on location, size, zoning and utility compared to the subject property. Other sales analyzed would require less desirable adjustments and were not utilized for that reason. Sales recited are from the subjects market area and are in an acceptable proximity to the subject. All value affecting dissimilarities were adjusted according to market reaction. The indicated range of values brackets the value of the subject. Comparable sale #2 carried the most weight in the reconciliation, because it is the closest to the subject in proximity.							

PUD

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

Legal Name of Project: N/A

Describe common elements and recreational facilities: None.

RECONCILIATION

Indicated Value by: Sales Comparison Approach \$ 115,000

Final Reconciliation The Sales Comparison Approach provides the most reliable opinion of value. All sales were considered when determining the final opinion of value.

This appraisal is made ☒ "as is", or ☐ subject to the following conditions: The land sales presented are the best comparables available due to the lack of available residential land sales similar to the subject.

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

Based upon an inspection of the subject property, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 115,000 , as of: 06/19/2019 , which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.

ATTACH.

A true and complete copy of this report contains 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: ☒ Scope of Work ☒ Limiting cond./Certifications ☐ Narrative Addendum ☒ Location Map(s) ☒ Flood Addendum ☐ Additional Sales ☒ Photo Addenda ☒ Parcel Map ☐ Hypothetical Conditions ☒ Extraordinary Assumptions ☐

SIGNATURES


Client Contact: Benjamin Hobbs, Sr.

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

Client Name: The Prince George's County Government

Address: 1400 McCormick Drive, Suite 336, Largo, MD 20774

APPRaiser



Appraiser Name: Jacquelin Sonceau, SRA

Company: Beltway Appraisals, LLC

Phone: (301) 317-8514 Fax: (301) 542-0171

E-Mail: Jack.Sonceau@beltwayappraisals.com

Date of Report (Signature): 07/01/2019

License or Certification #: 30012316 State: MD

Designation: SRA

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

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

Date of Inspection: 06/19/2019

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:

Supplemental Addendum

File No. 1906003

Borrower	N/A N/A				
Property Address	8115 OXON HILL RD				
City	FORT WASHINGTON	County	Prince George's	State	MD Zip Code 20744
Lender/Client	The Prince George's County Government				

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

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

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

All four comparable sales are over 1 mile from the subject property. This distance is farther than standard search parameters but it was necessary to expand this parameter to find comparables that were similar in overall appeal, design, condition, utility, and amenities. The sales presented were considered the best available.

The comparable sales used in this report have not all closed within the past 90 days of the effective date of the appraisal, and/or are within 1 mile of the subject. The comparables used were the best available to the appraiser, as of the date of the inspection.

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

The subject of this appraisal assignment is an unimproved parcel of land. The property is zoned X and the highest and best use is as a residential dwelling. As of the effective date of this assignment the property had no additional approvals or entitlements, per the owner or owners representative. Therefore, the appraiser makes the extraordinary assumption that no approvals or entitlements exists. Approvals required for development include an approved site plan as well as permits for grading and water/well and sewer/septic hookup.

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

The subject is a corner lot and is estimated to have 153 feet frontage on Oxon Hill Road and 250 feet frontage on Fort Foote Road.

Supplemental Addendum

File No. 1906003

Borrower	N/A N/A					
Property Address	8115 OXON HILL RD					
City	FORT WASHINGTON	County	Prince George's	State	MD	Zip Code 20744
Lender/Client	The Prince George's County Government					

COMMENTS ON SALES COMPARISON

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

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

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

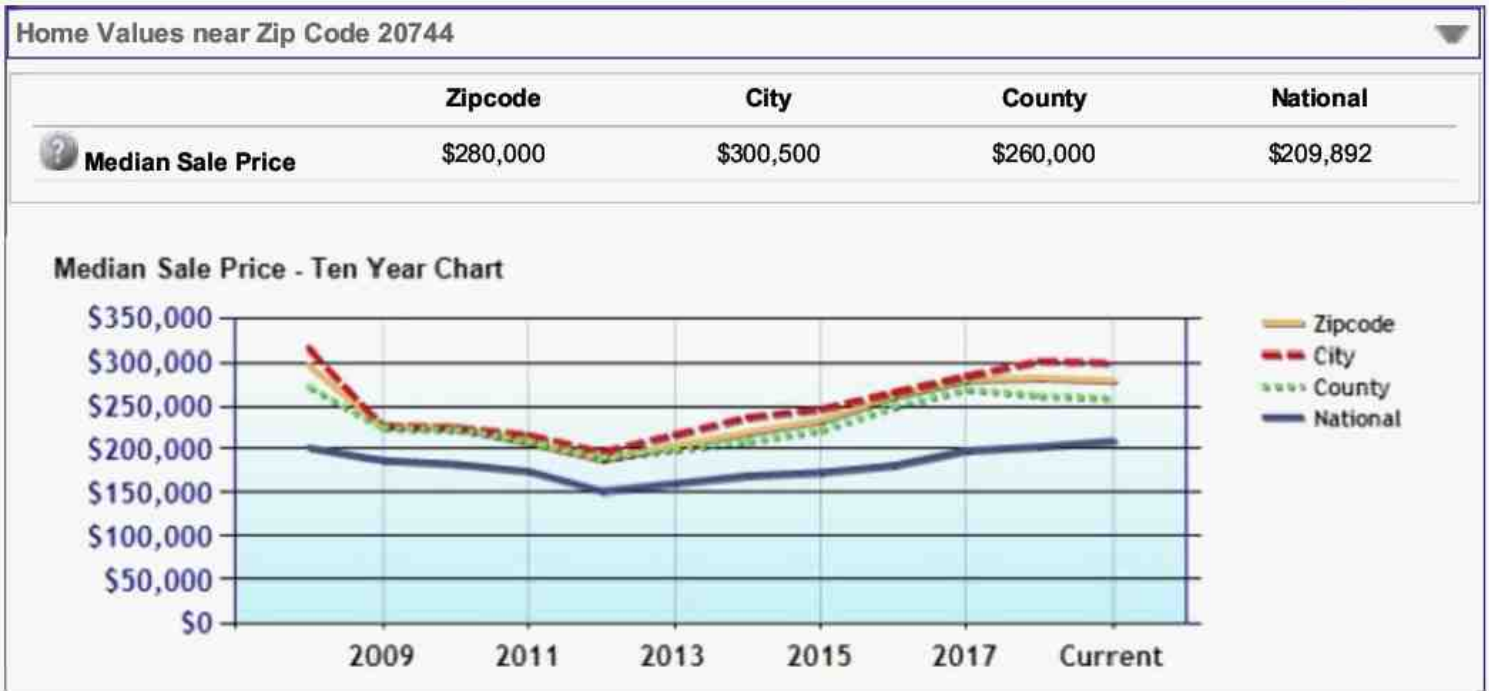
COMPARABLE #3: recent sale; in close proximity of subject and located in the same county; similar lot size; same zoning as the subject; similar condition as the subject; similar utility as the subject;

TAX RECORD

Search Result for PRINCE GEORGE'S COUNTY

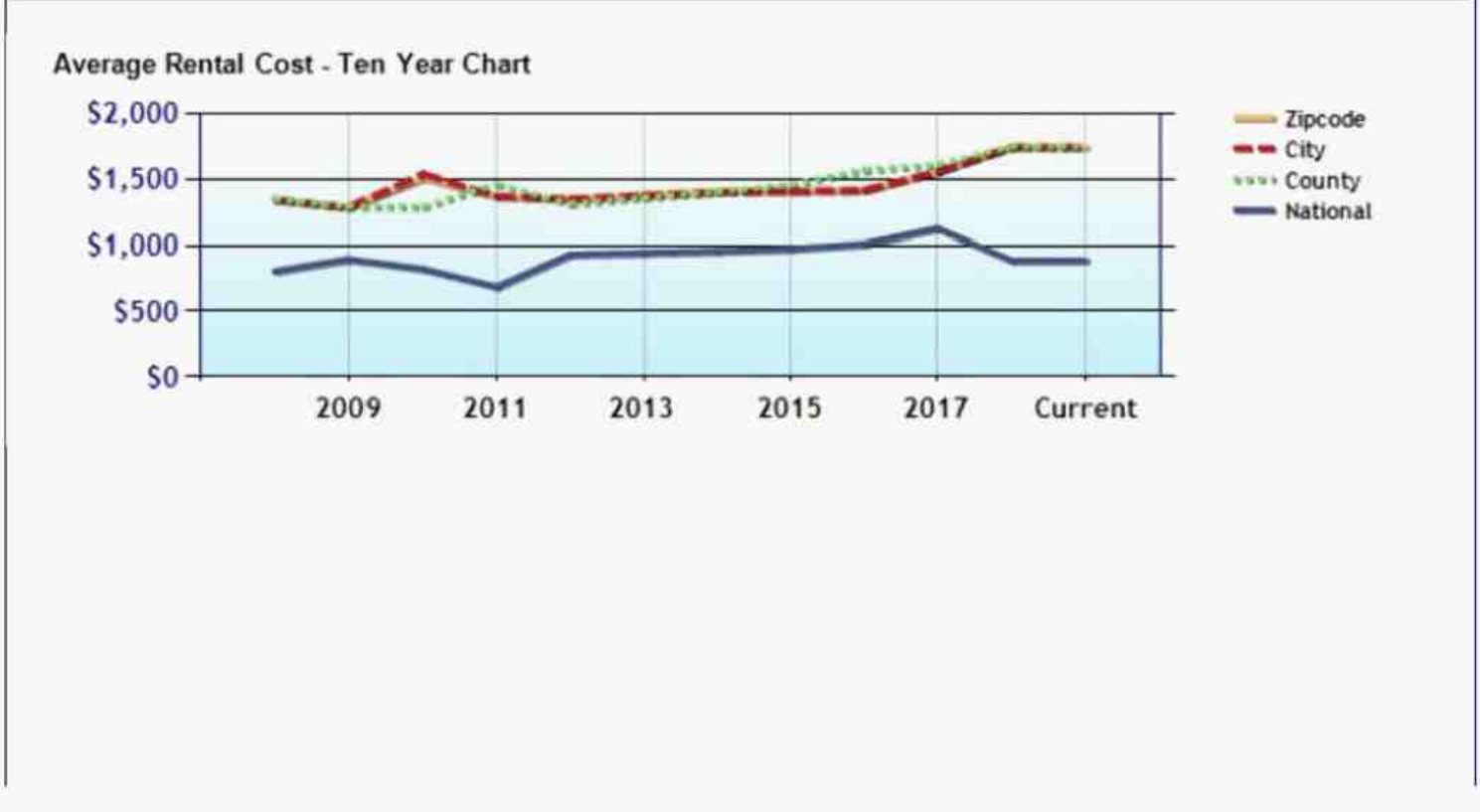
View Map		View GroundRent Redemption			View GroundRent Registration				
Tax Exempt:		Special Tax Recapture:							
Exempt Class:		NONE							
Account Identifier:		District - 12 Account Number - 1369818							
Owner Information									
Owner Name:		PRINCE GEORGES COUNTY			Use:		EXEMPT		
					Principal Residence:		NO		
Mailing Address:		COUNTY ADMINISTRATION BLDG UPPER MARLBORO MD 20772-			Deed Reference:		/33613/ 00094		
Location & Structure Information									
Premises Address:		8115 OXON HILL RD FORT WASHINGTON 20744-0000			Legal Description:				
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0113	00E1	0134		0000				2019	Plat Ref:
Special Tax Areas:				Town:		NONE			
				Ad Valorem:					
				Tax Class:		8			
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
						42,453 SF		902	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
Value Information									
		Base Value		Value		Phase-in Assessments			
				As of		As of		As of	
				01/01/2019		07/01/2018		07/01/2019	
Land:		98,600		103,800					
Improvements		0		0					
Total:		98,600		103,800		98,600		100,333	
Preferential Land:		0						0	
Transfer Information									
Seller: BANGWA ALBERT L & FELISA				Date: 05/16/2012		Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /33613/ 00094		Deed2:			
Seller: BANGWA,ALBERT L & FELISA ETAL				Date: 04/01/1997		Price: \$4,200			
Type: NON-ARMS LENGTH OTHER				Deed1: /11350/ 00250		Deed2:			
Seller: NORMAN,CLAUDE V II & CHERYL M				Date: 08/30/1995		Price: \$112,000			
Type:				Deed1: /10318/ 00448		Deed2:			
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2018		07/01/2019			
County:		580		0.00		100,333.00			
State:		580		0.00		100,333.00			
Municipal:		580		0.00 0.00		0.00 0.00			
Tax Exempt:		Special Tax Recapture:							
Exempt Class:		NONE							
Homestead Application Information									

BRIGHT MLS HOUSING - Page 1



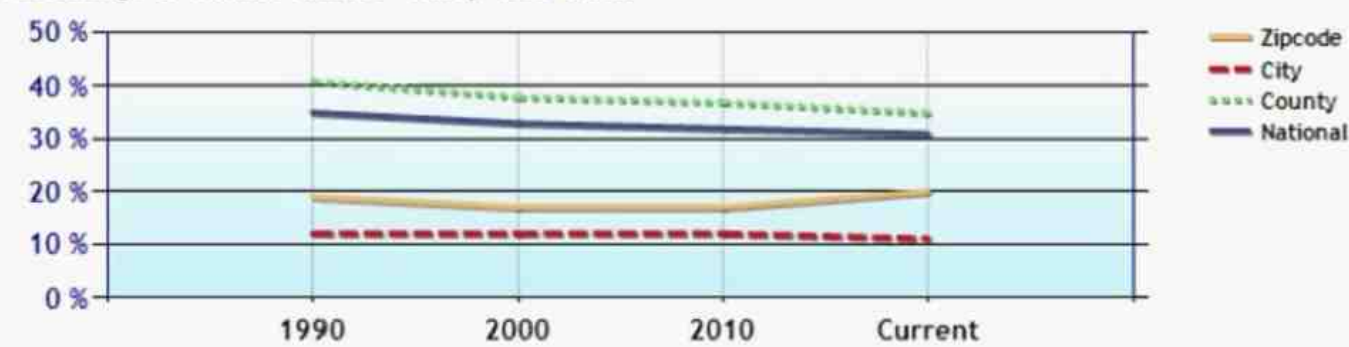
Homes Statistics near Zip Code 20744

	Zipcode	City	County	National
<div>?</div> Median Age of Home	51.0	50.0	54.0	48.0
<div>?</div> Homes Owned	73.0%	82.0%	59.0%	58.0%
<div>?</div> Homes Rented	20.0%	11.0%	35.0%	31.0%
<div>?</div> Homes Vacant	7.0%	7.0%	7.0%	11.0%

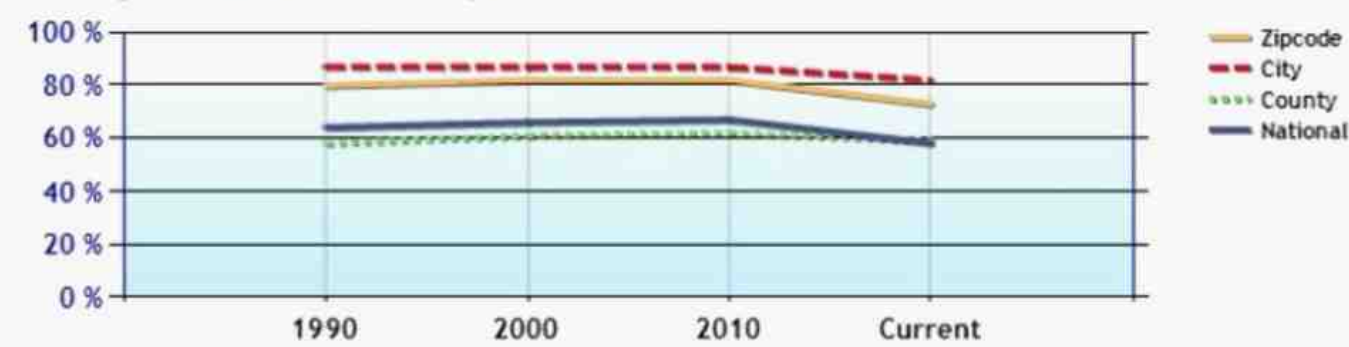


BRIGHT MLS HOUSING - Page 2

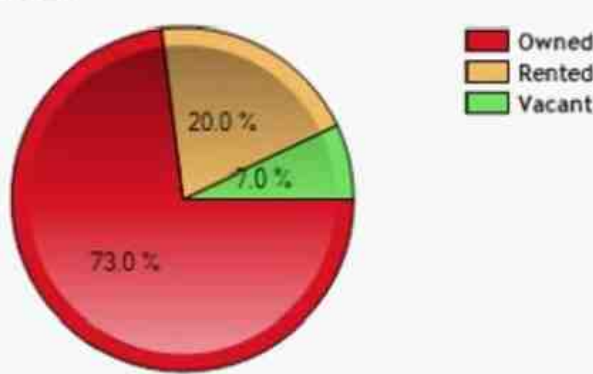
Percentage of Homes Rented - Thirty Year Chart



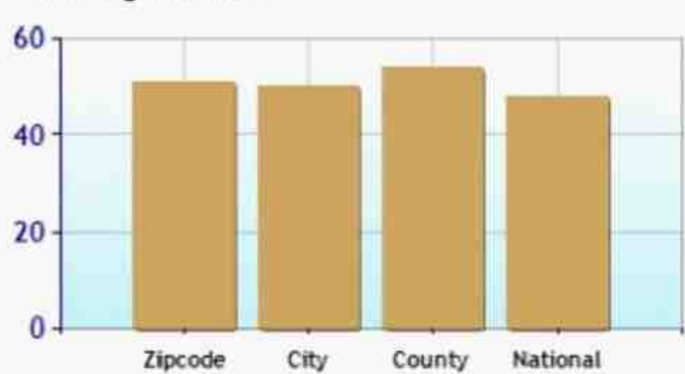
Percentage of Homes Owned - Thirty Year Chart



Home Use

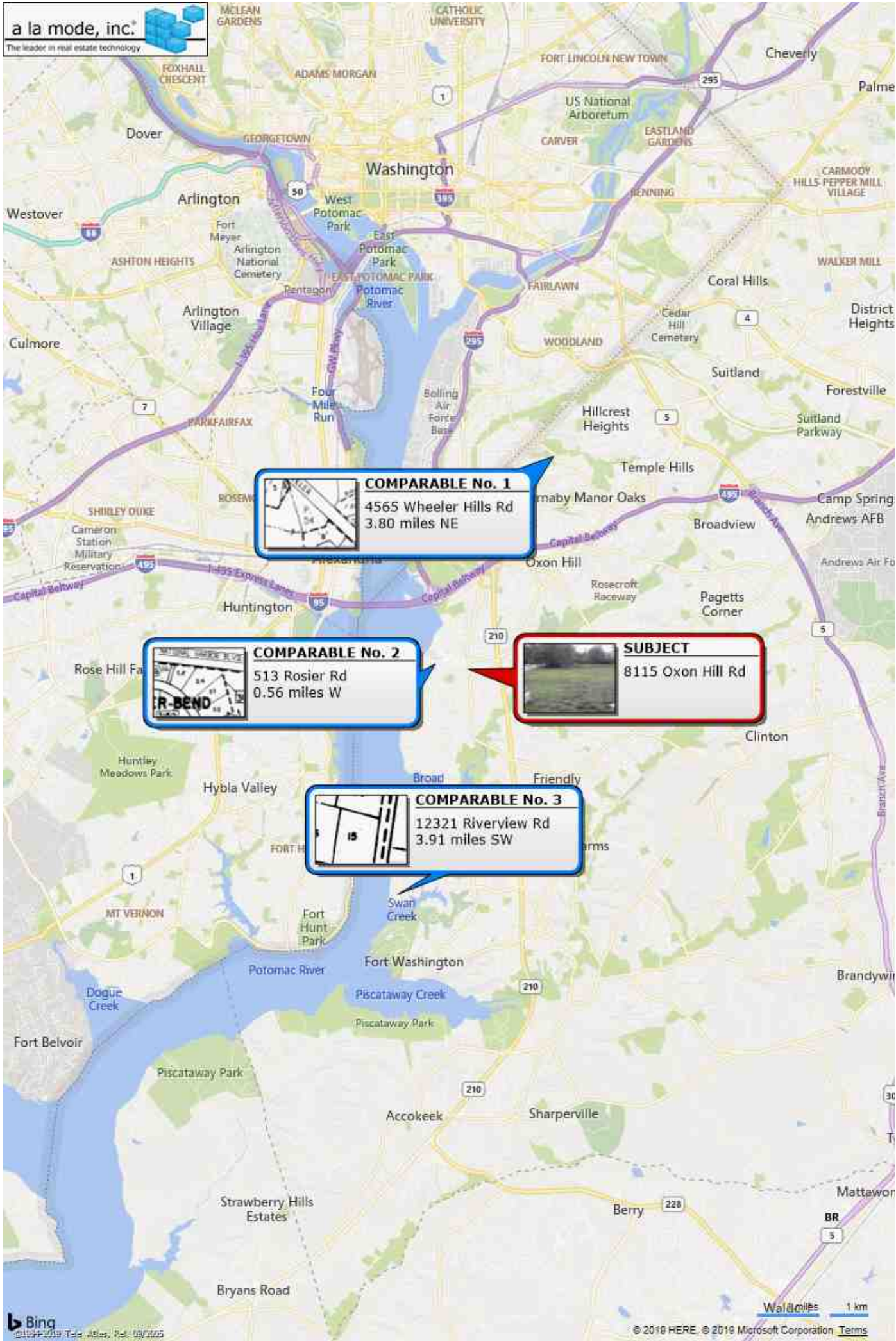


Median Age of Home



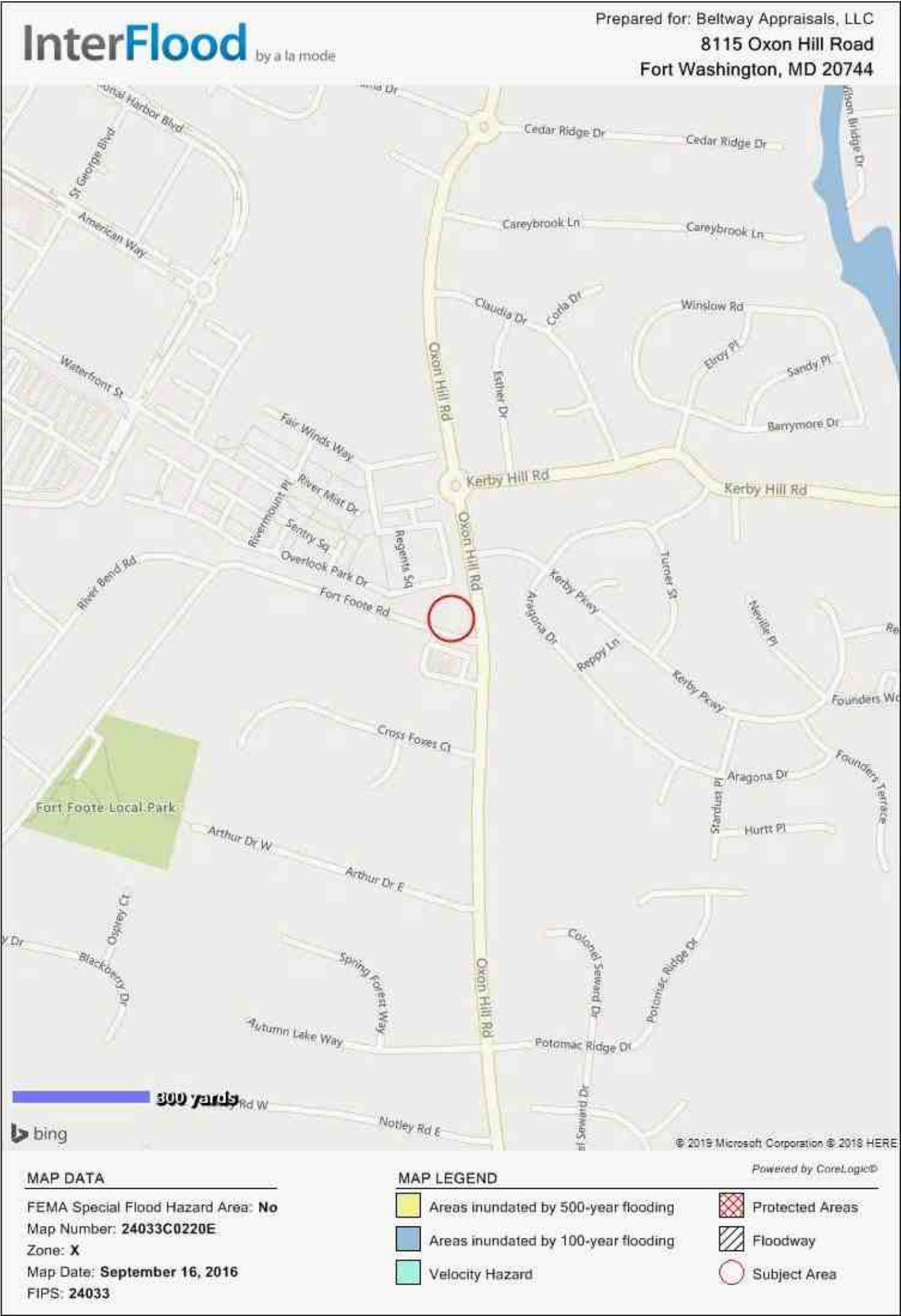
Location Map

Borrower	N/A N/A					
Property Address	8115 OXON HILL RD					
City	FORT WASHINGTON	County	Prince George's	State	MD	Zip Code 20744
Lender/Client	The Prince George's County Government					



Flood Map

Borrower	N/A N/A					
Property Address	8115 OXON HILL RD					
City	FORT WASHINGTON	County	Prince George's	State	MD	Zip Code 20744
Lender/Client	The Prince George's County Government					



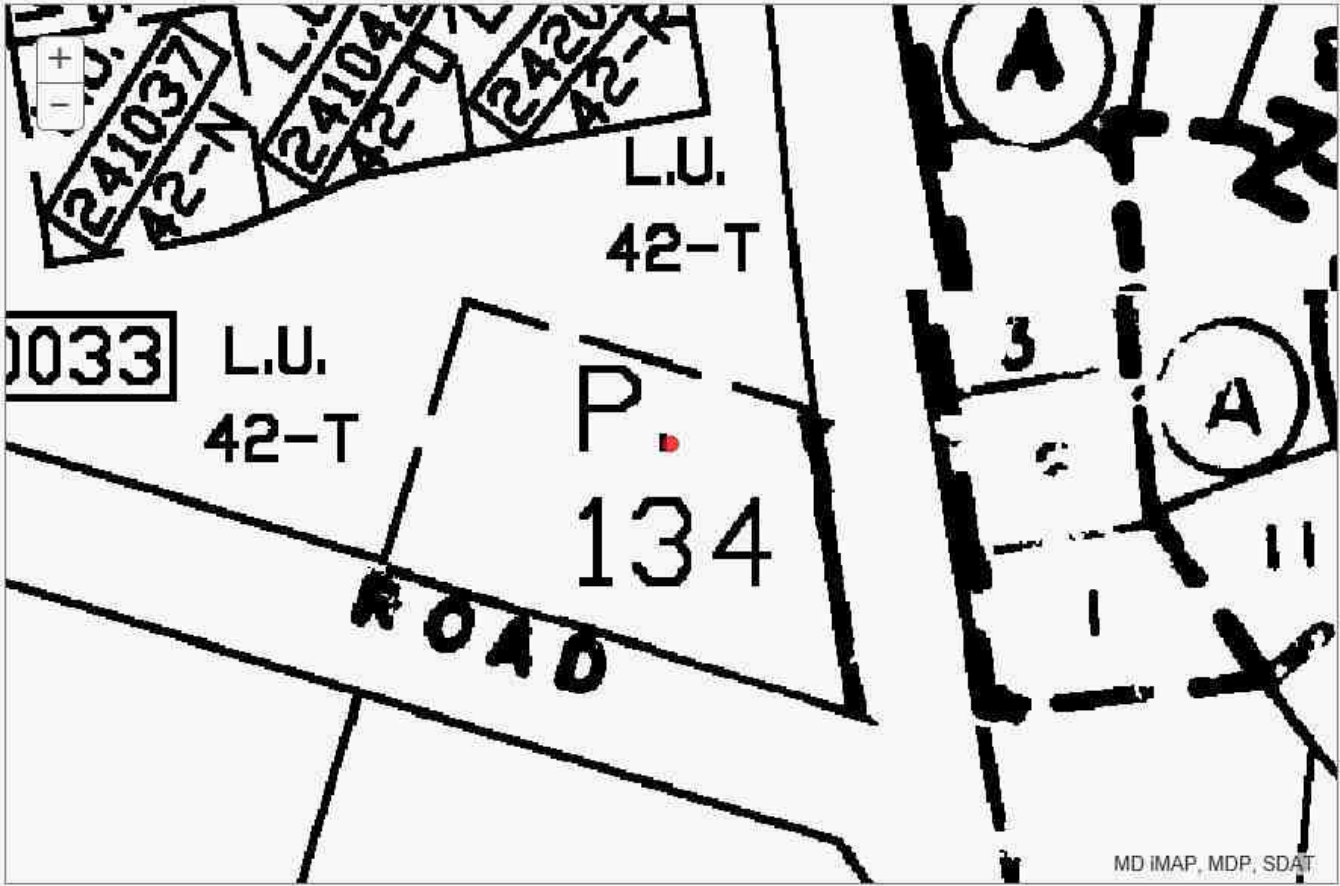
Aerial Map

Borrower	N/A N/A					
Property Address	8115 OXON HILL RD					
City	FORT WASHINGTON	County	Prince George's	State	MD	Zip Code 20744
Lender/Client	The Prince George's County Government					



Plat Map

Borrower	N/A N/A				
Property Address	8115 OXON HILL RD				
City	FORT WASHINGTON	County	Prince George's	State	MD Zip Code 20744
Lender/Client	The Prince George's County Government				



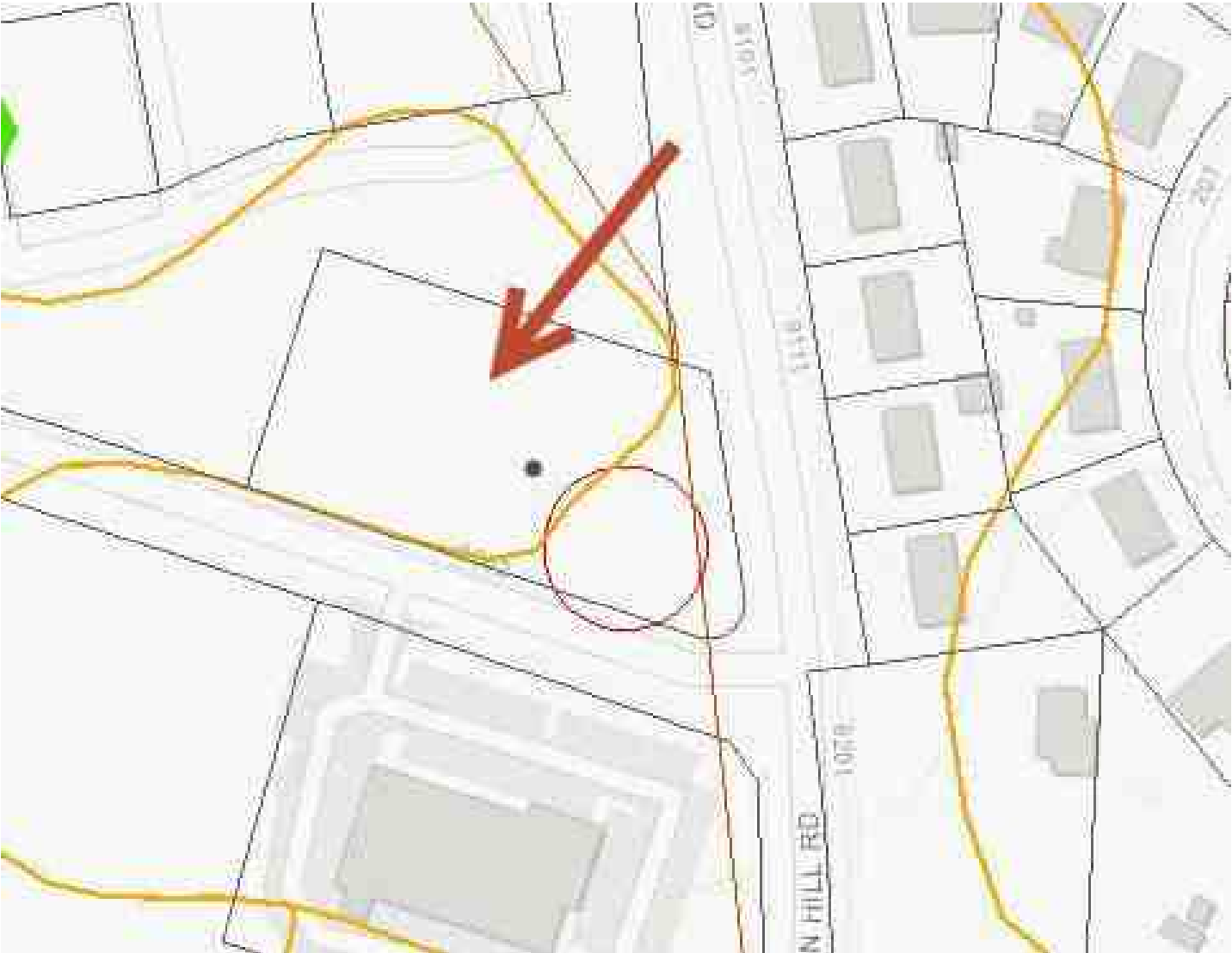
PGAtlas

Borrower	N/A N/A					
Property Address	8115 OXON HILL RD					
City	FORT WASHINGTON	County	Prince George's	State	MD	Zip Code 20744
Lender/Client	The Prince George's County Government					



MERLIN

Borrower	N/A N/A					
Property Address	8115 OXON HILL RD					
City	FORT WASHINGTON	County	Prince George's	State	MD	Zip Code 20744
Lender/Client	The Prince George's County Government					



[JSON](#)

Layer: Maryland Inventory of Historic Properties (ID: 0)

Name: Maryland Inventory of Historic Properties

Display Field: NAMEHIST

Type: Feature Layer

Geometry Type: esriGeometryPolygon

Description: The Maryland Inventory of Historic Properties is a research and documentation instrument that serves as an archive of information to further the understanding of the State’s architectural, archeological, and cultural resources. To date, the MIHP is comprised of nearly 90,000 resources, composed of archaeological sites, building, structures, objects and survey districts. A Maryland Inventory form provides a description of historic resource and discusses its history, but the MIHP is not a regulatory instrument, and the determination of a resource’s historic significance is not a requirement for inclusion. Maryland State law provides elsewhere for mechanisms – separate from the MIHP – giving both the State and local jurisdictions the authority to regulate appropriately designated historic resources. The Maryland Inventory should not be confused with the National Register of Historic Places, the Maryland Register of Historic Properties, or local lists of locally designated historic resources, although resources listed in all of the above categories are included in the Maryland Inventory. For more information see <http://mht.maryland.gov/preserveMaryland.html>.

Definition Expression: N/A

Copyright Text: MD iMap, MHT, MDP

Default Visibility: true

MaxRecordCount: 40500

Supported Query Formats: JSON, AMF, geoJSON

Min Scale: 0

Max Scale: 0

Supports Advanced Queries: true

Supports Statistics: true

Has Labels: false

Can Modify Layer: true

Can Scale Symbols: false

Use Standardized Queries: true

Supports Datum Transformation: true

Extent:

XMin: -8848664.5512

MERLIN DATA - Page 2

YMin: 4574391.169699997
XMax: -8355053.9344
YMax: 4825833.737800002
Spatial Reference: 102100 (3857)

Drawing Info:

Renderer:
 Simple Renderer:
 Symbol:
 Style: esriSFSSolid
 Color: [0, 0, 0, 0]
 Outline:
 Style: esriSLSSolid
 Color: [255, 0, 0, 255]
 Width: 0
 Label:
 Description:
Transparency: 0
Labeling Info:

Advanced Query Capabilities:

Supports Statistics: true
Supports OrderBy: true
Supports Distinct: true
Supports Pagination: true
Supports TrueCurve: true
Supports Returning Query Extent: true
Supports Query With Distance: true
Supports Sql Expression: true
Supports Query With ResultType: false

HasZ: false

HasM: false

Has Attachments: false

HTML Popup Type: esriServerHTMLPopupTypeAsHTMLText

Type ID Field: null

Fields:

- OBJECTID (type: esriFieldTypeOID , alias: GIS Object ID)
- MIHPNO (type: esriFieldTypeString , alias: Class , length: 25)
- NAMEHIST (type: esriFieldTypeString , alias: Name , length: 250)
- NAMEOTHER (type: esriFieldTypeString , alias: Alternate Name , length: 250)
- FULLADDR (type: esriFieldTypeString , alias: Address , length: 254)
- TOWN (type: esriFieldTypeString , alias: City , length: 50)
- COUNTY (type: esriFieldTypeString , alias: County , length: 16)
- PDFLINK (type: esriFieldTypeString , alias: Property Link , length: 125)
- Shape (type: esriFieldTypeGeometry , alias: GIS Shape)
- Shape.STArea() (type: esriFieldTypeDouble , alias: Shape.STArea())
- Shape.STLength() (type: esriFieldTypeDouble , alias: Shape.STLength())

Geoscientific/MD_SSURGOSoils (MapServer)

View In: [ArcGIS JavaScript](#) [ArcGIS Online Map Viewer](#) [ArcGIS Earth](#) [ArcMap](#) [ArcGIS Explorer](#)

View Footprint In: [ArcGIS Online Map Viewer](#)

Service Description: Soil surveys can be used for general farm, local, and wider area planning. Onsite investigation is needed in some cases, such as soil quality assessments and FOR certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center at the following link: <https://offices.sc.egov.usda.gov/locator/app?agency=nrcs> (USDA Service Center) or your NRCS State Soil Scientist at the following link: https://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951 (NRCS State Soil Scientist). COPYWRITE TEXT: Soil Survey Staff, Natural Resources Conservation Service, United States Department of Agriculture. Web Soil Survey. Available online at the following link: <https://websoilsurvey.sc.egov.usda.gov/>. Accessed [10/1/2018].

Map Name: Layers

[Legend](#)

[All Layers and Tables](#)

[Dynamic Legend](#)

[Dynamic All Layers](#)

Layers:

- [Maryland SSURGO Soils](#) (0)

Description:

Copyright Text: MD iMAP, The U.S. Department of Agriculture, Natural Resources Conservation Service, should be acknowledged as the data source in products derived from these data. This data set is not designed for use as a primary regulatory tool in permitting or citing decisions, but may be used as a reference source. This is public information and may be interpreted by organizations, agencies, units of government, or others based on needs; however, they are responsible for the appropriate application. Federal, State, or local regulatory bodies are not to reassign to the Natural Resources Conservation Service any authority for the decisions that they make. The Natural Resources Conservation Service will not perform any evaluations of these maps for purposes related solely to State or local regulatory programs. Photographic or digital enlargement of these maps to scales greater than at which they were originally mapped can cause misinterpretation of the data. If enlarged, maps do not show the small areas of contrasting soils that could have been shown at a larger scale. The depicted soil boundaries, interpretations, and analysis derived from them do not eliminate the need for onsite sampling, testing, and detailed study of specific sites for intensive uses. Thus, these data and their interpretations are intended for planning purposes only. Digital data files are periodically updated. Files are dated, and users are responsible for obtaining the latest version of the data.

Spatial Reference: 102100 (3857)

Single Fused Map Cache: true

Tile Info:

- Height: 256

MERLIN DATA Soils - Page 2

- **Width:** 256
- **DPI:** 96
- **Levels of Detail:** 13
 - **Level ID:** 0 [[Start Tile](#), [End Tile](#)]
 - Resolution: 2445.98490512499
 - Scale: 9244648.868618
 - **Level ID:** 1 [[Start Tile](#), [End Tile](#)]
 - Resolution: 1222.992452562495
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 - **Level ID:** 2 [[Start Tile](#), [End Tile](#)]
 - Resolution: 611.4962262813797
 - Scale: 2311162.217155
 - **Level ID:** 3 [[Start Tile](#), [End Tile](#)]
 - Resolution: 305.74811314055756
 - Scale: 1155581.108577
 - **Level ID:** 4 [[Start Tile](#), [End Tile](#)]
 - Resolution: 152.87405657041106
 - Scale: 577790.554289
 - **Level ID:** 5 [[Start Tile](#), [End Tile](#)]
 - Resolution: 76.43702828507324
 - Scale: 288895.277144
 - **Level ID:** 6 [[Start Tile](#), [End Tile](#)]
 - Resolution: 38.21851414253662
 - Scale: 144447.638572
 - **Level ID:** 7 [[Start Tile](#), [End Tile](#)]
 - Resolution: 19.10925707126831
 - Scale: 72223.819286
 - **Level ID:** 8 [[Start Tile](#), [End Tile](#)]
 - Resolution: 9.554628535634155
 - Scale: 36111.909643
 - **Level ID:** 9 [[Start Tile](#), [End Tile](#)]
 - Resolution: 4.77731426794937
 - Scale: 18055.954822
 - **Level ID:** 10 [[Start Tile](#), [End Tile](#)]
 - Resolution: 2.388657133974685
 - Scale: 9027.977411
 - **Level ID:** 11 [[Start Tile](#), [End Tile](#)]
 - Resolution: 1.1943285668550503
 - Scale: 4513.988705
 - **Level ID:** 12 [[Start Tile](#), [End Tile](#)]
 - Resolution: 0.5971642835598172
 - Scale: 2256.994353
- **Format:** PNG
- **Compression Quality:** 0.0
- **Origin:** X: -2.0037508342787E7
Y: 2.0037508342787E7
- **Spatial Reference:** 102100 (3857)

Initial Extent:

XMin: -8873158.660055
 YMin: 4487705.732087979
 XMax: -8329738.220845
 YMax: 4901367.861512018

MERLIN DATA Soils - Page 3

Spatial Reference: 102100

Full Extent:

XMin: -8848457.731
YMin: 4563287.201200001
XMax: -8354439.149900001
YMax: 4825786.3923999965
Spatial Reference: 102100

Units: esriMeters

Supported Image Format Types: PNG32,PNG24,PNG,JPG,DIB,TIFF,EMF,PS,PDF,GIF,SVG,SVGZ,BMP

Document Info:

Title: Maryland SSURGO Soils
Author: The U.S. Department of Agriculture, Natural Resources Conservation Service
Comments: Soil surveys can be used for general farm, local, and wider area planning. Onsite investigation is needed in some cases, such as soil quality assessments and FOR certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center at the following link: <https://offices.sc.egov.usda.gov/locator/app?agency=nrcs> (USDA Service Center) or your NRCS State Soil Scientist at the following link: https://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951 (NRCS State Soil Scientist). COPYWRITE TEXT: Soil Survey Staff, Natural Resources Conservation Service, United States Department of Agriculture. Web Soil Survey. Available online at the following link: <https://websoilsurvey.sc.egov.usda.gov/>. Accessed [10/1/2018].
Subject: SSURGO soils spatial data for Maryland.
Category:
Keywords: Soils,USDA,United States Department of Agriculture,Ssurgo,NRCS,MD,Maryland,MD iMAP,WFS,WMS,KML,Vector,Cached,Geoscientific
AntialiasingMode: None
TextAntialiasingMode: Force

Supports Dynamic Layers: true

MaxRecordCount: 65000

MaxImageHeight: 4096

MaxImageWidth: 4096

Supported Query Formats: JSON, AMF, geoJSON

Min Scale: 9244648.868618

Max Scale: 2256.994353

Supports Datum Transformation: true

Child Resources: [Info](#) [Dynamic Layer](#)

Supported Operations: [Export Map](#) [Identify](#) [QueryDomains](#) [Find](#) [Return Updates](#) [Generate KML](#)

Supported Extensions: [MDiMAPDataDownload](#)

Subject Photo Page

Borrower	N/A N/A					
Property Address	8115 OXON HILL RD					
City	FORT WASHINGTON	County	Prince George's	State	MD	Zip Code 20744
Lender/Client	The Prince George's County Government					



Subject Front

8115 OXON HILL RD
Sales Price 0
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location Avg Residential
View sq. ft. +/-
Site 42,453
Quality
Age



Subject Rear



Subject Street

Photograph Addendum

Borrower	N/A N/A					
Property Address	8115 OXON HILL RD					
City	FORT WASHINGTON	County	Prince George's	State	MD	Zip Code 20744
Lender/Client	The Prince George's County Government					



West bound view of Fort Foote Road, side street



South bound view of Oxon Hill Road



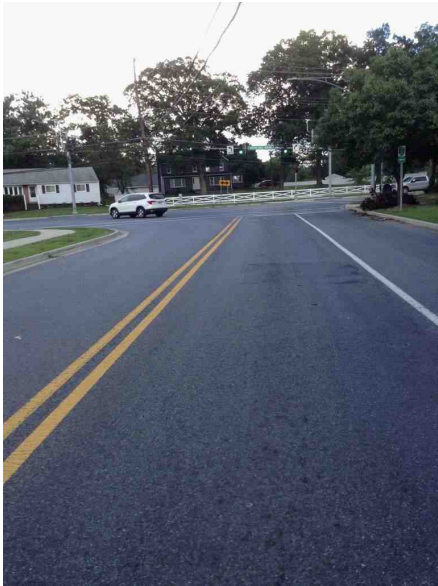
Intersection of Oxon Hill Road and Fort Foote Road



Commercial property across the street and south of the subject



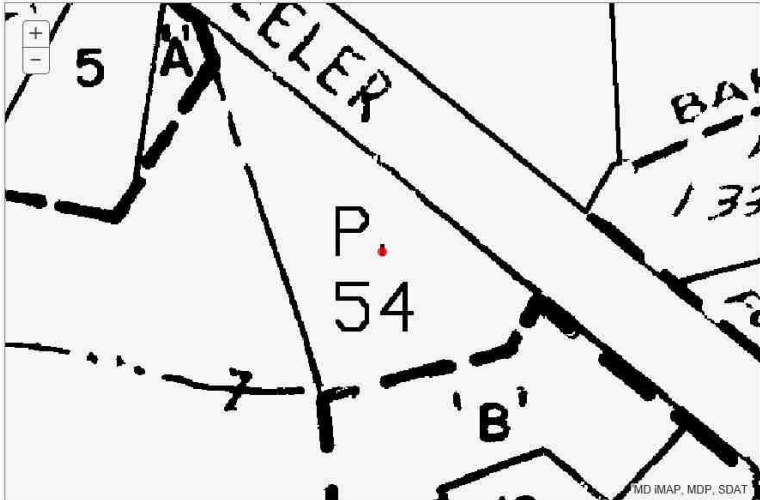
Alternate site view



East bound view of side street, Fort Foote Road

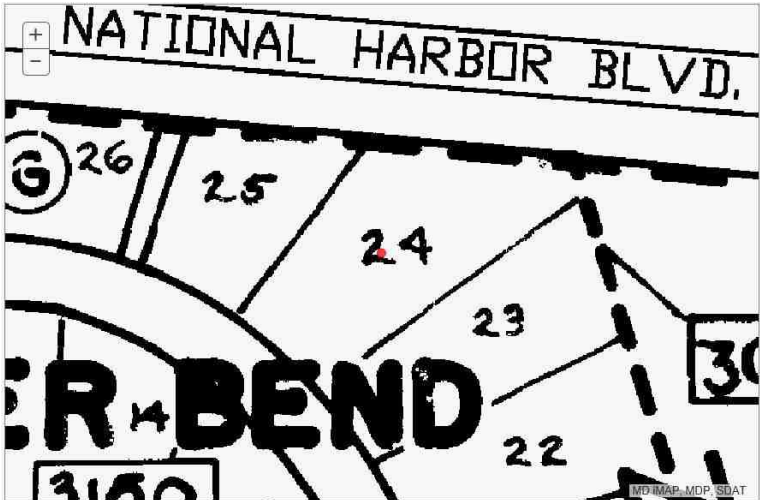
Comparable Photo Page

Borrower	N/A N/A					
Property Address	8115 OXON HILL RD					
City	FORT WASHINGTON	County	Prince George's	State	MD	Zip Code 20744
Lender/Client	The Prince George's County Government					



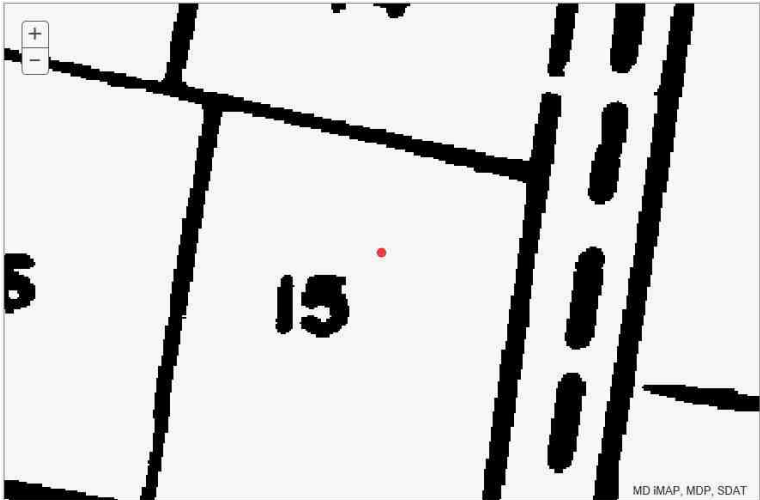
Comparable 1

4565 WHEELER HILLS RD	
Prox. to Subject	3.80 MILES NE
Sale Price	89,250
Gross Living Area	
Total Rooms	
Total Bedrooms	
Total Bathrooms	
Location	Busy Street
View	
Site	58,806
Quality	
Age	



Comparable 2

513 ROSIER RD	
Prox. to Subject	0.56 MILES W
Sale Price	135,000
Gross Living Area	
Total Rooms	
Total Bedrooms	
Total Bathrooms	
Location	Avg Residential
View	
Site	33,264
Quality	
Age	



Comparable 3

12321 RIVERVIEW RD	
Prox. to Subject	3.91 MILES SW
Sale Price	115,000
Gross Living Area	
Total Rooms	
Total Bedrooms	
Total Bathrooms	
Location	Avg Residential
View	
Site	29,374
Quality	
Age	

LICENSE

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



LICENSE * REGISTRATION * CERTIFICATION * PERMIT

Lawrence J. Hogan, Jr.
Governor

Boyd K. Rutherford
Lt. Governor

Kelly M. Schulz
Secretary

STATE OF MARYLAND

DEPARTMENT OF LABOR, LICENSING AND REGULATION

COMMISSION OF RE APPRAISERS & HOME INSPECTORS
CERTIFIES THAT:

JACQUELIN F SONCEAU

IS AN AUTHORIZED: 03 - CERTIFIED RESIDENTIAL

LIC/REG/CERT
12316

EXPIRATION
07-11-2019

EFFECTIVE
06-13-2016

CONTROL NO
4866634

A handwritten signature in blue ink, appearing to be 'J. Sonceau', written over a horizontal line.

Signature of Bearer

A handwritten signature in blue ink, 'Kelly M. Schulz', written over a horizontal line.

Secretary DLLR

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