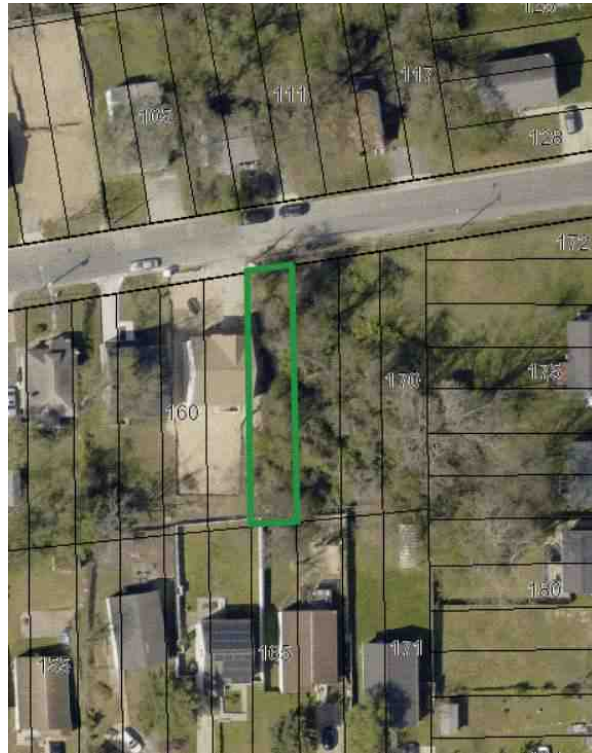


# APPRAISAL OF REAL PROPERTY



## LOCATED AT

L Street  
Capitol Heights, MD 20743  
Map 66 Grid A2 Subdivision 800 Lot 164 EE10-747

## FOR

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

## OPINION OF VALUE

\$4,000

## AS OF

08/16/2021

## BY

Thomas A. Weigand, MAI  
Treffer Appraisal Group  
One Annapolis Street, Suite 202  
Annapolis, MD 21401  
410-544-7744  
Appraisals@treffergroup.com

USPAP ADDENDUM

File No. JB210816B

Borrower	N/A		
Property Address	L Street		
City	Capitol Heights	County Prince George's County	State MD Zip Code 20743
Lender	Prince Georges County		

This report was prepared under the following USPAP reporting option:

☒ Appraisal Report

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

☐ Restricted Appraisal Report

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

Reasonable Exposure Time

My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: 0-6 months

The reasonable exposure period is a function of price, time and use, not an isolated opinion of time alone. In forming my opinion of reasonable exposure time I consulted statistical information about current market conditions, MLS days on market, information gathered through sales confirmation, and information from prior appraisal assignments.

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).

---- Jessica Brown, Appraiser Trainee license #06-33790, provided significant real property appraisal support, including but not limited to inspection, comparable sale research, and market analysis.

Additional Comments

The purpose of this appraisal assignment is to provide an opinion of the market value for the real estate being appraised (Subject property) L Street, Capitol Heights, Prince George's County, MD 20785.

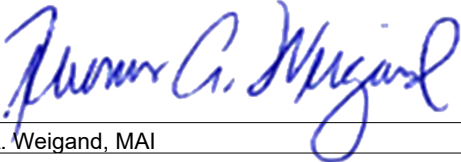
The subject property is an ±3,775 square foot, rectangular parcel, composed of 1 lot. The property is wooded, has no improvements or structures, and is located within the Cedar Heights subdivision.

The property is located fully within the R-55 zoning district.

Jessica Brown, Appraiser Trainee license #06-33790, provided significant real property appraisal support, including but not limited to inspection, comparable sale research, and market analysis.

One year ago at the onset of the COVID-19 pandemic there was much uncertainty in the residential real estate market. However, in the second half of 2020 the market recovered and the number of residential closings increased. Throughout this period the number of properties offered for sale are at historical lows and low interest rates are stimulating demand. As a result of the supply and demand imbalance there is upward pressure on residential property values and the days on market reported by the regional multiple list service continue to drop to historical lows. Current market conditions indicate a consistent increase in median sales prices which has been considered in determining the market value of the subject property.

APPRAISER:

Signature: 

Name: Thomas A. Weigand, MAI

Date Signed: 09/09/2021

State Certification #: 04-27637

or State License #:

State: MD

Expiration Date of Certification or License: 12/27/2022

Effective Date of Appraisal: 08/16/2021

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

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

Highest and Best Use

The subject property is an ±3,775 square foot, rectangular parcel, composed of 1 lot. The property is wooded, has no improvements or structures, and is located within the Cedar Heights subdivision. The subject property does not meet the minimum lot size requirement in the R-55 zoning district. As a result, the property does not offer any buildable rights as currently constructed and the highest and best use of the subject property is for assemblage with the adjacent parcel.

There are two potential parcels for which the subject property could be assembled with. The parcel to the subject's immediate west 6215 L Street, Capitol Heights, MD 20743) and the parcel to the subject's immediate east (6219 L Street, Capitol Heights, MD 20743). If the subject property were assembled with the property to the west, the subject property would represent surplus land and have a relatively lower contributory value. If the subject property were assembled with the property to the east, the subject property would represent excess land and relatively higher contributory value. Therefore, the highest and best use of the subject property would be for assemblage with the adjacent eastern parcel located at 6219 L Street, Capitol Heights, MD 20743.

6219 L Street Property History

This property was sold 10/18/2018 for \$59,000, and included 5 lots for a total of 19,110 square feet. This transaction was used as a comparable sale in this report. An out sale of two lots occurred 5/8/2020. To view the remaining 11,700 square foot parcel please the map titled, 6219 L St. Map (2020) in the addendum.

Implied Value

The contributory value of the subject property when assembled with 6219 L Street is extracted by determining the market value of 6219 L Street, Capitol Heights, MD 20743 after assemblage then subtracting the market value of 6219 L Street, Capitol Heights, MD 20743 before assemblage. This difference between the two market values is the implied market value of the subject property.

The before-assemblage opinion of value for 6219 L Street, Capitol Heights, MD 20743 is reconciled to be \$65,000 as of the effective date of this report. This was determined by the prior sale of 6219 L Street, Capitol Heights, MD 20743 for \$59,000 on 10/18/2018. Taking the 2020 out sale into account, a linear regression model was employed based off land sales within the R-55 zoning district. Using the linear regression equation, a \$0.50 per square foot site size adjustment was used. A 6% market conditions adjustment was also made to bring the prior sale to current market rates. Please see the Linear Regression Model graph located in the addendum of this report.

The after-assemblage opinion of value for 6219 L Street, Capitol Heights, MD 20743 is reconciled to be \$68,000 as of the effective date of this report. Please see the Sales Comparison section for more information.

After subtracting the after-assemblage opinion of value of 6219 L Street, Capitol Heights, MD 20743 (\$69,000) from the before-assemblage opinion of value of 6219 L Street, Capitol Heights, MD (\$65,000), the implied value of the subject parcel is \$4,000.

LAND APPRAISAL REPORT

File No.: JB210816B

SUBJECT	Property Address: L Street		City: Capitol Heights		State: MD		Zip Code: 20743							
	County: Prince George's County		Legal Description: Map 66 Grid A2 Subdivision 800 Lot 164 EE10-747											
	Assessor's Parcel #: 18-2092765		Tax Year: 2021		R.E. Taxes: \$ 0		Special Assessments: \$ 0							
	Market Area Name: Capitol Heights		Map Reference: 47894		Census Tract: 8030.01									
ASSIGNMENT	Current Owner of Record: N/A		Borrower (if applicable): 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 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 purpose of this appraisal assignment is to provide an opinion of the market value for L Street, parcel #18-2092765, Capitol Heights, MD.													
	Intended User(s) (by name or type): Prince George's County													
	Client: Prince George's County				Address: 1400 McCormick Drive, #336, Largo, MD 20774									
	Appraiser: Thomas A. Weigand, MAI				Address: One Annapolis Street, Suite 202, Annapolis, MD 21401									
MARKET AREA DESCRIPTION	<b>Characteristics</b>						<b>Predominant Occupancy</b>		<b>One-Unit Housing</b>		<b>Present Land Use</b>		<b>Change in Land Use</b>	
	Location: <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural						<input checked="" type="checkbox"/> Owner		PRICE AGE		One-Unit 30 %		<input checked="" type="checkbox"/> Not Likely	
	Built up: <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%						<input type="checkbox"/> Tenant		\$ (000) (yrs)		2-4 Unit 5 %		<input type="checkbox"/> Likely * <input type="checkbox"/> In Process *	
	Growth rate: <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow						<input checked="" type="checkbox"/> Vacant (0-5%)		130 Low 19		Multi-Unit 30 %		* To:	
	Property values: <input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining						<input type="checkbox"/> Vacant (>5%)		555 High 101		Comm'l 5 %			
	Demand/supply: <input checked="" type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input type="checkbox"/> Over Supply								270 Pred 58		Industrial 20 %			
	Marketing time: <input checked="" type="checkbox"/> Under 3 Mos. <input type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.										Inst/Forest 10 %			
	<b>Factors Affecting Marketability</b>													
	<b>Item</b>		Good	Average	Fair	Poor	N/A	<b>Item</b>		Good	Average	Fair	Poor	N/A
	Employment Stability		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Adequacy of Utilities		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Convenience to Employment		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Property Compatibility		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Convenience to Shopping		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Protection from Detrimental Conditions		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Convenience to Schools		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Police and Fire Protection		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Adequacy of Public Transportation		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	General Appearance of Properties		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Recreational Facilities		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appeal to Market		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Market Area Comments: The subject is located in central Prince George's Maryland, within the Capitol Heights market area inside of the Capital Beltway. The market area is approximately bound by the Maryland/District of Columbia line the west, Route 50 to the north, and Route 704 to the east and south. The subject is located within the Cedar Heights subdivision. The neighborhood is comprised primarily of detached single family residences of varying ages and styles, multi-family is observed, with portions of commercial development along the major thoroughfares. The subject's location provides convenient access to employment centers through-out the Metro area; and major travel routes including I-95, 4, 214, 337, 458, and 543. There is adequate access to amenities including schools, shopping, religious facilities, etc. Single family data provided above is sourced from an MLS search of a one mile radius surrounding the subject property, over the twenty four month period prior to the effective date. (465 total sales ranging from \$60,000 to \$555,000; average close price: \$266,496; average days on market: 28)														
SITE DESCRIPTION	Dimensions: Please see attached plat						Site Area:		3,775 Sq.Ft.					
	Zoning Classification: R-55						Description:		1 Family Detached Residential Permits Small-Lot Residential					
	Subdivisions: Promotes High Density, Single-Family Detached Dwellings. Standard Lot Sizes 6,500 Square Feet Maximum Dwelling Units Per Net Acre 6.70 Estimated													
	Average Dwelling Units Per Acre						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: Generally intended for high density detached single-family detached residential development.													
	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 checked="" 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 property is assembly with the neighboring parcel.													
	Actual Use as of Effective Date: Vacant lot Use as appraised in this report: Vacant lot													
	Summary of Highest & Best Use: The highest and best use of the subject property is assembly with the neighboring parcel, otherwise known as 6219 L Street, Capitol Heights, MD.													
		<b>Utilities</b>			Public	Other	Provider/Description	<b>Off-site Improvements</b>		Type	Public	Private	Frontage	27' per GIS map measurement
Electricity			<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available Hookup	Street		Residential 2 way	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Topography	Wooded; Mostly Level		
Gas			<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available Hookup	Width		30 ft.			Size	3,775 sf		
Water			<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available Hookup	Surface		Asphalt			Shape	Rectangular		
Sanitary Sewer			<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available Hookup	Curb/Gutter		None	<input type="checkbox"/>	<input type="checkbox"/>	Drainage	Natural; Appears Adequate		
Storm Sewer			<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available Hookup	Sidewalk		None	<input type="checkbox"/>	<input type="checkbox"/>	View	Residential		
Telephone			<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available Hookup	Street Lights		Electric/Avg	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
Multimedia			<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available Hookup	Alley		None	<input type="checkbox"/>	<input type="checkbox"/>				
Other site elements: <input checked="" type="checkbox"/> Inside Lot <input type="checkbox"/> Corner Lot <input type="checkbox"/> Cul de Sac <input type="checkbox"/> Underground Utilities <input type="checkbox"/> Other (describe)														
FEMA Spec'l Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No FEMA Flood Zone X FEMA Map # 24033C0143E FEMA Map Date 09/16/2016														
Site Comments: The subject property is an 3,775 square foot mostly level, and consists of 1 lot, located within the R-55 zoning district. The subject property is approximately 27 feet wide and 140 feet at its longest point. Parcel frontage along L Street measures approximately 27 feet. The property contained various types of vegetation, including trees, and grass. I saw no adverse environmental conditions on the site or in the immediate vicinity of the subject property. I am unaware of any 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 subject property does not meet the minimum lot size requirement in the R-55 zoning district. As a result, the property does not offer any buildable rights as currently constructed and the highest and best use of the subject property is for assemblage with the adjacent parcel.														

LAND APPRAISAL REPORT

File No.: JB210816B

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): BrightMLS/SDAT

1st Prior Subject Sale/Transfer

Analysis of sale/transfer history and/or any current agreement of sale/listing: After a search of the Multiple Listing Service and Public Property Records, the subject property not transferred within in the 3 years preceding this report's effective date.

Date: 01/05/1982

Service and Public Property Records, the subject property not transferred within in the 3 years preceding this report's effective date.

Price: \$0

Source(s): SDAT

2nd Prior Subject Sale/Transfer

Date:

Price:

Source(s):

SALES COMPARISON APPROACH

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	L St Capitol Heights, MD 20743	6219 L St Capitol Heights, MD 20743		1007 58th Ave Fairmount Heights, MD 20743		5915 Addison Rd Capitol Heights, MD 20743	
Proximity to Subject		0.33 miles E		0.14 miles SW		0.75 miles SE	
Sale Price	\$		\$ 59,000		\$ 72,500		\$ 50,040
Price/ Sq.Ft.	\$	\$ 3.09		\$ 7.73		\$ 5.00	
Data Source(s)		Bright #1002114796;DOM 15		Bright #MDPG587232;DOM 27		Bright #MDPG100101;DOM 73	
Verification Source(s)		Doc #41426-427/MLS/SDAT		Doc #45027-488/MLS/SDAT		Confirmed with Buyer's Agent	
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+(-) \$ Adjust
Sales or Financing Concessions		REO		ArmLth		ArmLth	
		Cash;0		Cash;0		Private;0	
Date of Sale/Time		s09/18;c08/18	+10,620	s02/21;c12/20	+2,175	s11/19;c10/19	+5,504
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Location	Capitol Heights	Neutral; Res		Neutral; Res		Neutral; Res	
Site Area (in Sq.Ft.)	11,700	19,110	-3,705	9,375	+1,162	10,000	+850
Zoning	R-55	R-55		R-55		R-55	
Development Status	Platted and Record	Platted and Record		Platted and Record		Platted and Record	
Improvement	None	None		None		None	
Site Utility	Typical	Typical		Typical		Typical	
Net Adjustment (Total, in \$)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 6,915		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 3,337		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 6,354	
		Net 11.7 %		Net 4.6 %		Net 12.7 %	
Adjusted Sale Price (in \$)		Gross 24.3 % \$ 65,915		Gross 4.6 % \$ 75,837		Gross 12.7 % \$ 56,394	
Summary of Sales Comparison Approach This sales analysis is based on the before-assembly information for 6219 L Street, Capitol Heights, MD 20743. A market conditions adjustment was considered, and is applied on a monthly basis; after considering MLS sources and statistics I have reconciled to 6% annual appreciation in the submarket. This adjustment is a scaled percentage of market appreciation recognizing that vacant land reacts more slowly to changing market conditions. See the attached SmartCharts market statistics report. A correlation is observed among the adjusted values of all comparable sales utilized.							

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:

RECONCILIATION

Indicated Value by: Sales Comparison Approach \$ 4,000

Final Reconciliation The reconciled opinion of market value for the subject property is \$4,000, and is based on the difference between the As Is (\$65,000) and As Assembled (\$69,000) value of the neighboring parcel, 6219 L St, Capitol Heights, MD.

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: \$ 4,000 , as of: 08/16/2021 , 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 29 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

Client Name: Prince George's County

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

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

APPRaiser



Appraiser Name: Thomas A. Weigand, MAI

Company: Treffer Appraisal Group

Phone: 410-544-7744 Fax: 410-544-9005

E-Mail: Appraisals@treffergroup.com

Date of Report (Signature): 09/09/2021

License or Certification #: 04-27637 State: MD

Designation: MAI

Expiration Date of License or Certification: 12/27/2022

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

Date of Inspection: 08/16/2021

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:





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

Subject Photo Page

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



Subject Front

L St  
Sales Price  
G.L.A.  
Tot. Rooms  
Tot. Bedrms.  
Tot. Bathrms.  
Location Capitol Heights  
View  
Site 3,775  
Quality  
Age



Subject



Subject Street



Aerial of L St. Lot

Aerial of Lot

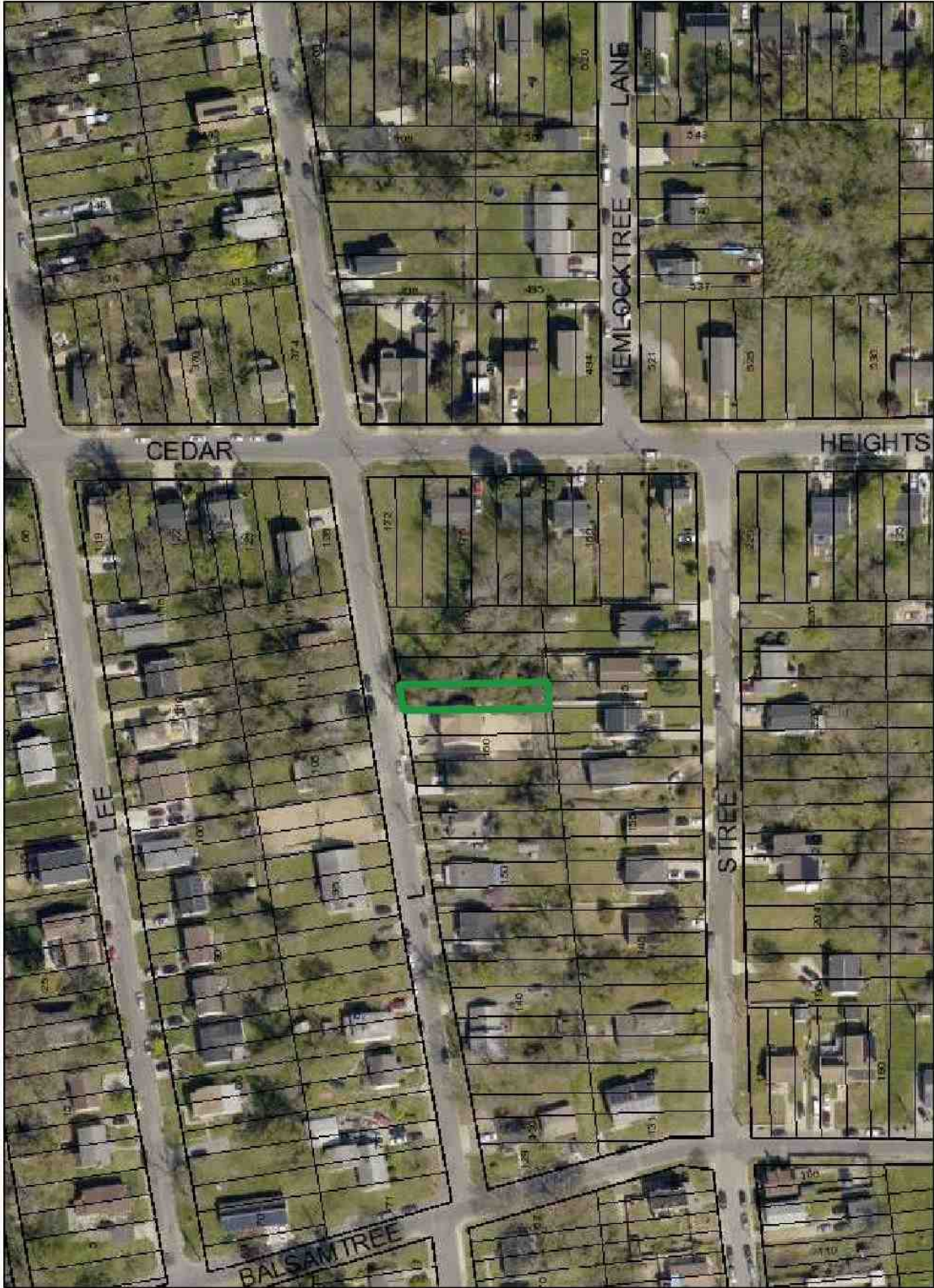


Data provided by Prince George's County Planning Department



Aerial of Neighborhood

Aerial of Neighborhood



Data provided by Prince George's County Planning Department



6219 L St. Map (2020)

6219 L St. (2020)

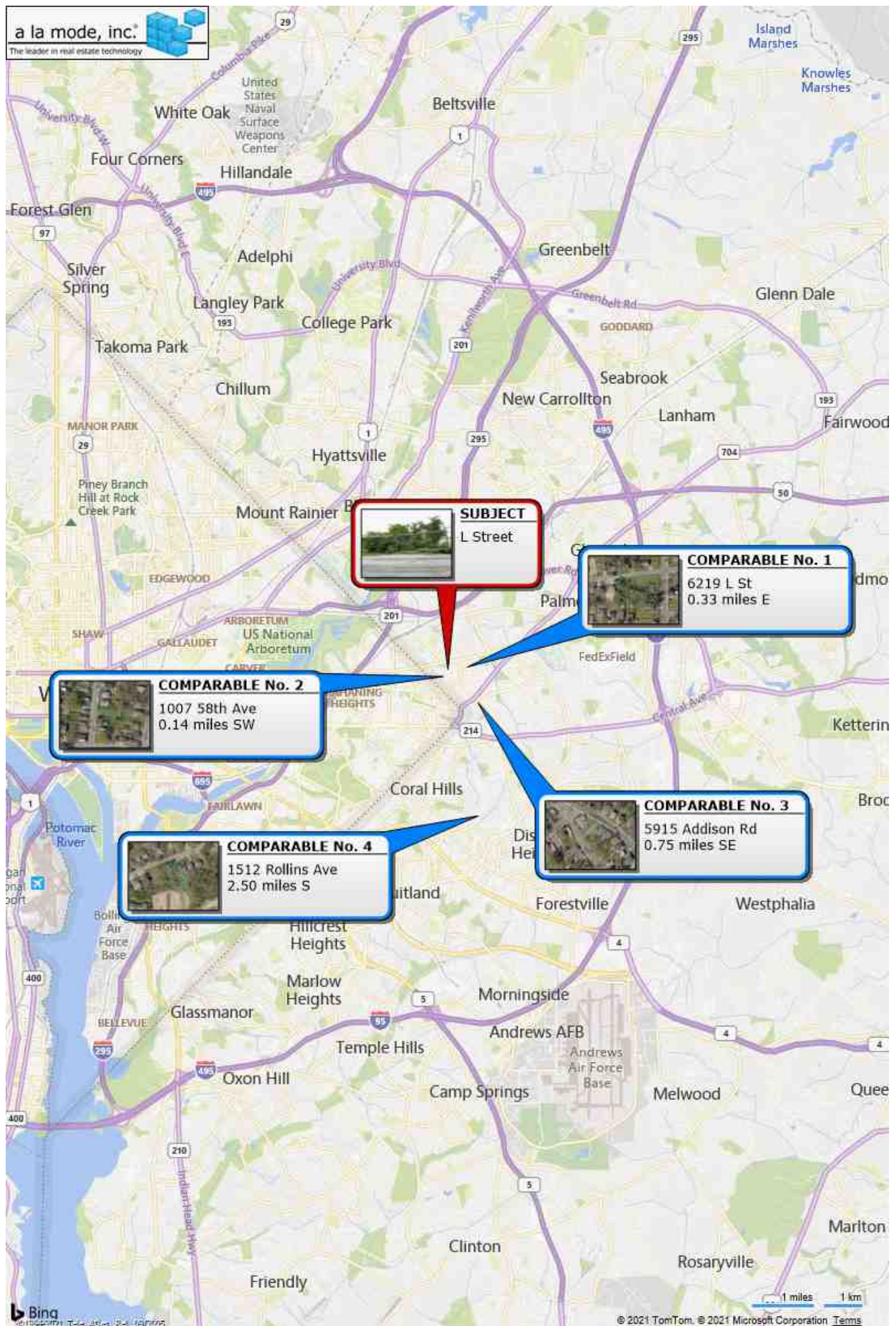


Data provided by Prince George's County Planning Department



## Location Map

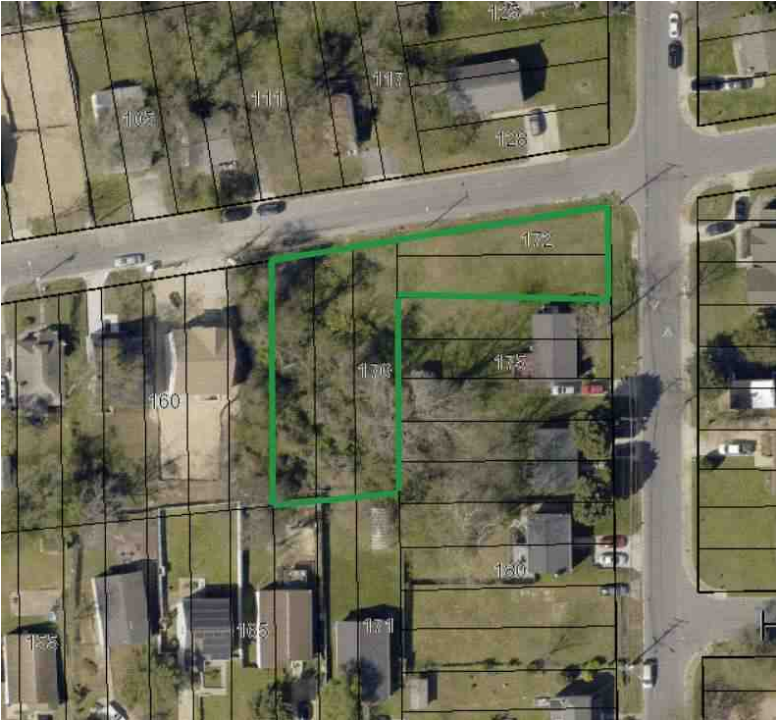
Borrower	N/A						
Property Address	L Street						
City	Capitol Heights	County	Prince George's County	State	MD	Zip Code	20743
Lender/Client	Prince Georges County						





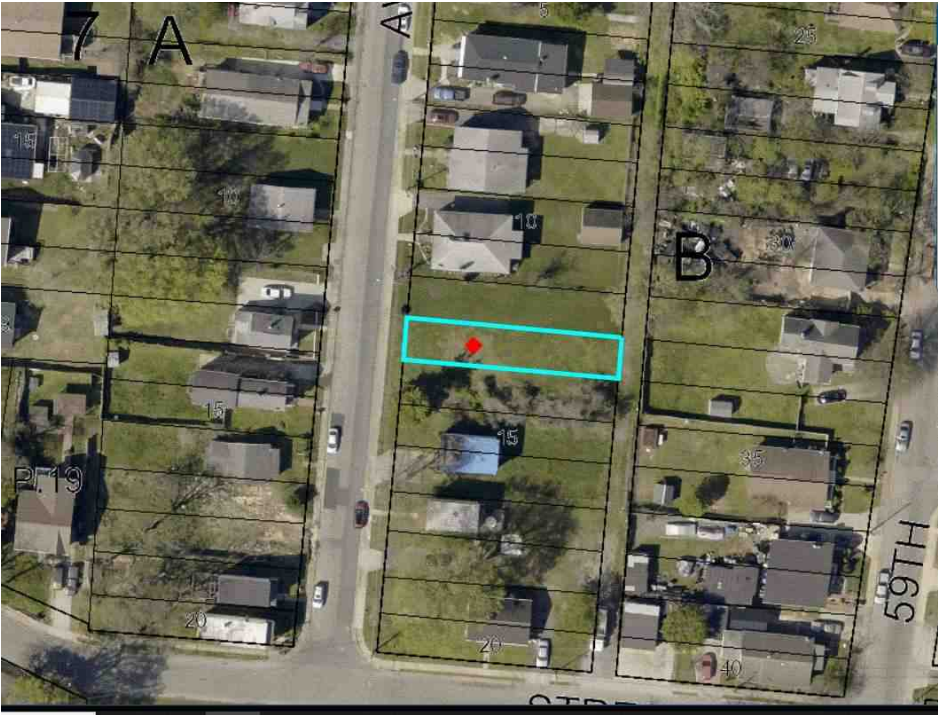
Comparable Photo Page

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



Comparable 1

6219 L St  
Prox. to Subject 0.33 miles E  
Sale Price 59,000  
Gross Living Area  
Total Rooms  
Total Bedrooms  
Total Bathrooms  
Location Neutral; Res  
View  
Site 19,110  
Quality  
Age



Comparable 2

1007 58th Ave  
Prox. to Subject 0.14 miles SW  
Sale Price 72,500  
Gross Living Area  
Total Rooms  
Total Bedrooms  
Total Bathrooms  
Location Neutral; Res  
View  
Site 9,375  
Quality  
Age

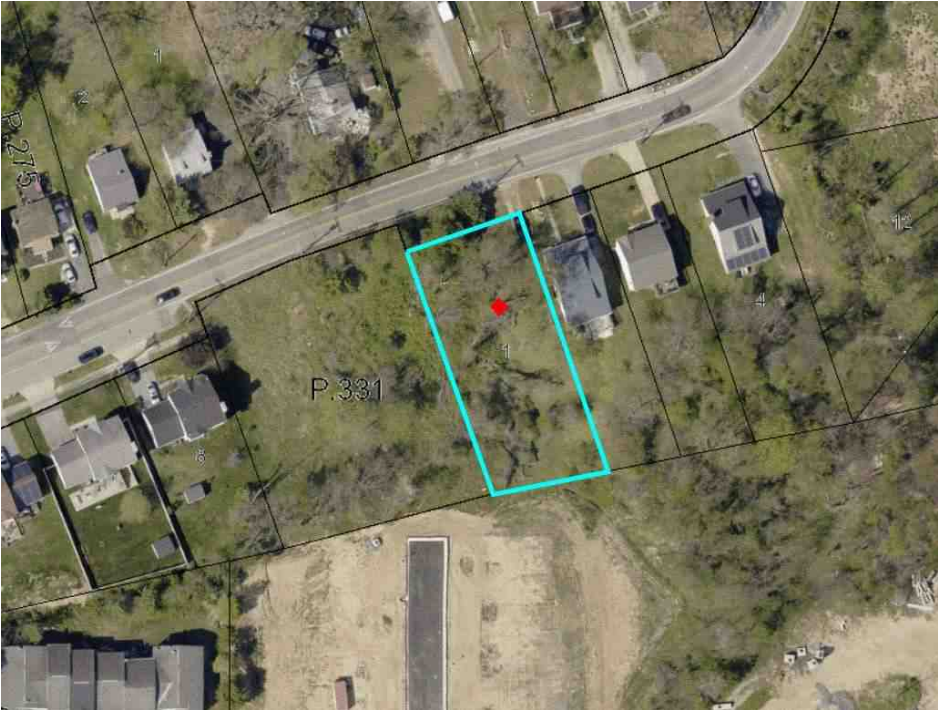


Comparable 3

5915 Addison Rd  
Prox. to Subject 0.75 miles SE  
Sale Price 50,040  
Gross Living Area  
Total Rooms  
Total Bedrooms  
Total Bathrooms  
Location Neutral; Res  
View  
Site 10,000  
Quality  
Age

Comparable Photo Page

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



Comparable 4

1512 Rollins Ave	
Prox. to Subject	2.50 miles S
Sale Price	60,000
Gross Living Area	
Total Rooms	
Total Bedrooms	
Total Bathrooms	
Location	Neutral; Res
View	
Site	13,381
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



Supplemental Addendum

File No. JB210816B

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

Purpose of the Appraisal

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

Scope of the Appraisal

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

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

Condition line adjustments have been made where warranted based on an observed level of individual update, upkeep and deferred maintenance seen in each comparable sale when compared to the subject. Condition has been determined using a combination of MLS listing information, agent's comments and exterior inspection of these properties. Condition is a consideration of both effective and actual age differences.

Standard Comments

- 1) Client: The client is the private party who has engaged Treffer Appraisal for 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 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

Supplemental Addendum

File No. JB210816B

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

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.

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 geotechnical 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.

Comments on Sales Comparison

The scope of the assignment is to estimate the fee simple market value of the subject property. The Cost Approach has been developed as secondary support for the sales comparison conclusion. The Income Approach is not considered valid in this assignment. The Sales Comparison Approach is most reliable when appraising a single family home in this neighborhood due to sufficient number of comparable sales. Single family homes in this neighborhood are typically purchased for owner occupancy.

The Sales Comparison Approach compares the subject with other properties considered similar competing properties which have transferred title within the recent market period. Adjustments are made for items of dissimilarity. This approach assumes that buyers in the market are similarly motivated and will pay a relatively similar price per unit (per square foot) based on property's merits: location, site size, gross living area, etc. When possible, we apply quantifiable market extracted adjustments to account for the contributory value of different property attributes. When adjustments cannot be directly quantified we use our best judgment to make a reasonable and appropriate adjustment based upon anticipated market reaction to a particular property amenity.

Comments on Income Approach

The subject is vacant land; therefore, the Income Approach is not a reliable indicator of value and has not been used in this report.

Final Reconciliation

The Sales Comparison Approach is the preferred method for determining the market value of the subject property. The Cost and income approaches have not been developed in this report as the subject is a vacant lot.

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

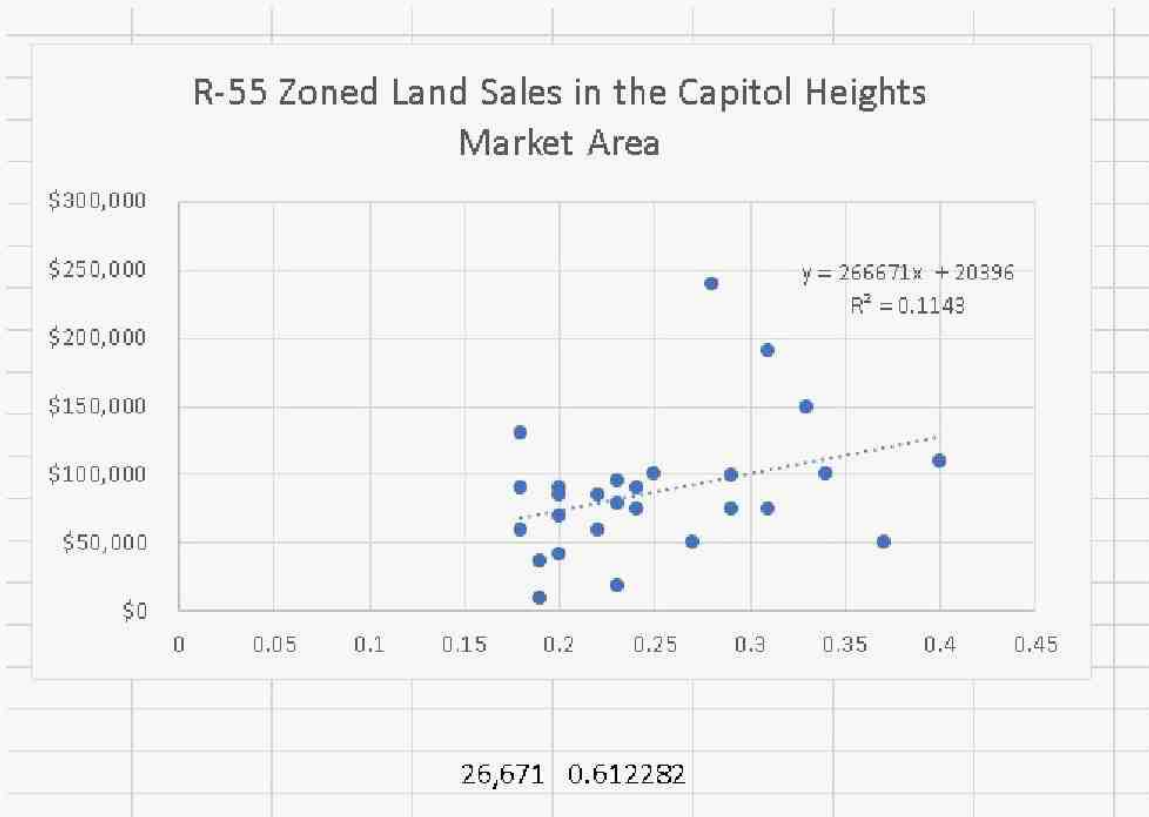
The highest and best use of the subject property is assembly with the neighboring parcel, 6219 L St., Capitol Heights, MD.

Zoning

- R-55 1 Family Detached Residential  
Permits small-lot residential subdivisions; promotes high density, single-family detached dwellings.
- Standard lot sizes - 6,500 square feet
  - Maximum dwelling units per net acre - 6.70
  - Estimated average dwelling units per acre - 4.2



Linear Regression Model



## Zoning Map

Zoning Map: R-55



Data provided by Prince George's County Planning Department

1

## Zoning Ordinance

Prince George's County, MD Code of Ordinances

about:blank

Sec. 27-430. - R-55 Zone (One-Family Detached Residential).

**(a) Purposes.**

(1) The purposes of the R-55 Zone are:

- (A) To provide for and encourage variation in the size, shape, and width of one-family detached residential subdivision lots, in order to better utilize the natural terrain;
- (B) To facilitate the planning of higher density one-family residential developments with small lots and dwellings of various sizes and styles;
- (C) To encourage the preservation of trees and open spaces; and
- (D) To prevent soil erosion and stream valley flooding.

**(b) Uses.**

(1) The uses allowed in the R-55 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-55 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.

(CB-1-1989; CB-84-1990; CB-47-1996)







## Tax Map

SDAT: Real Property Search

<https://sdat.dat.maryland.gov/realproperty/maps/showmap.html?countyid...>

## Prince George's County

**New Search (<https://sdat.dat.maryland.gov/RealProperty>)**

**District: 18      Account Number: 2092765**



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at [www.plats.net](http://www.plats.net) (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at <http://planning.maryland.gov/Pages/OurProducts/OurProducts.aspx> (<http://planning.maryland.gov/Pages/OurProducts/OurProducts.aspx>).

Tax Card

SDAT: Real Property Search

https://sdattat.maryland.gov/RealProperty/Pages/default.aspx

Real Property Data Search

Search Result for PRINCE GEORGE'S COUNTY

<a href="#">View Map</a>		<a href="#">View GroundRent Redemption</a>		<a href="#">View GroundRent Registration</a>	
Special Tax Recapture: None					
Account Identifier:		District - 18 Account Number - 2092765			
Owner Information					
Owner Name:		PRINCE GEORGES COUNTY		Use:	EXEMPT
				Principal Residence:	NO
Mailing Address:		LL ROOM 108 C A B UPPER MARLBORO MD 20772		Deed Reference:	/05490/ 00341
Location & Structure Information					
Premises Address:		L ST CAPITOL HEIGHTS 20743-0000		Legal Description:	EE10-747
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:
0066	00A2	0000	18070800.17	0800	
				Block:	Lot:
					164
				Assessment Year:	2021
				Plat No:	A-0042
				Plat Ref:	
Town: None					
Primary Structure Built		Above Grade Living Area		Finished Basement Area	Property Land Area
					3,775 SF
					County Use
					901
Stories	Basement	Type	Exterior	Quality	Full/Half Bath
			/		
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of	As of	As of
			01/01/2021	07/01/2021	07/01/2022
Land:		300	700		
Improvements		0	0		
Total:		300	700	433	567
Preferential Land:		0	0		
Transfer Information					
Seller:		Date: 01/05/1982		Price: \$0	
Type:		Deed1: /05490/ 00341		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:		Class		07/01/2021	07/01/2022
County:		500		433.00	567.00
State:		500		433.00	567.00
Municipal:		500		0.00 0.00	0.00 0.00
Special Tax Recapture: None					
Homestead Application Information					
Homestead Application Status: No Application					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application				Date:	

Tax Bill

Friday, August 20, 2021

Property Tax Inquiry

PRINCE GEORGE'S COUNTY  
REAL PROPERTY TAX INFORMATION FOR FY 21  
TAX PERIOD 07/01/20 - 06/30/21  
MEETS REQUIREMENTS FOR REAL PROPERTY SECTION 14-126

ACCOUNT NUMBER:	2092765	DISTRICT:	18	DATA AS OF:	08/20/21 at 08:50:11	<a href="#">New Search</a>
OWNER:	PRINCE GEORGES COUNTY				CARE OF:	<a href="#">Help</a>
						<a href="#">Payment History</a>
PROPERTY ADDRESS:	000000 L ST CAPITOL HEIGHTS MD 20743-0000				MAILING ADDRESS:	
					LL ROOM 108 C A B UPPER MARLBORO, MD 20772-0000	
MORTGAGE:					UNKNOWN	
PROPERTY DESCRIPTION:	EE10-747					
CONDO:PLAT					PHASE	BLDG
SUBNAME:	CEDAR HEIGHTS				UNIT	
SECTION:					LIBER/FOLIO:	05490/341
LOT:	164				LATEST DEED:	01/05/1982
BLOCK:					LAND:	300.00
ACREAGE:	3775.000 F				IMPS:	0.00
OCCUPANCY:	NOT PRINCIPAL RESIDENCE				ASSESSMENT:	300.00
TAX DESCRIPTION:						TAX/CHARGE:
COUNTY PROPERTY TAX						0.00
COUNTY PROPERTY TAX - SUPPLEMENTAL EDUCATION						0.00
STATE OF MARYLAND						0.00
PARK & PLANNING						0.00
STORMWATER/CHESAPEAKE BAY WATER QUALITY						0.00
WASHINGTON SUBURBAN TRANSIT COMMISSION						0.00
TOWN LEVY						0.00
OTHER MUNICIPAL CHARGES						0.00
FRONT FOOT						0.00
SOLID WASTE SERVICE CHARGE						0.00
CLEAN WATER ACT FEE						0.00
SPECIAL AREA						0.00
LIENS						0.00
OTHER TAXES/FEES						0.00
LESS HOMEOWNERS TAX CREDIT						0.00
LESS HOMESTEAD TAX CREDIT						0.00
LESS DISCOUNT CREDIT						0.00
TOTAL						0.00
PAYMENT RECEIVED					INT/PEN	0.00
REFUND DATE					REFUND AMOUNT	0.00
Account No:	2092765		FY21			

Vesting Deed - Page 1

No Consideration

550 341

DEED

THIS DEED made this 30th day of December, in the year one thousand nine hundred and eighty-one by WILLIAM R. BROWN, JR., Director of Finance for Prince George's County as Treasurer for Prince George's County and Collector of Taxes for the State of Maryland and the County of Prince George's within Prince George's County, Maryland, Grantor, and PRINCE GEORGE'S COUNTY, MARYLAND, a body corporate and politic, Grantee, WITNESSETH, that

WHEREAS, certain real property located in the THIRTEENTH AND EIGHTEENTH

Election District(s) of Prince George's County, Maryland, pursuant to the provisions of Article 81 of the Maryland Annotated Code, 1957 Edition, as amended, was the subject of a tax sale and was purchased by Prince George's County, a body corporate and politic; and

WHEREAS, Prince George's County foreclosed all rights of redemption to this property in accordance with law as set forth in the Final Decree in Equity Case No. E-10,747, issued by the Circuit Court of Maryland for Prince George's County, sitting in equity on December 15, 1981; and

WHEREAS, the above-mentioned decree directs the said William R. Brown, Jr., Director of Finance of Prince George's County as Treasurer of Prince George's County, Maryland, and Collector of Taxes for said State and County, to execute a deed to Prince George's County as successor in interest to the County Commissioners in fee simple.

APPROVED BY COURT ORDER  
DIRECTOR OF FINANCE  
Prince George's County, Md

PRINCE GEORGE'S COUNTY CIRCUIT COURT (Land Records) NLP 5490, p. 0341, MSA\_CEE4\_3571, Date available 06/12/2006, Printed 06/20/2021



Vesting Deed - Page 2

5480 342

-2-

NOW, THEREFORE, in consideration of these premises, and for the sum of \$10.00, receipt of which is hereby acknowledged, I, the said William R. Brown, Jr., Director of Finance, as Treasurer and Collector of Taxes for Prince George's County, do hereby quitclaim unto Prince George's County, Maryland, a body corporate and politic, all right, title, and interest in the land in Prince George's County, Maryland, described on the tax rolls as follows:

Kent, Kent Village, Outlot, 6,825.00 sq. ft., Blk. H, Thirteenth Election District, assessed to Thomas Watts, Inc., in Account No. 13 44576-01-006 (Item 13-C)

Seat Pleasant, Cedar Heights, 3,775.00 sq. ft., Lot 164, Eighteenth Election District, assessed to Theodore J. and Geraldine E. Scheve in Account No. 18 46671-03-006 (Item 18-A)

together with whatever buildings and improvements thereupon erected, made or being; and all rights, alleys, ways, waters, privileges, appurtenances and advantages to the same being in anywise appertaining.

WITNESS my hand and seal.

William R. Brown, Jr.  
William R. Brown, Jr.  
Director of Finance for Prince  
George's County, Maryland, as  
Treasurer of Prince George's  
County and Collector of Taxes for  
the State of Maryland and the  
County of Prince George's

ATTEST:

Alma L. Kouser

PRINCE GEORGE'S COUNTY CIRCUIT COURT (Land Records) NLP 5480, p. 0342, MSA\_CEE4\_3571, Date available 06/12/2006, Printed 06/20/2021

Vesting Deed - Page 3

540 343

-3-

STATE OF MARYLAND )  
 ) ss  
COUNTY OF PRINCE GEORGE'S)

On this, the 30th day of December, 1981, before me appeared WILLIAM R. BROWN, JR., who is known by me to be the Director of Finance for Prince George's County, Maryland, and as such, the Treasurer of Prince George's County and the State of Maryland and for the County of Prince George's in Prince George's County, and acknowledged that he executed the foregoing deed in accordance with the Order of the Court and the duties of his office.

GIVEN under my hand and seal this 30th day of December, 1981.

*[Signature]*  
Notary Public

My Commission expires: 7/1/82

THIS IS TO CERTIFY that this quitclaim deed has been prepared under my supervision, as an attorney duly authorized to practice before the Court of Appeals of Maryland.

*[Signature]*  
Frederick J. Wieker  
Attorney for William R. Brown, Jr.  
Room 5104  
County Administration Building  
Upper Marlboro, Maryland 20870  
952-4190

PRINCE GEORGE'S COUNTY CIRCUIT COURT (Land Records) NJP 5490, P. 0343, MSA\_C164\_9571, Data available 06/12/2006, Printed 08/20/2021

Vesting Deed - Page 4

5330 344

APPROVED BY COURT ORDER  
DIRECTOR OF TREASURY  
Prince George's County, Md.

TRANSFERRED  
JAN 5 1982  
BY *SP* CLERK  
TRANSFER OFFICE

FROM  
TO

Received for Record, on the *5<sup>th</sup>*  
day of *Jan* A.D. 19*82*,  
at *5* o'clock and recorded in  
Liber *5330* No. *344* at folio  
..... one of the Land Records for Prince  
George's County, Md.

....., Clerk.  
William B. Bucklin, Propt. Mgt.  
Prince Geo. Co. Gov't.  
County Adm. Bldg., Lower Level  
Upper Marlboro, MD 20772

PRINCE GEORGE'S COUNTY CIRCUIT COURT (Land Records) NLP 5480, p. 0544, MSA\_C564\_5571, Date available 06/12/2006, Printed 08/20/2021



Appraiser License

01/23/2020

5,482,542


COMMISSION OF RE APPRAISERS & HOME INSPECTORS

10 06 33790  
MESSAGE(S):

JESSICA ROSETTA BROWN

6206 01-22-2020

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



DEPARTMENT OF LABOR

LICENSE \* REGISTRATION \* CERTIFICATION \* PERMIT

STATE OF MARYLAND

MARYLAND DEPARTMENT OF LABOR

COMMISSION OF RE APPRAISERS & HOME INSPECTORS

CERTIFIES THAT:

JESSICA ROSETTA BROWN

IS AN AUTHORIZED: 06 - APPRAISER TRAINEE

LIC/REG/CERT

33790

EXPIRATION

01-22-2023

EFFECTIVE

01-22-2020

CONTROL NO

5482542

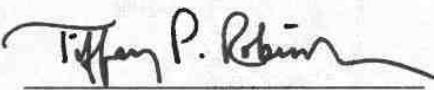
Signature of Bearer

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

Lawrence J. Hogan, Jr.  
Governor

Boyd K. Rutherford  
Lt. Governor

Tiffany P. Robinson  
Secretary



Secretary

10 06 33790


5,482,542

10 06 33790  
COMMISSION OF RE APPRAISERS & HOME INSPECTORS  
500 N. CALVERT STREET  
BALTIMORE, MD 21202-3651

JESSICA ROSETTA BROWN  
1819 PARK AVE.

BALTIMORE

MD 21217



DEPARTMENT OF LABOR

LICENSE \* REGISTRATION \* CERTIFICATION \* PERMIT

STATE OF MARYLAND

MARYLAND DEPARTMENT OF LABOR

COMMISSION OF RE APPRAISERS & HOME INSPECTORS

CERTIFIES THAT:

JESSICA ROSETTA BROWN

IS AN AUTHORIZED: 06 - APPRAISER TRAINEE

LIC/REG/CERT

33790

EXPIRATION

01-22-2023

EFFECTIVE

01-22-2020

CONTROL NO

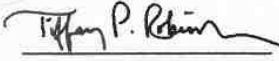
5482542

Signature of Bearer

Lawrence J. Hogan, Jr.  
Governor

Boyd K. Rutherford  
Lt. Governor

Tiffany P. Robinson  
Secretary



Secretary

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

Appraiser Certification

11/06/2019 5,431,876  
COMMISSION OF RE APPRAISERS & HOME INSPECTORS  
10 04 27637 THOMAS WEIGAND 6128 11-05-2019  
MESSAGE (S) :

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

STATE OF MARYLAND  
**DLLR**  
DEPARTMENT OF LABOR, LICENSING AND REGULATION

LICENSE \* REGISTRATION \* CERTIFICATION \* PERMIT  
**STATE OF MARYLAND**  
**DEPARTMENT OF LABOR, LICENSING AND REGULATION**  
COMMISSION OF RE APPRAISERS & HOME INSPECTORS  
CERTIFIES THAT:  
THOMAS WEIGAND

Lawrence J. Hogan, Jr.  
Governor  
Boyd K. Rutherford  
Lt. Governor  
James E. Rzepkowski  
Acting Secretary

IS AN AUTHORIZED: **04 - CERTIFIED GENERAL**

LIC/REG/CERT 27637	EXPIRATION 12-27-2022	EFFECTIVE 11-05-2019	CONTROL NO 5431876
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Signature of Bearer

  
Acting Secretary DLLR

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