APPRAISAL OF REAL PROPERTY



LOCATED AT

Mars Avenue (06-0588962) Suitland, MD 20746 Map 80, Grid E1, Subdivision 2800, Block 13, Lots 11 & 12

FOR

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

OPINION OF VALUE

18,000

AS OF

May 10, 2019

BY

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

USPAP ADDENDUM

File No. AB190509C Borrower N/A Property Address Mars Avenue (06-0588962) City State MD Zip Code 20746 Suitland County Prince George's I ender 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: 0-90 days The neighborhood analysis, the exposure time to be the same as those reported as marketing time in the neighborhood section. The estimated length of time that the property's interest being appraised would have been offered on the market prior to the hypothetical consummation or a sale at market value on the effective date of the appraisal. Exposure time is a retrospective opinion based on an analysis of past events assuming a competitive and open market. As per the current market data, and the market trend in the subject's general market area, the exposure time is based on the average of the days on market of the selected comparables as reference. With reference to the selected comparables, the range of exposure time for the neighborhood is 0 to 90 days. **Additional Certifications** I certify that, to the best of my knowledge and belief: I have NOT performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below. - The statements of fact contained in this report are true and correct. - The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions. - Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties - I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment. - My engagement in this assignment was not contingent upon developing or reporting predetermined results. - My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal. - My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared. - Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report. - Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report). **Additional Comments** The purpose of this appraisal assignment is to provide an opinion of the market value for Mars Avenue Tax Id#06-0588962. The subject property is a 4,000 square foot non buildable mostly level lot. The subject property is zoned R-T which current standards state the site needs to be 6,500 sq ft in order to build. However, the subject falls under the zoning ordinance 27-443 which states lots 5,000 sq ft and larger are buildable if the plat is before November 29, 1949. The subject's plat (#A-1293) is for Dupont Heights is dated 1906. The subject's current lot size of 4,000 sq ft is not buildable under current regulations or the zoning ordinance. The highest and best use for the subject property lot is to be assembled with the Dupont Avenue Lots 41 & 42 which are directly to the west of the subject. Separately neither lot is buildable however, assembled the lot of 8,000 sq ft becomes buildable under both the current and zoning ordinance. When the highest and best use of the subject property is for assembly the market value of the parcel is to be determined by performing a before and after assembly analysis with the adjacent parcel. In this case the adjacent parcel is the Dupont Avenue Lots 41 & 42 which is to the west of the subject property. The Dupont Avenue Lots 41 & 42 are zoned R-T like the subject property and is 4,000 sq ft. The evaluation conclusion for the subject lot will be based on the valuation of the Dupont Ave Lots 41 & 42 As Is and As Assembled with the subject property. The difference between the As Is and As Assembled values is the implied market value 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. This area has public utilities available. The As Is Value of Dupont Avenue Lots 41 & 42 is \$25,000 and the Assembled value of Dupont Avenue Lots 41 & 42 and the subject parcel is \$42,000. The subject's market value is \$18,000. Due to the non-buildable nature of the parcel, the highest and best use of the subject property is for assemblage with an adjacent parcel. APPRAISER. SUPERVISORY APPRAISER: (only if required) Signature: Signature: Name: Anissa Rae Beatty Name: Date Signed: <u>05/14/2019</u> Date Signed: State Certification #: 03-20531State Certification #: or State License #: or State License #: State: MD Expiration Date of Certification or License: 09/07/2020 Expiration Date of Certification or License: Effective Date of Appraisal: May 10, 2019 Supervisory Appraiser Inspection of Subject Property:

Did Not

Exterior-only from Street

Interior and Exterior

LAND APPRAISAL REPORT

	<u>AND APPRA</u>	<u>IJAL N</u>	LI UI				o.: AB190509C	
		ue (06-0588962			Suitland	State: M	ID Zip Code: 20746	
	County: Prince George's		Legal Descri	ption: Map 80, C	Grid E1, Subdivision 28	300, Block 13, Lo	ots 11 & 12	
Ϋ́	Assessor's Parcel #: 06-0588	962		Tax Year:	Exempt R.E. Taxes:	\$ O Spe	ecial Assessments: \$ 0	
SUBJECT	Market Area Name: Prince Ge	eorges County		N	lap Reference: 47894	Cer	nsus Tract: 8019.07	
岡		nce Georges Co	ounty	В	orrower (if applicable):	N/A		
รเ	Project Type (if applicable):			Other (describe)		HOA: \$	per year	per month
	Are there any existing improvements				current occupancy:	Owner Tena		nabitable
	If Yes, give a brief description:	to the property.	Z		, oan one oooapanoj.			
	in roo, give a brief decempaon.	-						
	The nurnees of this energical is to d	avalan an aninian afı	Morlot	Value (se defined) or	ather type of value (d	acariba)		
	The purpose of this appraisal is to d		 -	Value (as defined), or	other type of value (d		dua ana adii ia Dua ana	-41
ᆫ	This report reflects the following value				spection Date is the Effective	рате) Ке	etrospective Prospe	ctive
ASSIGNMENT					ther (describe)			
Z	Intended Use: The purpose of	this appraisal a	<u>issignment is to</u>	o provide an opini	on of the market value	e of Mars Avenue	e (Tax Id#06-0588962),
S	Suitland, Maryland 20746.							
SIC	Intended User(s) (by name or type):	Prince Geor	rges County					
AS			,					
`	Client: Prince Georges Co	untv		Address: 1400 M	IcCormick Drive #226,	Largo Maryland	1 20774	
	Appraiser: Anissa Rae Bea				itchie Hwy - Suite 19,			
Н		icteristics						d Hoo
			D. D.	Predominant Occupancy	One-Unit Housing	Present Land Us	, ,	u use
	Location: Urban	Suburban	Rural	1	PRICE AGE		75 % Not Likely	_
	Built up:	25-75%	Under 25%	Owner 70	\$(000) (yrs)	2-4 Unit	<u>•</u> -	n Process *
	Growth rate: Rapid	★ Stable	Slow	Tenant	55 Low 0	Multi-Unit	<u>5</u> % * To:	
	Property values: X Increasing	Stable	Declining	☐ Vacant (0-5%)	490 High 95	Comm'l 1	15 %	
	Demand/supply: X Shortage	In Balance	Over Supply	X Vacant (>5%)	235 Pred 56		%	
	Marketing time: X Under 3 Mos	s. 3-6 Mos.	Over 6 Mos.				%	
				Factors Affecting I	Marketability			
6	<u>ltem</u>	Good A	Average Fair	Poor N/A	<u>ltem</u>	Good	Average Fair Poor	N/A
ĮΤ	Employment Stability				equacy of Utilities		X	
M	Convenience to Employment		$\overline{\mathbf{X}}$		operty Compatibility			$\overline{\Box}$
SC	Convenience to Shopping	ä	lacktriangledown		otection from Detrimental Cor	nditions		
旧	Convenience to Schools	H	\mathbf{X}		lice and Fire Protection			П
×	Adequacy of Public Transportation	H			neral Appearance of Propertie	es \Box		H I
NA NA	Recreational Facilities				peal to Market			H
RKET AREA DESCRIPTION		o subject propert			eorge's County, Marylar	ad which is prime		fomily
집	dwellings along with some m							
AR								
Ž	shopping facilities are within							
	Area, and the Baltimore City							
	year) and a shortage of supp			•				
	affordable market area in the	**			•		•	•
	experiencing a decline in act	_		_				
	attractive market for investor							
		subject property					Price of \$208,348 from	tne first
	addendum of this report. The		<u>arter of 2019. Tr</u>	nis represents a 7.	36% increase. See Ad			
	addendum of this report. The quarter of 2018 to \$223,688	from the first qua				Site Area:	4,000 sf	
	addendum of this report. The quarter of 2018 to \$223,688 Dimensions: 40x100	from the first qua			D ' ' '			
	addendum of this report. The quarter of 2018 to \$223,688 Dimensions: 40x100 Zoning Classification: R-T	•				•	its one-family detache	
	addendum of this report. The quarter of 2018 to \$223,688 Dimensions: 40x100 Zoning Classification: R-T attached, two-family, and the	•			nount of freedom in th	e design of attac	hed dwellings and the	ir
	addendum of this report. The quarter of 2018 to \$223,688 Dimensions: 40x100 Zoning Classification: R-T attached, two-family, and the grouping and layout.	nree-family dwel	Do presei	nt improvements comp	nount of freedom in the ly with existing zoning require	e design of attac	hed dwellings and the Yes No No No Imp	ir rovements
	addendum of this report. The quarter of 2018 to \$223,688 Dimensions: 40x100 Zoning Classification: R-T attached, two-family, and the	nree-family dwel	Do presei	nt improvements comp	nount of freedom in th	e design of attac	hed dwellings and the Yes No No No Imp	ir rovements
	addendum of this report. The quarter of 2018 to \$223,688 Dimensions: 40x100 Zoning Classification: R-T attached, two-family, and the grouping and layout.	nree-family dwel	Do preseined dwelling, m	nt improvements comp aximum dwelling	nount of freedom in the ly with existing zoning require units per net acre, thr	e design of attac	hed dwellings and the Yes No No No Imp	ir rovements
	addendum of this report. The quarter of 2018 to \$223,688 Dimensions: 40x100 Zoning Classification: R-T attached, two-family, and the grouping and layout. Uses allowed under current zoning: other attached dwellings - 6	nree-family dwel R-T Attach with a minimur	Do preseined dwelling, m m area for deve	nt improvements comp aximum dwelling	nount of freedom in the ly with existing zoning require units per net acre; thres.	e design of attac ements? ee-family dwelling	hed dwellings and the] Yes ☐ No 🔀 No Imp g - 9, two-family dwell	ir rovements
	addendum of this report. The quarter of 2018 to \$223,688 Dimensions: 40x100 Zoning Classification: R-T attached, two-family, and the grouping and layout. Uses allowed under current zoning:	nree-family dwel R-T Attach with a minimur	Do preseined dwelling, m m area for deve	nt improvements comp aximum dwelling	nount of freedom in the ly with existing zoning require units per net acre; threes.	e design of attac	hed dwellings and the] Yes ☐ No 🔀 No Imp g - 9, two-family dwell	ir rovements
	addendum of this report. The quarter of 2018 to \$223,688 Dimensions: 40x100 Zoning Classification: R-T attached, two-family, and the grouping and layout. Uses allowed under current zoning: other attached dwellings - 6 Are CC&Rs applicable? Yes Comments:	nree-family dwel R-T Attach with a minimur	Do preseined dwelling, m m area for deve	nt improvements comp aximum dwelling elopment is 2 acre	nount of freedom in the ly with existing zoning require units per net acre; thres.	e design of attac ements? ee-family dwelling	hed dwellings and the] Yes ☐ No 🔀 No Imp g - 9, two-family dwell	ir rovements
	addendum of this report. The quarter of 2018 to \$223,688 Dimensions: 40x100 Zoning Classification: R-T attached, two-family, and the grouping and layout. Uses allowed under current zoning: other attached dwellings - 6 Are CC&Rs applicable? Yes	nree-family dwel R-T Attach with a minimur	Do present the dwelling, marea for development of the dwelling area for development. The dwelling is the dwelling area for development.	nt improvements comp aximum dwelling elopment is 2 acro documents been revie	nount of freedom in the ly with existing zoning require units per net acre; thres.	e design of attac ements? ee-family dwelling	hed dwellings and the] Yes ☐ No 🔀 No Imp g - 9, two-family dwell	ir rovements
	addendum of this report. The quarter of 2018 to \$223,688 Dimensions: 40x100 Zoning Classification: R-T attached, two-family, and the grouping and layout. Uses allowed under current zoning: other attached dwellings - 6 Are CC&Rs applicable? Yes Comments:	R-T Attach with a minimur No Vulnkn	Do present the dwelling, marea for development of the dwelling area for development. The dwelling is the dwelling area for development.	nt improvements comp aximum dwelling elopment is 2 acro documents been revie	nount of freedom in the ly with existing zoning require units per net acre; threes. Wed? Yes No	e design of attac ements? ee-family dwelling	hed dwellings and the] Yes ☐ No 🔀 No Imp g - 9, two-family dwell	ir rovements
	addendum of this report. The quarter of 2018 to \$223,688 Dimensions: 40x100 Zoning Classification: R-T attached, two-family, and the grouping and layout. Uses allowed under current zoning: other attached dwellings - 6 Are CC&Rs applicable? Yes Comments:	R-T Attach with a minimur No Vulnkn	Do present the dwelling, marea for development of the dwelling area for development. The dwelling is the dwelling area for development.	nt improvements comp aximum dwelling elopment is 2 acro documents been revie e (explain) Lot Ass	nount of freedom in the ly with existing zoning require units per net acre; threes. Wed? Yes No	e design of attacements? ee-family dwelling Ground Rent (if ap	hed dwellings and the Yes No No Imp yes No No Imp yes No No Imp No No Imp yes No Imp yes No Imp	ir rovements
	addendum of this report. The quarter of 2018 to \$223,688 Dimensions: 40x100 Zoning Classification: R-T attached, two-family, and the grouping and layout. Uses allowed under current zoning: other attached dwellings - 6 Are CC&Rs applicable? Yes Comments: Highest & Best Use as improved:	R-T Attach R-T Attach with a minimur No X Unkn Present use, o	Do present the Do pre	nt improvements comp aximum dwelling elopment is 2 acro documents been revie e (explain) Lot Ass	nount of freedom in the ly with existing zoning require units per net acre; threes. Wed? Yes No	e design of attacements? ee-family dwelling Ground Rent (if applications)	hed dwellings and the Yes No No Imp ye No No Imp ye No No Imp No No Imp No Imp ye No Imp ye No Imp ye No Imp	ir rovements ing - 8,
NO	addendum of this report. The quarter of 2018 to \$223,688 Dimensions: 40x100 Zoning Classification: R-T attached, two-family, and the grouping and layout. Uses allowed under current zoning: other attached dwellings - 6 Are CC&Rs applicable? Yes Comments: Highest & Best Use as improved:	R-T Attach with a minimur No Volume Vacant Land The highest a	Do present the Do pre	nt improvements comp aximum dwelling elopment is 2 acro documents been revie e (explain) Lot Ass	nount of freedom in the ly with existing zoning require units per net acre; threes. Wed? Yes No semblage Use as appraised in this reported the last assembly with the last assembly w	e design of attacements? ee-family dwelling Ground Rent (if applications) Lot Assemble one of the adjace	hed dwellings and the Yes No No No Imp g - 9, two-family dwell plicable) \$ lage int lots. The highest an	ir rovements ing - 8,
TION	addendum of this report. The quarter of 2018 to \$223,688 Dimensions: 40x100 Zoning Classification: R-T attached, two-family, and the grouping and layout. Uses allowed under current zoning: other attached dwellings - 6 Are CC&Rs applicable? Yes Comments: Highest & Best Use as improved: Actual Use as of Effective Date: Summary of Highest & Best Use:	R-T Attach With a minimur No Unkn Present use, o Vacant Land The highest as	Do present the dwelling, make a for development of the dwelling, make the dwelling and best use of the Lots 41 & 42	aximum dwelling elopment is 2 across documents been review (explain) Lot Ass the subject prop	nount of freedom in the ly with existing zoning require units per net acre; threes. Wed? Yes No semblage Use as appraised in this report erty is assembly with a cy to the west of the sur	e design of attacements? ee-family dwelling Ground Rent (if applications) Lot Assembly one of the adjace bject. Separate	hed dwellings and the Yes No No No Imp g - 9, two-family dwell plicable) lage ant lots. The highest an	ir rovements ing - 8,
RIPTION	addendum of this report. The quarter of 2018 to \$223,688 Dimensions: 40x100 Zoning Classification: R-T attached, two-family, and the grouping and layout. Uses allowed under current zoning: other attached dwellings - 6 Are CC&Rs applicable? Yes Comments: Highest & Best Use as improved: Actual Use as of Effective Date: Summary of Highest & Best Use: use is to assemble with the	R-T Attach With a minimum No Vacant Land The highest as Dupont Avenue t becomes build:	Do present the dwelling, make a for development of the dwelling, make the dwelling and best use of the Lots 41 & 42	aximum dwelling elopment is 2 across documents been review (explain) Lot Ass the subject prop	nount of freedom in the ly with existing zoning require units per net acre; threes. Wed? Yes No semblage Use as appraised in this report erty is assembly with a cy to the west of the sur	e design of attacements? ee-family dwelling Ground Rent (if applications) Lot Assembly one of the adjace bject. Separate	hed dwellings and the Yes No No No Imp g - 9, two-family dwell plicable) lage ant lots. The highest an	ir rovements ing - 8,
SCRIPTION	addendum of this report. The quarter of 2018 to \$223,688 Dimensions: 40x100 Zoning Classification: R-T attached, two-family, and the grouping and layout. Uses allowed under current zoning: other attached dwellings - 6 Are CC&Rs applicable? Yes Comments: Highest & Best Use as improved: Actual Use as of Effective Date: Summary of Highest & Best Use: use is to assemble with the however, assembled the loacre site needed for townhole.	R-T Attach With a minimum No Vacant Land The highest as Dupont Avenue t becomes build:	Do present the dwelling, many marea for development of the dwelling, many marea for development of the dwelling many marea for the dwelling many marea for the dwelling marea for dwelling marea	nt improvements comp aximum dwelling elopment is 2 acre documents been revie e (explain) Lot Ass the subject prop which are directl ject parcel is not	nount of freedom in the ly with existing zoning require units per net acre; threes. Wed? Yes No semblage Use as appraised in this report erty is assembly with a cy to the west of the sur	e design of attacements? ee-family dwelling Ground Rent (if applications) Lot Assemble one of the adjace bject. Separate oved with townholds	hed dwellings and the Yes No No No Imp g - 9, two-family dwell plicable) \$ lage int lots. The highest an ineither lot is buildable omes due to the requirement.	ir rovements ing - 8,
DESCRIPTION	addendum of this report. The quarter of 2018 to \$223,688 Dimensions: 40x100 Zoning Classification: R-T attached, two-family, and the grouping and layout. Uses allowed under current zoning: other attached dwellings - 6 Are CC&Rs applicable? Yes Comments: Highest & Best Use as improved: Actual Use as of Effective Date: Summary of Highest & Best Use: use is to assemble with the however, assembled the loacre site needed for townhold Utilities Public Other	R-T Attach with a minimum No Unkn Present use, o Vacant Land The highest as Dupont Avenue t becomes buildsomes. Provider/Description	Do present the dwelling, marea for development of the dwelling, marea for development of the dwelling of the d	nt improvements comp aximum dwelling elopment is 2 acre documents been revie e (explain) Lot Ass the subject prop which are directly ject parcel is not a	nount of freedom in the ly with existing zoning require units per net acre; threes. Wed? Yes No semblage Is as appraised in this report erty is assembly with a cy to the west of the susuitable for being impression.	e design of attacements? ee-family dwelling Ground Rent (if appoint of the adjace bject. Separate loved with townholder frontage 4	hed dwellings and the Yes No No No Imp g - 9, two-family dwell plicable) \$ lage int lots. The highest are neither lot is buildable omes due to the requi	ir rovements ing - 8,
E DESCRIPTION	addendum of this report. The quarter of 2018 to \$223,688 Dimensions: 40x100 Zoning Classification: R-T attached, two-family, and the grouping and layout. Uses allowed under current zoning: other attached dwellings - 6 Are CC&Rs applicable? Yes Comments: Highest & Best Use as improved: Actual Use as of Effective Date: Summary of Highest & Best Use: use is to assemble with the however, assembled the loacre site needed for townhouse. Utilities Public Other Electricity Av	R-T Attach R-T Attach with a minimur No Vunkn Present use, o Vacant Land The highest as Dupont Avenue t becomes buildsomes. Provider/Description ailable Hookup	Do present the dwelling, marea for development of the dwelling, marea for development of the dwelling of the d	nt improvements comp aximum dwelling elopment is 2 acre documents been revie e (explain) Lot Ass the subject prop which are directly iect parcel is not a povements Type None	nount of freedom in the ly with existing zoning require units per net acre; threes. Wed? Yes No semblage Is as appraised in this report erty is assembly with a cy to the west of the susuitable for being impression.	e design of attacements? ee-family dwelling Ground Rent (if appoint of the adjace bject. Separate loved with townhows the Frontage 4 Topography 1.	hed dwellings and the Yes No No No No Imp g - 9, two-family dwell plicable) \$ lage Int lots. The highest and neither lot is buildable omes due to the requirement of the state of the stat	ir rovements ing - 8,
SITE DESCRIPTION	addendum of this report. The quarter of 2018 to \$223,688 Dimensions: 40x100 Zoning Classification: R-T attached, two-family, and the grouping and layout. Uses allowed under current zoning: other attached dwellings - 6 Are CC&Rs applicable? Yes Comments: Highest & Best Use as improved: Actual Use as of Effective Date: Summary of Highest & Best Use: use is to assemble with the however, assembled the loacre site needed for townhold utilities Public Other Electricity Av Av	R-T Attach R-T Attach with a minimur No Vunkn Present use, o Vacant Land The highest at Dupont Avenue t becomes build: omes. Provider/Description ailable Hookup ailable Hookup	Do present the dwelling, make the mown Have the construction of the Lots 41 & 42 hable. The subject of the Lots 41 & 42 hable. The subject of the Lots 41 & 42 hable. The subject of the Lots 41 & 42 hable. The subject of the Lots 41 & 42 hable. The subject of the Lots 41 & 42 hable. The subject of the Lots 41 & 42 hable. The subject of the Lots 41 & 42 hable. The subject of the Lots 41 & 42 hable. The subject of the Lots 41 & 42 hable. The subject of the Lots 41 & 42 hable.	nt improvements compaximum dwelling elopment is 2 acred documents been revieve (explain) Lot Asset Lot Lot Lot Lot Lot Lot Lot Lot Lot Lo	nount of freedom in the ly with existing zoning require units per net acre; threes. Wed? Yes No semblage Is as appraised in this report erty is assembly with a cy to the west of the susuitable for being impression.	e design of attacements? ee-family dwelling Ground Rent (if applications) Lot Assemble one of the adjace bject. Separate oved with townhow the Frontage 4 Topography Notice Size 4	hed dwellings and the Yes No No No Imp g - 9, two-family dwell plicable) \$ lage Int lots. The highest and neither lot is buildable to mes due to the requirement of the property of the two to the requirement of the property Level 1,000 square feet	ir rovements ing - 8,
SITE DESCRIPTION	addendum of this report. The quarter of 2018 to \$223,688 Dimensions: 40x100 Zoning Classification: R-T attached, two-family, and the grouping and layout. Uses allowed under current zoning: other attached dwellings - 6 Are CC&Rs applicable? Yes Comments: Highest & Best Use as improved: Actual Use as of Effective Date: Summary of Highest & Best Use: use is to assemble with the however, assembled the loacre site needed for townhold the loacre site needed	R-T Attach R-T Attach with a minimur No Vunkn Present use, o Vacant Land The highest at Dupont Avenue t becomes buildsomes. Provider/Description ailable Hookup ailable Hookup ailable Hookup	Do present the property of the Lots 41 & 42 lable. The subject to the Surface the Lots 41 & 42 lable the Lots 41 & 42 lable. The subject the Lots 41 & 42 lable the Lots 41 lable the	nt improvements compaximum dwelling elopment is 2 acred documents been revieve (explain) Lot Asset (explai	nount of freedom in the ly with existing zoning require units per net acre; threes. Wed? Yes No semblage Is as appraised in this report erty is assembly with a cy to the west of the susuitable for being impression.	e design of attacements? ee-family dwelling Ground Rent (if applications) Lot Assembly cone of the adjace bject. Separate coved with townhow the Frontage 4 Topography Note 1 Size 4 Shape F	hed dwellings and the Yes No No No Imp g - 9, two-family dwell plicable) \$ lage Int lots. The highest are neither lot is buildable pames due to the requirement of t	ir rovements ing - 8,
SITE DESCRIPTION	addendum of this report. The quarter of 2018 to \$223,688 Dimensions: 40x100 Zoning Classification: R-T attached, two-family, and the grouping and layout. Uses allowed under current zoning: other attached dwellings - 6 Are CC&Rs applicable? Yes Comments: Highest & Best Use as improved: Actual Use as of Effective Date: Summary of Highest & Best Use: use is to assemble with the however, assembled the loacre site needed for townhold the loacre site needed	R-T Attach With a minimur No W Unkn Present use, o Vacant Land The highest at Dupont Avenue to becomes buildsomes. Provider/Description ailable Hookup	Do presented dwelling, mm area for development of the dwelling and best use of the Lots 41 & 42 the lable. The subject of the Street Width Surface Curb/Gutter	nt improvements compaximum dwelling elopment is 2 acred documents been revieve (explain) Lot Asset (explai	nount of freedom in the ly with existing zoning require units per net acre; threes. Wed? Yes No semblage Is as appraised in this report erty is assembly with a cy to the west of the susuitable for being impression.	e design of attacements? ee-family dwelling Ground Rent (if applications) Lot Assemble one of the adjace bject. Separate oved with townhow the Frontage 4 Topography Note 1 Size 4 Shape Frontage Note 1 Drainage Note 1 State 1 St	hed dwellings and the Yes No No No Imp g - 9, two-family dwell plicable) \$ lage Int lots. The highest an neither lot is buildable bomes due to the required feet Mostly Level 1,000 square feet Rectangular Natural; Appears Adeg	ir rovements ing - 8,
SITE DESCRIPTION	addendum of this report. The quarter of 2018 to \$223,688 Dimensions: 40x100 Zoning Classification: R-T attached, two-family, and the grouping and layout. Uses allowed under current zoning: other attached dwellings - 60 Are CC&Rs applicable? Yes Comments: Highest & Best Use as improved: Actual Use as of Effective Date: Summary of Highest & Best Use: use is to assemble with the however, assembled the loacre site needed for townhold tilities Public Other Electricity Avgas Avgantary Sewer Sever S	R-T Attach With a minimur No Unkn Present use, o Vacant Land The highest as Dupont Avenue t becomes buildsomes. Provider/Description ailable Hookup ailable Hookup ailable Hookup ailable Hookup ailable Hookup ailable Hookup	Do presented dwelling, mm area for development of the dwelling of the last use of the Lots 41 & 42 the lable. The subject of the last use of the Lots 41 & 42 the lable. The subject of the last use of the la	at improvements compaximum dwelling elopment is 2 acreditions are documents been reviews. (explain) Lot Asset is fitne subject proparation are directly elect parcel is not subject proparation. (by ements Type None None None None None None None Non	nount of freedom in the ly with existing zoning require units per net acre; threes. Wed? Yes No semblage Is as appraised in this report erty is assembly with a cy to the west of the susuitable for being impression.	e design of attacements? ee-family dwelling Ground Rent (if applications) Lot Assemble one of the adjace bject. Separate oved with townhow the Frontage 4 Topography Note 1 Size 4 Shape Frontage Note 1 Drainage Note 1 State 1 St	hed dwellings and the Yes No No No Imp g - 9, two-family dwell plicable) \$ lage Int lots. The highest are neither lot is buildable pames due to the requirement of t	ir rovements ing - 8,
SITE DESCRIPTION	addendum of this report. The quarter of 2018 to \$223,688 Dimensions: 40x100 Zoning Classification: R-T attached, two-family, and the grouping and layout. Uses allowed under current zoning: other attached dwellings - 6 Are CC&Rs applicable? Yes Comments: Highest & Best Use as improved: Actual Use as of Effective Date: Summary of Highest & Best Use: use is to assemble with the however, assembled the loacre site needed for townhous tilities Public Other Electricity Avgar Avgariant Avgariant Sewer Avgariant Avgariant Avgariant Sewer Avgariant Avgariant Sewer Avgariant Avgariant Avgariant Sewer Avgariant Avgariant Avgariant Sewer Avgariant Avgariant Sewer Avgariant Avgariant Sewer Avgariant	R-T Attach S with a minimur No Unkn Present use, o Vacant Land The highest as Dupont Avenue t becomes buildsomes. Provider/Description ailable Hookup	Do presented dwelling, mm area for development of the dwelling, mm area for development of the dwelling of the	aximum dwelling elopment is 2 acres documents been revieve (explain) Lot Asset Latter the subject proportion which are directly elect parcel is not elect proportion. None	nount of freedom in the ly with existing zoning require units per net acre; threes. Wed? Yes No semblage Is as appraised in this report erty is assembly with a cy to the west of the susuitable for being impression.	e design of attacements? ee-family dwelling Ground Rent (if applications) Lot Assemble one of the adjace bject. Separate oved with townhow the Frontage 4 Topography Note 1 Size 4 Shape Frontage Note 1 Drainage Note 1 State 1 St	hed dwellings and the Yes No No No Imp g - 9, two-family dwell plicable) \$ lage Int lots. The highest an neither lot is buildable bomes due to the required feet Mostly Level 1,000 square feet Rectangular Natural; Appears Adeg	ir rovements ing - 8,
SITE DESCRIPTION	addendum of this report. The quarter of 2018 to \$223,688 Dimensions: 40x100 Zoning Classification: R-T attached, two-family, and the grouping and layout. Uses allowed under current zoning: other attached dwellings - 6 Are CC&Rs applicable? Yes Comments: Highest & Best Use as improved: Actual Use as of Effective Date: Summary of Highest & Best Use: use is to assemble with the however, assembled the loacre site needed for townhous tillities Public Other Electricity Avgas Avganitary Sewer Sewer Avganitary Sewer Se	R-T Attach Swith a minimur No Unkn Present use, o Vacant Land The highest as Dupont Avenue t becomes buildsomes. Provider/Description ailable Hookup	Do presented dwelling, mm area for development of the mount of the mou	at improvements compaximum dwelling elopment is 2 acreditions are documents been reviews. (explain) Lot Asset is fitne subject proparation are directly elect parcel is not subject proparation. (by ements Type None None None None None None None Non	nount of freedom in the ly with existing zoning require units per net acre; threes. Wed? Yes No semblage Is as appraised in this report erty is assembly with a cy to the west of the su suitable for being improperly in the cy to the west of the su suitable for being improperly in the cy to the west of the su suitable for being improperly in the cy to the west of the su suitable for being improperly in the cy to the west of the su suitable for being improperly in the cy to the west of the su suitable for being improperly in the cy to the west of the su suitable for being improperly in the cy to the cy to the west of the su suitable for being improperly in the cy to th	e design of attacements? ee-family dwelling Ground Rent (if applications) Lot Assemble one of the adjace bject. Separate oved with townhows the Frontage 4 Topography Native Size 4 Shape Forainage Native Fora	hed dwellings and the Yes No No No Imp g - 9, two-family dwell plicable) \$ lage Int lots. The highest an neither lot is buildable bomes due to the required feet Mostly Level 1,000 square feet Rectangular Natural; Appears Adeg	ir rovements ing - 8,
SITE DESCRIPTION	addendum of this report. The quarter of 2018 to \$223,688 Dimensions: 40x100 Zoning Classification: R-T attached, two-family, and the grouping and layout. Uses allowed under current zoning: other attached dwellings - 6 Are CC&Rs applicable? Yes Comments: Highest & Best Use as improved: Actual Use as of Effective Date: Summary of Highest & Best Use: use is to assemble with the however, assembled the loacre site needed for townhold the loacre site needed	R-T Attach S with a minimur No Unkn Present use, o Vacant Land The highest as Dupont Avenue t becomes buildsomes. Provider/Description ailable Hookup	Do presented dwelling, mm area for development of the mount of the mou	at improvements compaximum dwelling elopment is 2 acreditions are documents been reviews. (explain) Lot Asset is the subject proparation of the subject pro	nount of freedom in the ly with existing zoning require units per net acre; threes. Wed? Yes No semblage Is as appraised in this reporterty is assembly with a cy to the west of the su suitable for being improved the cy to the west of the su suitable for being improved the cy to the west of the su suitable for being improved the cy to the west of the su suitable for being improved the cy to the west of the su suitable for being improved the cy to the west of the su suitable for being improved the cy to the west of the su suitable for being improved the cy to	e design of attacements? ee-family dwelling Ground Rent (if applications) Lot Assemble one of the adjace bject. Separate oved with townhows the Frontage 4 Topography Note oved with townhows the Size 4 Shape Forainage Note oved with the size oved with townhows the Frontage Forainage Note oved with townhows the Frontage Forainage Note over the size of	hed dwellings and the Yes No No No Imp g - 9, two-family dwell plicable) \$	ir rovements ing - 8, / / nd best red 2 uate
SITE DESCRIPTION	addendum of this report. The quarter of 2018 to \$223,688 Dimensions: 40x100 Zoning Classification: R-T attached, two-family, and the grouping and layout. Uses allowed under current zoning: other attached dwellings - 6 Are CC&Rs applicable? Yes Comments: Highest & Best Use as improved: Actual Use as of Effective Date: Summary of Highest & Best Use: use is to assemble with the however, assembled the loacre site needed for townhold the loacre site needed fo	R-T Attach With a minimur No Vunkn Present use, o Vacant Land The highest as Dupont Avenue t becomes builds omes. Provider/Description ailable Hookup	Do presented dwelling, mm area for development of the second of the seco	aximum dwelling elopment is 2 acred documents been review (explain) Lot Asset Lot Asse	nount of freedom in the ly with existing zoning require units per net acre; threes. Wed? Yes No No semblage Use as appraised in this report erty is assembly with content of the substitute for being improved to the west of the substitute for being improved in the substitute of the substitute for being improved in the substitute for being in the sub	e design of attacements? ee-family dwelling Ground Rent (if applications) E. Lot Assemble one of the adjace bject. Separate loved with townhow the following property over the property of the separate loved with townhow the following property over the property of the property over the property over the property of the property over the property of the property o	hed dwellings and the Yes No Imp g - 9, two-family dwell plicable) \$	ir rovements ing - 8, / Ind best red 2 uate
SITE DESCRIPTION	addendum of this report. The quarter of 2018 to \$223,688 Dimensions: 40x100 Zoning Classification: R-T attached, two-family, and the grouping and layout. Uses allowed under current zoning: other attached dwellings - 6 Are CC&Rs applicable? Yes Comments: Highest & Best Use as improved: Actual Use as of Effective Date: Summary of Highest & Best Use: use is to assemble with the however, assembled the loacre site needed for townhous the loacre site needed	R-T Attach R-T Attach with a minimur No Vunkn Present use, o Vacant Land The highest at Dupont Avenue t becomes build omes. Provider/Description ailable Hookup	Do presented dwelling, mm area for development of the mount of the last use of the Lots 41 & 42 alable. The subject of the Lots 41 & 42 alable. The subject of the last use of the Lots 41 & 42 alable. The subject of the last use of the Lots 41 & 42 alable. The subject of the last use of the Lots 41 & 42 alable. The subject of the last use of the las	aximum dwelling elopment is 2 acres documents been revier exercises (explain) Lot Assemble	mount of freedom in the ly with existing zoning require units per net acre; threes. Wed? Yes No semblage Is as appraised in this report erty is assembly with a suitable for being improved by to the west of the suitable for being improved highlighted private with the suitable for being improved highlighted highlight	ee design of attace ements? ee-family dwelling Ground Rent (if appears to be adjace be	hed dwellings and the Yes No Imp g - 9, two-family dwell plicable) \$ lage Int lots. The highest and neither lot is buildable omes due to the required to the required to feet Mostly Level Rectangular Natural; Appears Adequations and Residential FEMA Map Date 09/16/2 Zoned R-T which curred to the required to the requ	ir rovements ing - 8, / and best red 2 uate
SITE DESCRIPTION	addendum of this report. The quarter of 2018 to \$223,688 Dimensions: 40x100 Zoning Classification: R-T attached, two-family, and the grouping and layout. Uses allowed under current zoning: other attached dwellings - 6 Are CC&Rs applicable? Yes Comments: Highest & Best Use as improved: Actual Use as of Effective Date: Summary of Highest & Best Use: use is to assemble with the however, assembled the loacre site needed for townhous however, assemble with the loacre site needed for townhous however, assemble day how the loacre site needed for townhous however, assemble with the loacre site needed for townhous however,	R-T Attach R-T Attach with a minimur No Unkn Present use, o Vacant Land The highest at Dupont Avenue t becomes build omes. Provider/Description ailable Hookup	Do presented dwelling, mm area for development of the mown Have the control of the Lots 41 & 42 hable. The subject of the Lots 41 & 42 hable. The subject of the Lots 41 & 42 hable. The subject of the Lots 41 & 42 hable. The subject of the Lots 41 & 42 hable. The subject of the Lots 41 & 42 hable. The subject of the Lots 41 & 42 hable. The subject of the Lots 41 & 42 hable. The subject of the Lots 41 & 42 hable. The subject of the Lots 41 & 42 hable. The subject of the Lots 41 & 42 hable. The Lots 41 & 42 hable of the Lots 41 & 42 ha	aximum dwelling elopment is 2 acre documents been revie e (explain) Lot Ass f the subject prop which are directle ect parcel is not acre povements Type None None None None None None None Non	mount of freedom in the ly with existing zoning require units per net acre; threes. Wed? Yes No semblage Is as appraised in this reporterty is assembly with a cy to the west of the susuitable for being improved Public Private Public Private Suitable for being improved WA Map # 24033C0238 postly level lot. The sulthe subject falls under the subject falls under th	e design of attacements? ee-family dwelling Ground Rent (if applications) Lot Assemble one of the adjace bject. Separate poved with townhow the Frontage 4 Topography Name 5 Topography Name	hed dwellings and the Yes No No No No Imp g - 9, two-family dwell plicable) \$ lage Int lots. The highest an neither lot is buildable omes due to the required for the required for the section of the se	ir rovements ing - 8, / and best red 2 uate 2016 ent tates
SITE DESCRIPTION	addendum of this report. The quarter of 2018 to \$223,688 Dimensions: 40x100 Zoning Classification: R-T attached, two-family, and the grouping and layout. Uses allowed under current zoning: other attached dwellings - 6 Are CC&Rs applicable? Yes Comments: Highest & Best Use as improved: Actual Use as of Effective Date: Summary of Highest & Best Use: use is to assemble with the however, assembled the loacre site needed for townhold the loacre site needed for townhold tillities Public Other Electricity Avairies Avairies Avairies Swer Avai	R-T Attach R-T Attach with a minimur No Unkn Present use, o Vacant Land The highest are Dupont Avenue t becomes buildromes. Provider/Description ailable Hookup	Do presented dwelling, mm area for development of the plat is before mm area for dwelling, mm area for dwe	aximum dwelling elopment is 2 acre documents been revie e (explain) Lot Ass the subject prop which are directle ect parcel is not select parcel is not sele	mount of freedom in the ly with existing zoning require units per net acre; threes. Wed? Yes No No semblage Ise as appraised in this report erty is assembly with a cy to the west of the su suitable for being improved Public Private Public Private NA Map # 24033C0235 costly level lot. The sulthe subject falls under 1949. The subject's platents.	e design of attacements? ee-family dwelling Ground Rent (if appendix appe	hed dwellings and the Yes No No No Imp g - 9, two-family dwell plicable) \$ lage Int lots. The highest an neither lot is buildable omes due to the required. Ho feet Mostly Level L,000 square feet Rectangular Natural; Appears Adequate Residential FEMA Map Date 09/16/2 coned R-T which currenance 27-443 which signs of the proport Heights is discovered.	ir rovements ing - 8, / and best red 2 uate 2016 ent tates ated
SITE DESCRIPTION	addendum of this report. The quarter of 2018 to \$223,688 Dimensions: 40x100 Zoning Classification: R-T attached, two-family, and the grouping and layout. Uses allowed under current zoning: other attached dwellings - 6 Are CC&Rs applicable? Yes Comments: Highest & Best Use as improved: Actual Use as of Effective Date: Summary of Highest & Best Use: Use is to assemble with the however, assembled the loacre site needed for townhous the loacre site needed for townhous tillities Public Other Electricity Avanitary Sewer Avanitary Sewer Avanitary Sewer Avanitary Sewer Inside Left Sewer Sewer Inside Left Sewer	R-T Attach with a minimur No Unkn Present use, o Vacant Land The highest at Dupont Avenue to becomes builds omes. Provider/Description ailable Hookup ai	Do presented dwelling, mm area for development of the plat is before 0 sq ft is not but mediant best use of the plat is before 0 sq ft is not but mediant best use of the plat is before 0 sq ft is not but mediant best use of the plat is before 0 sq ft is not but mediant best use of the plat is before 0 sq ft is not but mediant best use of the plat is before 0 sq ft is not but mediant between the plat is before 0 sq ft is no	aximum dwelling elopment is 2 acre documents been revie e (explain) Lot Ass f the subject prop which are directle ect parcel is not a powements Type None None None None None None None Non	mount of freedom in the ly with existing zoning require units per net acre; threes. Wed? Yes No semblage Ise as appraised in this report erty is assembly with a cy to the west of the susuitable for being importing Public Privation Public Privation Other (describe MA Map # 24033C0238 to stly level lot. The sultes the subject falls under 1949. The subject's playerent regulations or the	e design of attacements? ee-family dwelling Ground Rent (if appendix appe	hed dwellings and the Yes No No No Imp g - 9, two-family dwell plicable) \$ lage Int lots. The highest anneither lot is buildable omes due to the requirement of the	ir rovements ing - 8,
SITE DESCRIPTION	addendum of this report. The quarter of 2018 to \$223,688 Dimensions: 40x100 Zoning Classification: R-T attached, two-family, and the grouping and layout. Uses allowed under current zoning: other attached dwellings - 6 Are CC&Rs applicable? Yes Comments: Highest & Best Use as improved: Actual Use as of Effective Date: Summary of Highest & Best Use: use is to assemble with the however, assembled the loacre site needed for townhold the loacre site needed for townhold tillities Public Other Electricity Avairies Avairies Avairies Swer Avai	R-T Attach with a minimur No Unkn Present use, o Vacant Land The highest a Dupont Avenue t becomes builds omes. Provider/Description ailable Hookup	Do presented dwelling, mm area for development of the mown Have the control of the Lots 41 & 42 lable. The subject of the lots 41 & 42 lable. The subject of the lots 41 & 42 lable. The subject of the lots 41 & 42 lable. The subject of the lots 41 & 42 lable. The subject of the lots 41 lable. The subject of the lots 41 lable. The	aximum dwelling elopment is 2 acre documents been revie e (explain) Lot Ass f the subject prop which are directle ect parcel is not a powements Type None None None None None None None Non	nount of freedom in the ly with existing zoning require units per net acre; threes. Wed? Yes No semblage Ise as appraised in this reporterty is assembly with a cy to the west of the sustitable for being improved Public Private Public Private Other (describe MA Map # 24033C0238 aostly level lot. The sulter the subject falls under 1949. The subject's playerent regulations or the property and the owner.	e design of attacements? ee-family dwelling Ground Rent (if appendix and appendix	hed dwellings and the Yes No No No Imp g - 9, two-family dwell plicable) \$ lage Int lots. The highest anneither lot is buildable bomes due to the requirement of the	ir rovements ing - 8,



L	AND APP				ject property for the	e three years	s prior to the eff		ile No.: AB appraisal.	190509C	
RY	Data Source(s):						· 				
HISTORY	1st Prior Subject Date: 06/21/1994		· -	-	and/or any curren	-	-			reviously or	
	Date: 06/21/1994 Price: 0			•		•		rcuit Court for 0th day of Ma			
띪	Source(s): Property A							leed of convey			
TRANSFER	2nd Prior Subject		subject sold	previously	on March 22,	1972 for S	\$10.00 per o	deed# 4055/56	9 the SDA	T record h	as this
M	Date: 03/23/1972	2	sale for \$0.								
-	Price: 0 Source(s): Property Ass	accoment Decord									
Н	FEATURE	SUBJECT PROPERT	Υ	COMPARABLE	E NO. 1		COMPARABLE	NO. 2		COMPARABLE	NO. 3
	Address Mars Avenue	e (06-0588962)	Nova Av	e (Lots 2 a	nd 3)	908 Lard	chmont Ave		5810 Jeff	erson Heig	hts Dr
	Suitland, MD	20746		Heights, MD	20743		Heights, MD	20743		nt Heights, I	MD 20743
	Proximity to Subject Sale Price	¢	3.19 mile	es NE \$	05.000	2.72 mil	es NE \$	40.000	4.50 mile	s NE \$	05.000
	Price/ Sq.Ft.	\$	\$	5.43	25,000	\$	2.50	10,000	\$	7.73	35,000
	Data Source(s)		Assessn	nent Record	ds	BrightMI	LS#100397	1441	BrightML		3512;DOM 52
	Verification Source(s)		Deed				ment Record	ds, Deed		ent Record	ls, Deed
	VALUE ADJUSTMENT	DESCRIPTION		CRIPTION	+ (-) \$ Adjust	t	CRIPTION	+ (-) \$ Adjust		RIPTION	+ (-) \$ Adjust
	Sales or Financing Concessions		Unknow None No			Cash None No	atad		Cash None Not	fod	
S	Date of Sale/Time		06/2017		+1.312	C 5/18 S		+225	C 4/18 S		+787
80 /	Rights Appraised	Fee Simple	Fee Sim		.,,	Fee Sim			Fee Simp		
APPROACI	Location	Suitland	Capitol I	Heights		Capitol I	Heights		Fairmoun	t Heights	+1,400
	Site Area (in Sq.Ft.)	4,000	4,600			4,000			4,525		C
RISON	Zoning Development Status	R-T Platted and Recorder	R-55	nd Recorded	0	R-55	nd Recorded	0	R-55 Platted and	I Decorded	C
AR	Improvements	None	None	ia recoraca		None	ia recoraca		None	recorded	
MC	Site Utility	Typical	Typical			Typical			Typical		
ပိ	Not Adimeter and (Tabal in the					N .			N .		
SALES COMPA	Net Adjustment (Total, in \$	D)	X +	9.2 %	2,312	Net	6.3 %	625	X +	6.2 %	2,187
S	Adjusted Sale Price (in \$)		Gross	9.2 %	27,312		6.3 %	10,625		6.2 %	37,187
	Summary of Sales Compa							embly the mark		the parcel is	
	determined by perforn	ning a before and af	ter assembly	analysis with	the adjacent pa	rcel. In th	is case the a	djacent parcel is	the Dupon	t Avenue Lo	ots 41 & 42
	which is to the west of										
	conclusion for the subject lot will be based on the valuation of the Dupont Ave Lots 41 & 42 As Is and As Assembled with the subject property. The difference between the As Is and As Assembled values is the implied market value of the subject property. I am unaware of any easements or maintenance agreement										
	between the As is and As Assembled values is the implied market value of the subject property. I am unaware of any easements of 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. This area has public utilities available. The As Is Value of Dupont Avenue Lots 41 & 42 is \$25,000 and the Assembled value of										
	Dupont Avenue Lots 4	41 & 42 and the sub	ject parcel is	\$42,000. The	e subject's mark	et value is	\$18,000.				
	Comparables #1, #2, #3 & #4 are for the As Is Value of Dupont Avenue Lots 41 & 42 and comparables #7, #8, #9, #10 & #11 are for the Assembled value of Dupont Avenue Lots 41 & 42 with the subject property.										
	PROJECT INFORMATION			The Subject	is part of a Planne	d Unit Devel	onment				
	Legal Name of Project:	TTOTTI ODO (II applica	<u></u>	mo oubject	To part of a filamino	a ome boron	ортопа				
딞	Describe common elemen	ts and recreational facilit	ties:								
_	Indicated Value by: Sale	e Comparison Approac	ch \$	40.000							
	<u> </u>	e As Is Value of Dup		18,000	is \$25,000 and t	ha Assam	bled value of	Dupont Avenue	1 ots 43 &		In The
Z	subject's market value	•	7011C7 (VOITGO E	.0.0 11 4 12	10 42 0,000 and 1		biod value of	<u> Dapone</u> / Worldo	<u> </u>	1110 ψ12,00	
Ĭ	This appraisal is made	🗙 "as is", or 🗌 🥫	subject to the fo	llowing condition	ons:						
Ĭ											
RECONCILIATION	This report is also	subject to other Hypo	othetical Conditi	ions and/or F	xtraordinary Accur	nntions as	specified in t	the attached adde	nda.		
EC E	Based upon an inspe	ction of the subject	property, de	fined Scope	of Work, States	ment of A	ssumptions a	and Limiting Co	nditions, an	d Appraiser'	s Certifications.
ď	my (our) Opinion of	the Market Value	(or other spe	ecified value	type), as defir	ned herein	, of the rea	al property that	is the su	bject of thi	is report is:
	\$ 18,0 If indicated above, this	ວບບ s Opinion of Value i	, as of: is subject to	Hypothetical	Conditions and/	or Extraord	dinary Assum	, which the ptions included	is this repo	uve uate of ort. See att	this appraisal. ached addenda.
ij	A true and complete c	opy of this report co	ontains 27	pages, includi	ing exhibits which	n are consi	idered an inte	gral part of the	report. This		
ATTACH	properly understood with							=		Scope of Wo	
F	Limiting cond./Cert Photo Addenda		ative Addendum el Map	ı <u>2</u>	Location Map(s	•		d Addendum aordinary Assump		Additional Sa	aies
	Client Contact: Benja		οι ινιαμ	<u> </u>			Prince Georg		110113 <u> </u>		
	E-Mail: bhobbs@co.				Address: 14	_		#226, Largo, N	Maryland 2	:0774	
	APPRAISER							ISER (if requir	ed)		
					or	CO-APPI	RAISER (if a	applicable)			
ES	Approject Name	641	10	\leq /_	Su	pervisory or	ama:				
UR	Appraiser Name: <u>Anis</u> Company: Treffer Ap	ssa Rae Beatty	ki Wille	ally		-Appraiser N mpany:	aille				
SIGNATURES	Phone: (410) 544-77		Fax:	\rightarrow		nipariy. one:			Fax:		
IGN	E-Mail: appraisals@t	<u> </u>				//ail:					
(1)	Date of Report (Signature)	05/14/2019				te of Report	,				
	License or Certification #:	00 20001		State	IVID	ense or Cert	ıtıcation #:				State:
	Designation: Certific Expiration Date of License	ed Residential or Certification:	09/07/2020			signation: piration Date	of License or C	Certification:			
	Inspection of Subject:	Did Inspect		nspect (Desktop		pection of S		Did Inspect	Did No	ot Inspect	



	L CUMPAR					ile No.: AB190509	
FEATURE	SUBJECT PROPERTY	COMP	ARABLE NO. 4	COMPAR	ABLE NO. 5	COMPARA	BLE NO. 6
Address Mars Avenue	e (06-0588962)	6404 57th Ave					
Suitland, MD		Riverdale, MD	20737				
Proximity to Subject	20110		20.0.	4.55 miles NE		4.65 miles NE	
	Φ.	8.78 miles N	Φ		φ.		φ.
Sale Price	\$		\$ 20,000		\$		\$
Price/ Sq.Ft.	\$	\$ 5.0	00	\$		\$	
Data Source(s)		BrightMLS#100	1088753;DOM 122				
Verification Source(s)		Assessment R					
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION		DESCRIPTION	. () 🐧 A 🖰	DESCRIPTION	. () 🐧 A !!
	DESCRIPTION		\ + (-) \$ Adjust	DESCRIPTION	+ (-) \$ Adjust	DESCRIPTION	+(-) \$ Adjus
Sales or Financing		Cash					
Concessions		None Noted					
Date of Sale/Time		C 6/17 S 6/17	+1,050				
	F 0: 1	1	+1,000				
Rights Appraised	Fee Simple	Fee Simple					
Location	Suitland	Riverdale	-2,000				
Site Area (in Sq.Ft.)	4,000	4,000	0				
	R-T	R-55	0				
Zoning							
Development Status	Platted and Recorded	Platted and Reco	rded				
Improvements	None	None					
Site Utility	Typical	Typical					
onto othinty	1 ypiodi	Typiodi					
					<u> </u>		
Net Adjustment (Total, in \$	5)	<u> </u>	- \$ -950		\$	+ -	\$
		Net 4.8	0/	Net 9		Net %	
Adjusted Sale Price (in \$)	1	4= 0			\$		¢
				7	, Ψ	Gross %	Ψ
Summary of Sales Compa	inson Approach Sa	iles Comparisor	n Comments Compa	arables #1, -#4:			
Date of Sale/Time:	As noted in the Mark	et Conditions se	ection of this report.	The Capitol Heigh	hts area is currer	ntly experiencing in	creasing
nronerty values. Th	e comparable sales h	nave heen nosit	ively adjusted at a 3	% annual rate			
property values. Th	C comparable sales i	iave been posit	ivery adjusted at a c	770 armaarrate.			
Rights Appraised: T	The subject property a	and all of the co	mparable sales offe	er Fee Simple ow	nership rights. No	adjustment was n	ecessary in
this category.							
					5		
	research was comple						
approximately 6% of	difference in the avera	age sold price fi	om the subject's ma	arket and the Cap	itol Heights/Fairn	nount Heights mar	ket and
therefore, a 4% pos	sitive adjustment was	applied. The R	iverdale market had	approximately a	20% difference in	the average sold	price and the
subjects market an	d therefore, a 10% n	egative adjustin	ent was applied.				
Site Area: No adjus	tment for site area w	as deemed nec	essary as all of the	comparable sales	are relatively clo	se in site area and	d are all less
	feet having the same		•	•			
than 5,000 Square i	eet naving the same	utility and funct	ionality at their site	SIZES.			
Zoning: The subject	t is zoned R-T and al	I of the compara	able sales are zoned	d R-55 both zone	s have similar reg	ulations and requi	rements. No
	cessary in this catego						
		ory. The subject	t parcer is not suitat	he for being impri	oved with towning	ines due to the rec	diled 2 acre
site needed for town	nnomes.						
Development Status	s: The subject and a	Il of the compar	able sales are not-h	uildable. No adiu	stment was nece	ssary in this cated	orv
Dovolopinoni otata	o. The edoject and a	ii or the compan	abio caroo aro not a	randabio. 110 aaja	ounone was noss	coary in this categ	o. y.
Improvements: The	subject and all of the	e comparable sa	ales have no improv	<u>ements. No adju</u>	stment was neces	ssary for this categ	ory.



<u> </u>	<u>DDITIONAL</u>	<u>L COMPAR</u>	ABLE SAL	ES		Fi	le No.: AB190509C	
	FEATURE	SUBJECT PROPERTY	COMPARABLE	E NO. 7	COMPARABLE		COMPARABLE	NO. 9
	Address Mars Avenue Suitland, MD	•	6409 K St Capitol Heights, MD	20743	911 Cypresstree Dr Capitol Heights, MD		907 Cypresstree Dr Capitol Heights, MD	20743
	Proximity to Subject Sale Price	\$	4.64 miles NE \$	45,000	4.31 miles N \$	32,000	4.52 miles N \$	36,000
	Price/ Sq.Ft.	\$	\$ 6.00		\$ 4.34		\$ 4.53	
	Data Source(s) Verification Source(s)		BrightMLS#1001500 Assessment Record		BrightMLS#1000033 Assessment Record		BrightMLS#1000033 Assessment Record	
	VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+ (-) \$ Adjust	DESCRIPTION	+ (-) \$ Adjust
	Sales or Financing		Cash	()	Cash	(,, , ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	Cash	(, , , , , , , , , , , , , , , , , , ,
	Concessions		None		None		None	
	Date of Sale/Time Rights Appraised	Fee Simple	C 12/17, S 1/18 Fee Simple	+1,687	C 3/18, S 3/18 Fee Simple	+960	C 3/18, S 3/18 Fee Simple	+1,080
	Location	Suitland	Capitol Heights	+2,700	Capitol Heights	+1,920	Capitol Heights	+2,160
	Site Area (in Sq.Ft.)	4,000	7,500		7,375		7,950	+50
		R-T	R-55	0	R-55	0	R-55	0
	Development Status Improvements	Platted and Recorded None	Platted and Recorded None		Platted and Recorded/F Gate		Platted and Recorded/F None	
	Site Utility	Typical	Typical		Typical		Typical	
	Net Adjustment (Total, in \$	5)	Net 10.9 %	4,887		3,505		3,290
	Adjusted Sale Price (in \$)		Net 10.9 % Gross 10.9 %\$	49,887		35,505	Net 9.1 % Gross 9.1 %\$	39,290
	Summary of Sales Compar	rison Approach <u>Sa</u>	les Comparison Com				aroso 311 /g +	
	<u> </u>							
		As noted in the Marke e comparable sales h				area is curren	tly experiencing incre	easing
	Rights Appraised: T	he subject property a	and all of the compar	able sales offe	er Fee Simple owners	ship rights. No	adjustment was nece	essary in
	this category.					, J		
	Location: A market	rocoarch was comple	atad on the Canital H	oights/Eairma	unt Hoights market a	nd the Diverde	lo market There was	
		research was comple lifference in the avera						-
Į		itive adjustment was						
A S	subject's market and	d therefore, a 10% ne	egative adjustment w	as applied.				
PR	Site Area: A site adi	iustment was necess	ary due to size of lots	s and change i	in utility and function	ality of the lot h	peing buildable Site	area
APPROACH		een made at \$1.00 p			,	,		
SOS	Zaning, The subject	is zened D. T. and all	l of the government of	alaa ara =ana	d D EE both zonoo bo		ulations and requires	nonto No
AR		is zoned R-T and all cessary in this catego						
	site needed for town		,		, ,			
SALES COMPARISON	Dovolonment Status	s: The subject and al	Il of the comparable (alaa ara build	able under the zenin	a ordinance 27	7 442 which states le	to F 000
		buildable if the plat is	•			•		
Ŋ		e and no adjustment		•	•			
		·						



	<u>L CUMPAR</u>	ADLE SALES					ile No.: AB190509C		
FEATURE	SUBJECT PROPERTY	COMPARABLE	E NO. 10		COMPARABLE	E NO. 11	CO	OMPARABLE	NO. 12
Address Mars Avenue	(06-0588962)	5715 Jost St 1		1003 60th Ave					
				1		MD 00710			
Suitland, MD	20/46	Fairmount Heights,	MD 20743	<u> ⊦airmou</u>	nt Heights,	IVID 20743			
Proximity to Subject		<u></u>		<u></u>					
Sale Price	\$	\$	38,000		\$	41,000		\$	
Price/ Sq.Ft.	\$	\$ 7.31	33,000	\$	6.43	-11,000	\$	Ţ	
	Ψ	1.01					Ψ		
Data Source(s)		BrightMLS#1002226			_S#MDPG2				
Verification Source(s)		Assessment Record	d, Agent	Assessn	nent Record	l, Agent			
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust		CRIPTION	+(-) \$ Adjust	DESCRIF	PTION	+(-) \$ Adjust
Sales or Financing	22001	†	i (-) ψ Aujust	1		i (-) ψ Aujust	22001		τ (-) ψ Ααμαστ
		Cash		Cash					
Concessions		None		None					
Date of Sale/Time		C 8/18, S 9/18	+570	C 1/19, \$	S 4/19	+307			
Rights Appraised	Fac Cimple	Fee Simple	1010	Fee Sim		1001			
	Fee Simple	•							
Location	Suitland	Fairmount Heights			nt Heights	+2,460			
Site Area (in Sq.Ft.)	4,000	5,200	+2,800	6.380		+1,620			
Zoning	R-T	R-55		R-55		0			
			0			0			
Development Status	Platted and Recorded	Platted and Recorded			d Recorded				
Improvements	None	None		None					
Site Utility	Typical	Typical		Typical					
one ouncy	1 , 1000.	1 , , , , , , , , , , , , , , , , , , ,		, , p					
N A .:	<u> </u>							<u> </u>	
Net Adjustment (Total, in \$	<u> </u>	X + □ - \$	5,650	X +	\$	4,387	+	\$	
		Net 14.9 %		Net	10.7 %		Net	%	
Adjusted Sale Price (in \$)		Gross 14.9 %\$	43,650		10.7 🔏\$	45,387		% \$	
Curaman of Calas Carana	winner Americanh	I Gross 14.9 % φ	+3,030	GIOSS	10.7 %	+5,507	GIOSS	76 Ψ	
Summary of Sales Compa	rison Approach								
1									
l 									
-									
·									
						·			
				<u></u>	·			<u></u>	
<u> </u>									
							· · · · · · · · · · · · · · · · · · ·		



Land Subject Photos

Borrower	N/A			
Property Address	Mars Avenue (06-0588962)			
City	Suitland	County Prince George's	State MD	Zip Code 20746
Lender/Client	Prince Georges County			



Subject Front

Mars Avenue (06-0588962)

Sales Price Gross Living Area Total Rooms Total Bedrooms Total Bathrooms

Location Suitland

View

Site 4,000

Quality Age





Subject Street

Land Comparables Photos 1-3

Borrower	N/A			
Property Address	Mars Avenue (06-0588962)			
City	Suitland	County Prince George's	State MD	Zip Code 20746
Lender/Client	Prince Georges County			



Comparable 1

Nova Ave (Lots 2 and 3)

Prox. to Subject 3.19 miles NE

Sale Price 25,000

Gross Living Area Total Rooms Total Bedrooms Total Bathrooms

Location Capitol Heights

View

Site 4,600

Quality Age



Comparable 2

908 Larchmont Ave

Prox. to Subject 2.72 miles NE

Sale Price 10,000

Gross Living Area Total Rooms Total Bedrooms Total Bathrooms

Location Capitol Heights

View

Site 4,000

Quality Age



5810 Jefferson Heights Dr

Prox. to Subject 4.50 miles NE

Sale Price 35,000

Gross Living Area Total Rooms Total Bedrooms Total Bathrooms

Location Fairmount Heights

View

Site 4,525

Quality Age



Land Comparable Photos 4-6

Borrower	N/A				
Property Address	Mars Avenue (06-0588962)				
City	Suitland	County Prince George's	State MD	Zip Code 20746	
Lender/Client	Prince Georges County				



Comparable 4

6404 57th Ave

Prox. to Subject 8.78 miles N Sale Price 20,000

Gross Living Area Total Rooms Total Bedrooms

Total Bathrooms

Location Riverdale View

Site Quality

Age

4,000

Comparable 5

4.55 miles NE

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

Age

Comparable 6

Prox. to Subject 4.65 miles NE Sale Price Gross Living Area

Total Bedrooms Total Bathrooms Location View Site Quality

Total Rooms

Age

Land Comparable Photos 7-9

Borrower	N/A			
Property Address	Mars Avenue (06-0588962)			
City	Suitland	County Prince George's	State MD	Zip Code 20746
Lender/Client	Prince Georges County			



Comparable 7

6409 K St

Prox. to Subject 4.64 miles NE Sale Price 45,000

Gross Living Area Total Rooms

Total Bedrooms Total Bathrooms

Location Capitol Heights

View

Site 7,500

Quality Age



Comparable 8

911 Cypresstree Dr

Prox. to Subject 4.31 miles N Sale Price 32,000

Gross Living Area Total Rooms Total Bedrooms Total Bathrooms

Location Capitol Heights

View

Site 7,375

Quality Age



Comparable 9

907 Cypresstree Dr

Prox. to Subject 4.52 miles N Sale Price 36,000

Gross Living Area Total Rooms Total Bedrooms Total Bathrooms

Location Capitol Heights

View

Site 7,950

Quality Age

Land Comparable Photos 10-12

Borrower	N/A			
Property Address	Mars Avenue (06-0588962)			
City	Suitland	County Prince George's	State MD	Zip Code 20746
Lender/Client	Prince Georges County			



Comparable 10

5715 Jost St Prox. to Subject

Sale Price 38,000

Gross Living Area Total Rooms Total Bedrooms Total Bathrooms

Location Fairmount Heights

View

Site 5,200

Quality Age



Comparable 11

1003 60th Ave

Prox. to Subject

Sale Price 41,000

Gross Living Area Total Rooms Total Bedrooms Total Bathrooms

Location Fairmount Heights

View Site

Site 6,380

Quality Age

Comparable 12

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

Supplementa	I Aaaenaum	File No. AB190509C				
2)						
County	Prince George's	State	MD	Zip Code	20746	

Purpose of the Appraisal

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

N/A

Suitland

Mars Avenue (06-0588962

Prince Georges County

Borrower Property Address

Lender/Client

City

Scope of the Appraisal

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

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

Standard Comments

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

Additional Certifications

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

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

No warranty of the appraised property is given or implied.

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

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

Market Value

 $The \ 6 th \ Edition \ of \ \underline{The \ Dictionary \ of \ Real \ Estate \ Appraisal} \ includes \ several \ definitions \ for \ market \ value. \ The \ following \ definition$ 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

Borrower

City

Property Address

Lender/Client

N/A

Suitland

Mars Avenue (06-0588962)

Prince Georges County

Supplemental Addendum	File No. AB190509C			
County Prince George's	State MD Zip Code 20746			

value of the property. The value is predicated on the assumption that there is no such materials on or in the property that would cause the loss of value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.

Detrimental Conditions Statement

There are a wide variety of detrimental conditions that can impact property values. These include, but are not limited to: non-market motivations, future temporary disruptions, acts of terrorism, stigmas, convicted criminals who reside in the neighborhood, neighborhood nuisances, future unannounced surrounding developments, structural and engineering conditions, construction conditions, soils and geo technical issues, environmental conditions and natural conditions. The appraiser has inspected the subject property on a level that is consistent with the typical responsibilities of the appraisal profession; however the appraiser does not have the expertise of market analysts, soils, structural or engineers, scientists, specialists, urban planners and specialists for the various fields. Unless otherwise stated within the report, we assume no responsibilities for the impact that the variety of detrimental conditions may cause.

Neighborhood Market Conditions

The market area is approximately bound by: The subject property is south of Route 4; east of Washington, D.C. line; north of Branch Avenue; west of I 495.

The subject property is located in Suitland, Prince George's County, Maryland, which is primarily comprised of single-family dwellings along with some multi-family dwellings and commercial use properties. Employment centers, schools, hospitals, places of worship and shopping facilities are within close proximity. The subject property has good access to Washington, D.C., the surrounding Washington, D.C. Metro Area, and the Baltimore City Metro Area. The overall Washington, D.C. Metro Area has been experiencing increasing prices (3.4% increase from last year) and a shortage of supply (Active listings down 9.7% from

The residential real estate market in Prince George's Count is the most affordable market area in the Washington, D.C. Metro Area with a median sale price of \$300,000 (11.1% increase from last year) and is currently experiencing a decline in active listing at -4.2%. Overall, Prince George's County, with a decreasing supply and increasing prices, appears to be an attractive market for investors. The above information is taken from the most recent BrightMLS Market Update (March, 2019) and can be found in the addendum of this report.

The subject property's more immediate area of Suitland has experienced rising Average Sold Price of \$208,348 from the first quarter of 2018 to \$223,688 from the first quarter of 2019. This represents a 7.36% increase. The SmartCharts Market Statistics report where this information is sourced from can be found in the addendum of this report.

With the above statistics in mind, market conditions or Date of Sale/Time adjustment utilized in the sales comparison approach has been reconciled to a 3% annual increase.

Sale Price/Data Source/Verification Source

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

Site Comments

The subject property is a 4,000 square foot non buildable mostly level lot. The subject property is zoned R-T which current standards state the site needs to be 6,500 sq ft in order to build. However, the subject falls under the zoning ordinance 27-443 which states lots 5,000 sq ft and larger are buildable if the plat is before November 29, 1949. The subject's plat (#A-1293) is for Dupont Heights is dated 1906. The subject's current lot size of 4,000 sq ft is not buildable under current regulations or the zoning ordinance. 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. This area has public utilities available.

Final Reconciliation

The adjusted sale prices via the sales comparison approach fall in close range and support the final estimate of value. The values indicated via the sales comparison analysis are used as the final estimate because of the quality of the data.

Zoning

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

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

Borrower

City

Property Address

Lender/Client

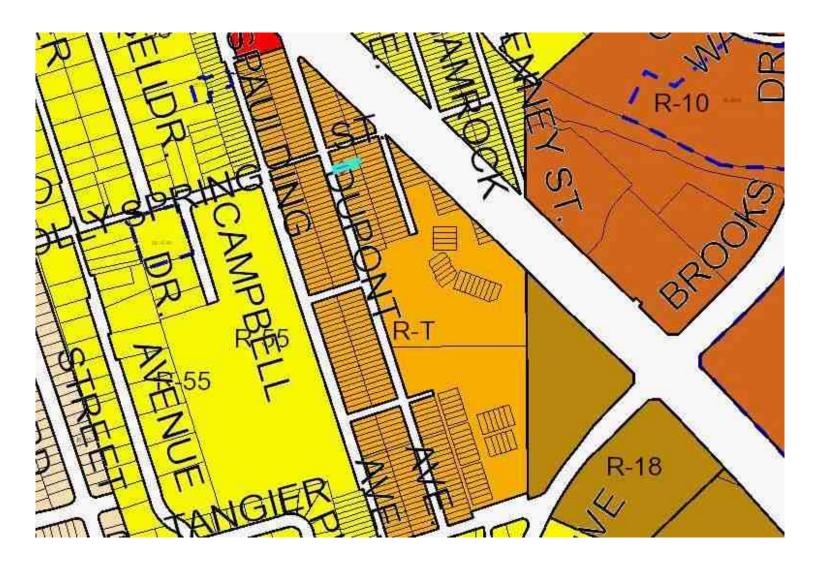
Suitland

Prince Georges County

Sup	File No. AB190509C					
N/A						
Mars Avenue (06-0588962)						
Suitland	County Prince George's	State MD	Zip Code 20746			

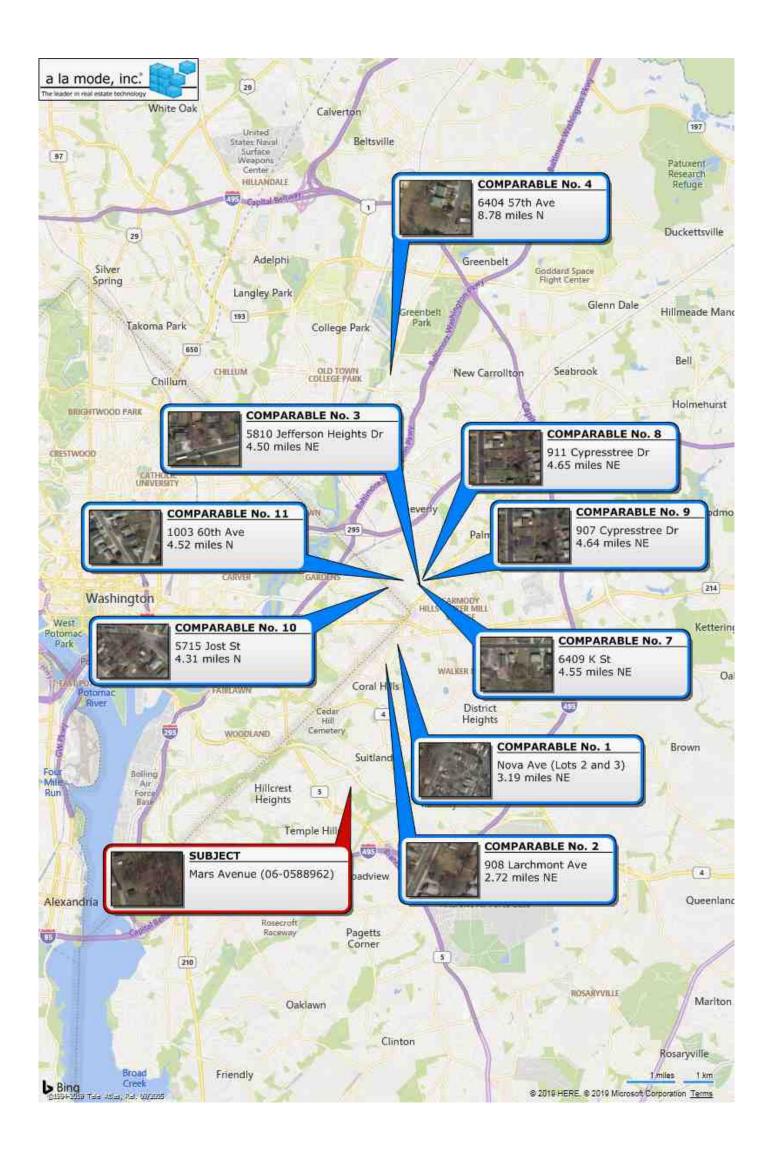
The highest and best use of the subject property is assembly with one of the adjacent lots. The highest and best use is to assemble with the Dupont Avenue Lots 41 & 42 which are directly to the west of the subject. Separate neither lot is buildable however, assembled the lot becomes buildable.

Zoning Map

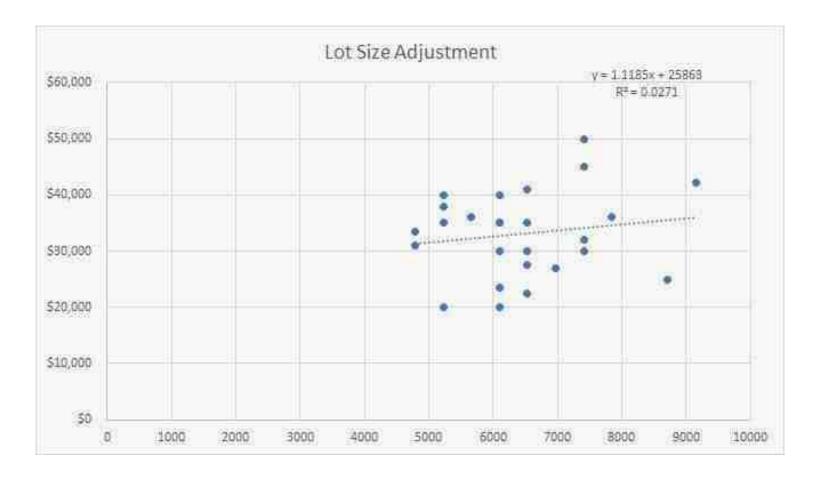


Location Map

Borrower	N/A			
Property Address	Mars Avenue (06-0588962)			
City	Suitland	County Prince George's	State MD	Zip Code 20746
Lender/Client	Prince Georges County			



Lot Size Adjustment Support



Bright Market Update



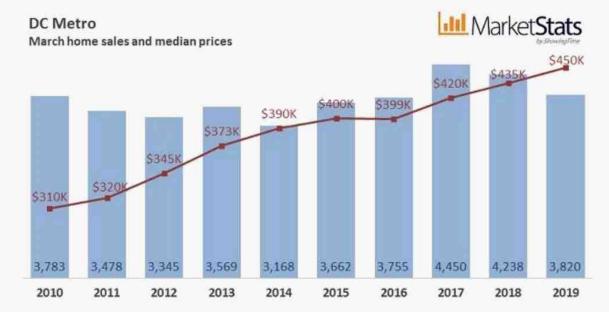
Washington, D.C. Metro Area – March 2019 Housing Market Update

Washington D.C. Metro sets yet another March price record at \$450,000; closed sales decline for eighth month in a row; inventory levels down for second consecutive month

Rockville, MD – (April 11, 2019) – The following analysis of the Washington, D.C. Metro Area housing market has been prepared by Elliot Eisenberg, Ph.D. of MarketStats by ShowingTime and is based on March 2019 Bright MLS housing data.

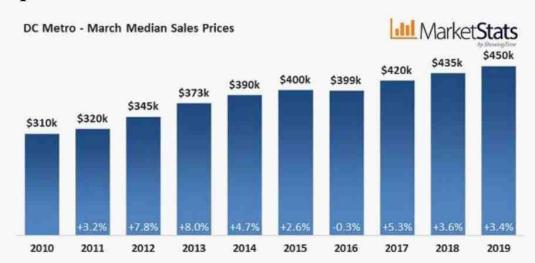
OVERVIEW

- The March 2019 Washington D.C. Metro area median home price of \$450,000 was up 3.4% or \$15,000 from last year, the 30th consecutive month of year-over-year price increases.
- Sales volume across the DC Metro area was more than \$2 billion, down 6.3% from last year.
- Closed sales of 3,820 were down 9.9% from last year, the eighth month in a row of declines.
- New pending sales compared to last year were, however, up by 2.2% to 5,995.
- New listings compared to last year were down 3.6% to 7,307.
- Active listings of 6,799 were down 9.7% from last year and remain well below historical levels.
- The average percent of original list price received at sale was 98.5%, the highest March level of the last decade.
- Median days on market was 26, down nine days from last March.



Bright Market Update

Home prices



- March's median sales price of \$450,000 was up 3.4% or \$15,000 compared to last year and up 5.4% or \$23,000 compared to last month.
- Compared to last year, prices for single-family homes rose 3.7% to \$560,000, townhomes rose by 3.0% to \$442,900 and condo prices rose 1.6% to \$315,000.
- Prices remain well above the 5-year average of \$420,800 and the 10-year average of \$384,140.
- This month's median sales price is 45.2% higher than the March of 2010 price of \$310,000.
- Falls Church City has the most expensive homes in the region, with a median sales price of \$816,200, a 48.5% increase from last March. Prince George's County remains the most affordable area, with a median sales price of just \$300,000, an 11.1% increase over last year.
- Prices were also up in Alexandria City (+24.3% to \$579,250), in Arlington County (+4.8% to \$591,555), in Fairfax County (+4.3% to \$527,750), and in Washington D.C. (+3.5% to \$575,000). They were down in Montgomery County (-0.5% to \$435,000) and in Fairfax City (-1.4% to \$543,000).
- For the year-to-date, prices across the region are up 3.4% to \$429,000.

Median Sales Price by Jurisdiction DC Metro Area

		March		Year-to-Date				
Locale (# Mar sales)	2019	2018	YoY	2019	2018	YoY		
Falls Church City (14)	\$816,200	\$549,555	48.5%	\$790,000	\$624,500	26.5%		
Arlington (201)	\$591,555	\$564,250	4.8%	\$592,000	\$555,000	6.7%		
Alexandria City (192)	\$579,250	\$466,000	24.3%	\$507,000	\$518,000	-2.1%		
Washington D.C. (676)	\$575,000	\$555,451	3.5%	\$566,000	\$533,750	6.0%		
Fairfax City (23)	\$543,000	\$550,584	-1.4%	\$530,000	\$525,000	1.0%		
Fairfax County (1156)	\$527,750	\$506,000	4.3%	\$510,000	\$490,000	4.1%		
DC Metro (3820)	\$450,000	\$435,000	3.5%	\$429,000	\$415,000	3.4%		
Montgomery (786)	\$435,000	\$437,000	-0.5%	\$419,900	\$419,000	0.2%		
Prince George's (772)	\$300,000	\$270,000	11.1%	\$290,000	\$275,000	5.5%		

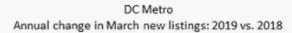
©2019 MarketStats by ShowingTime. Data Source: MRIS. Stats calculated 4/4/2019

Bright Market Update

New Listing Activity



- March's new listings compared to last year declined by 3.6% to 7,307 but are up a seasonal 48.6% compared to last month.
- New listings of single-family homes compared to last year were flat at 3,747. New townhome listings were down 6.2% to 1,743, and new condo listings were down 8.5% to 1,806.
- New listings are below the 5-year average of 7,682 but are above the 10-year average of 7,238.
- March new listings were 12.5% below the March 2017 high of 8,352 but are 25.6% above the March 2013 low of 5,817.
- New listing activity across the region was mostly down. Only Washington D.C. (+1.2% to 1,234) saw a gain in new listings. Elsewhere, the smallest percentage decline was in Fairfax County (-2.0% to 2,303) and the largest was in Falls Church City (-22.6% to 24).
- For the year-to-date, regional new listings are down 3.0% to 16,667.





©2019 MarketStats by ShowingTime. Data Source: Bright MLS. Statistics calculated 4/4/2019

SmartCharts

Market Statistics - Detailed Report

JJThomas Weigand

2018

20746, Suitland, MD

Treffer Appraisal Group Email: tweigand@treffergroup.com Work Phone: 410-544-7744

Sold Summary

	2018	2017	% Change
Sold Dollar Volume	\$66,410,097	\$58,700,272	13.13%
Avg Sold Price	\$226,656	\$205,246	10.43%
Median Sold Price	\$230,000	\$215,150	6.90%
Units Sold	293	286	2.45%
Avg Days on Market	50	61	-18.03%
Avg List Price for Solds	\$228,328	\$208,229	9.65%
Avg SP to OLP Ratio	98.0%	97.4%	0.64%
Ratio of Avg SP to Avg OLP	100.0%	96.9%	3.26%
Attached Avg Sold Price	\$192,495	\$169,870	13.32%
Detached Avg Sold Price	\$251,027	\$232,324	8.05%
Attached Units Sold	122	124	-1.61%
Detached Units Sold	171	162	5.56%

Financing (Sold)

Assumption	0
Cash	49
Conventional	98
FHA	98
Other	20
Owner	0
VA	26

Days on Market (Sold)

0	3
1 to 10	48
11 to 20	44
21 to 30	43
31 to 60	69
61 to 90	46
91 to 120	17
121 to 180	15
181 to 360	7
361 to 720	1
721+	0

- Notes:

 SP = Sold Price
 OLP = Original List Price
 LP = List Price (at time of sale)
 Garage/Parking Spaces are not included in Detached/Attached section totals.

Sold Detail

			Resi	dential			Condo/Coop
	2 or L	ess BR	3	BR	4 or N	lore BR	All
Price Ranges	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	1	0	20
\$100K to \$149,999	2	0	8	3	2	0	9
\$150K to \$199,999	0	3	13	3	10	0	13
\$200K to \$299,999	2	5	54	27	42	10	20
\$300K to \$399,999	0	0	6	9	26	0	0
\$400K to \$499,999	0	0	0	0	5	0	0
\$500K to \$599,999	0	0	0	0	0	0	0
\$600K to \$799,999	0	0	0	0	0	0	0
\$800K to \$999,999	0	0	0	0	0	0	0
\$1M to \$2,499,999	0	0	0	0	0	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	.0
\$5,000,000+	0	0	0	0	0	0	0
Total	4	8	81	42	86	10	62
Avg Sold Price	\$171,000	\$215,812	\$230,769	\$240,020	\$273,830	\$245,960	\$148,669
Prev Year - Avg Sold Price	\$181,000	\$169,464	\$205,767	\$207,311	\$256,625	\$228,530	\$126,023
Avg Sold % Change	-5.52%	27.35%	12.15%	15.78%	6.70%	7.63%	17.97%
Prev Year - # of Solds	7	8	67	50	88	10	56

Copyright © 2019 MarketStats by ShowingTime. All Flights Reserved. Data Source: Bright MLS. Statistics calculated April 04, 2019.



Zoning Ordinance page 1

	ZONE								
	R-T 7	R-30 ⁷	R-30C ⁷	R-18 ⁷	R-18C ⁷	R-10A	R-10	R-H	
Lot shown on a plat recorded prior to November 29, 1949 (CB-114-1989)	5,000	5,000	5,000	5,000	5,000		5,000	5,000	
Lot that is part of a resubdivision of land on a plat that was originally recorded prior to November 29, 1949, and was composed of lots having an average net area of 5,000 square feet or less (CB-114-1989)	5,000	5,000	5,000	5,000	5,000	9	5,000	5,000	
Lot, shown on a recorded plat, that is in a minor portion of a block, the majority (more than half) of which and the immediate surrounding area of which has been subdivided prior to September 22, 1957, with lots having net areas of 5,500 square feet or less (CB-114-1989)	5,500	5,500	5,500	5,500	5,500	S	5,500	5,500	
One-family metropolitan dwellings (CB-33-2005)	2,200	\$		\$		-	120	\$	
One-family semidetached dwellings	1,500	1,500	1,500	1,500	1,500	-	31	2	

Zoning Ordinance page 2

	ZONE								
	R-T 7	R-30 ⁷	R-30C ⁷	R-18 ⁷	R-18C ⁷	R-10A	R-10	R-H	
One-family detached dwellings:									
In general	6,500	6,500	6,500	6,500	6,500	199	6,500	6,500	
Lot shown on a plat recorded after February 1, 1970	g g	(4)	9	(4)	9	(4)	i i	(4)	
Lot shown on a plat recorded on or before February 1, 1970			8		*	(#C		·	
Lot shown on a plat recorded on or before July 1, 1966	ē.	*	e.	*	E.	*	ē	*	
Lot shown on a valid preliminary plat of subdivision filed with the Commission on or before July 1, 1966, and subdivision plat recorded on or before July 1, 1967	3	55	8	100	8	25	g.	237	
Lot in a cluster development (CB-114-1989)	Ę.		¥		¥		¥	16	
Lot that was created under the intra-family conveyance provisions of Subtitle 24, Sec., 107(c)(15) ²⁴	-	88	4	(4)		(4)	2	100	

SDAT

5/10/2019 SDAT: Real Property Search Real Property Data Search Search Result for PRINCE GEORGE'S COUNTY View Map View GroundRent Redemption View GroundRent Registration Tax Exempt: Special Tax Recapture: **Exempt Class:** NONE Account Identifier: District - 06 Account Number - 0549980 Owner Name: PRINCE GEORGES COUNTY Use: Principal Residence: EXEMPT RM 3020 C A B UPPER MARLBORO MD 20772 Mailing Address: Deed Reference: /04896/ 00409 MARS AVE SUITLAND 20746-0000 Premises Address: Legal Description: LOTS 9.10 Sub District: Assessment Year: Plat No: Grid: Subdivision: Map: Parcel: Section: Block: Lot: A-1293 0080 2800 2018 Plat 00F1 0000 13 Special Tax Areas: Town: NONE Ad Valorem: Tax Class: 8 Primary Structure Built Above Grade Living Area Property Land Area **Finished Basement County Use** 4,000 SF 901 **Stories** Basement Туре Exterior Full/Half Bath Garage **Last Major Renovation** /alue Information **Base Value** Value Phase-in Assessments As of 01/01/2018 As of 07/01/2018 As of 07/01/2019 8,700 8,700 Land: Improvements 0 0 Total: 8,700 8,700 8,700 8,700 Preferential Land: 0 0 Transfer Information Seller: LEDBETTER, AMOS V Date: 03/03/1978 Price: \$0 Deed1: /04896/ 00409 Deed2: Type: Seller: Date: Price: Type: Deed1: Deed2: Seller: Date: Price: Deed1: Deed2: Type: Exemption Information 07/01/2019 Partial Exempt Assessments: Class 07/01/2018 County: 500 8,700.00 8,700.00 500 8,700.00 8,700.00 State: 500 0.00|0.00 0.00|0.00 Municipal: Tax Exempt: Special Tax Recapture: **Exempt Class:** NONE Homestead Application Information Homestead Application Status: No Application Homeowners' Tax Credit Application Information Homeowners' Tax Credit Application Status: No Application Date:

1/2

https://sdat.dat.maryland.gov/RealProperty/Pages/default.aspx

Appraiser License

FHA/VA Case No. 244-1634502

Certified Residential License

09/05/2017

5,062,406

COMMISSION OF RE APPRAISERS & HOME INSPECTORS

10 03 20531 ANISSA R BEATTY MESSAGE(S):

6065 09-03-2017

DLLR LICENSE * REGISTRATION * CERTIFICATION * PERMIT

STATE OF MARYLAND

Lawrence J. Hogan, Jr. Boyd K. Rutherford Kelly M. Schulz

DEPARTMENT OF LABOR, LICENSING AND REGULATION

COMMISSION OF RE APPRAISERS & HOME INSPECTORS CERTIFIES THAT: ANISSA R BEATTY

IS AN AUTHORIZED: 03-CERTIFIED RESIDENTIAL

EXPIRATION EFFECTIVE CONTROL NO 50 62 4 0 6 Section Signature of Bearer WHERE REQUIRED BY LAW THIS MUST BE CONSPICUOUSLY DISPLAYED IN OFFICE TO WHICH IT AN

10 03 20531

5,062,406

10 03 20531 COMMISSION OF RE APPRAISERS & HOME INSPECTORS

500 N. CALVERT STREET BALTIMORE, MD 21202-3651

ANISSA R BEATTY 604 BELLE DORA CT.

ARNOLD

MD 21012

STATE OF BARRY AND
STATE OF BARRY AND
STATE OF BARRY AND
STATE OF STATE AND STATE OF STATE AND STATE OF STATE AND STATE OF STATE AND STATE OF STATE AND STATE OF STATE AND STATE OF STATE AND STATE OF ST COMMISSION OF RE APPRAISERS & HOME INSPECTORS CERTIFIES THAT: ANISSA R BEATTY

IS AN AUTHORIZED: 03 - CERTIFIED RESIDENTIAL

LIC/REG/CERT EXPIRATION EFFECTIVE CONTROL NO
20551 09-07-2020 09-05-2017 5062406

With Leading House Signature of Beaver Signature of Beaver Secretary DLJ.R.

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