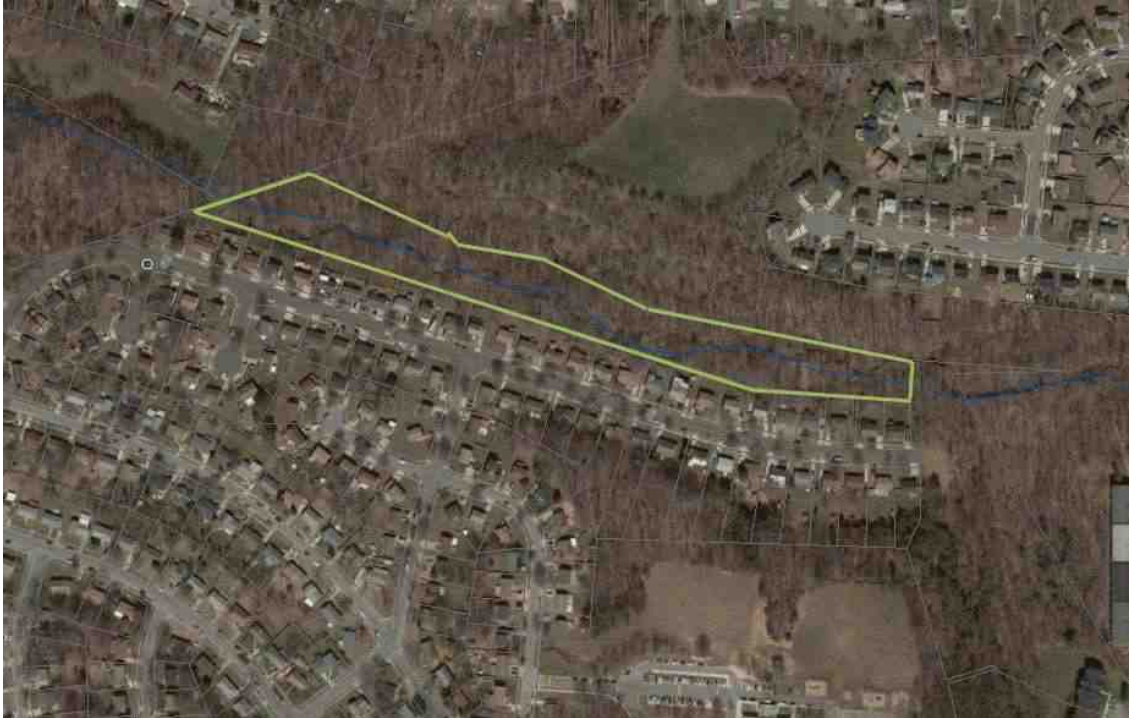


APPRAISAL OF REAL PROPERTY



LOCATED AT

Parcel A Mystic Avenue
Oxon Hill, MD 20745
Map: 0096 Grid: 00D2 Subdivision: 1190 Section: 02 Block: F

FOR

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

OPINION OF VALUE

25,000

AS OF

July 11, 2019

BY

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

USPAP ADDENDUM

File No. AB190708E

Borrower	N/A						
Property Address	Parcel A Mystic Avenue						
City	Oxon Hill	County	Prince George's	State	MD	Zip Code	20745
Lender	Prince Georges County						

This report was prepared under the following USPAP reporting option:

☒ Appraisal Report

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

☐ Restricted Appraisal Report

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

Reasonable Exposure Time

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

The neighborhood analysis, the exposure time to be the same as those reported as marketing time in the neighborhood section. The estimated length of time that the property's interest being appraised would have been offered on the market prior to the hypothetical consummation or a sale at market value on the effective date of the appraisal. Exposure time is a retrospective opinion based on an analysis of past events assuming a competitive and open market. As per the current market data, and the market trend in the subject's general market area, the exposure time is based on the average of the days on market of the selected comparables as reference. With reference to the selected comparables, the range of exposure time for the neighborhood is 91 to 180 days.

Additional Certifications

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

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

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

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

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

- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.

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

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

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

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

- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.

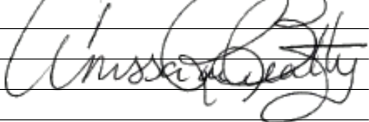
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Additional Comments

The purpose of this appraisal assignment is to provide an opinion of the market value for Mystic Avenue (Tax Id#12-1303221), Oxon Hill, MD 20745.

The subject property is 5.47-acres known as parcel A, as shown on a plat for Clearview Manor as shown as section two, part of blocks E and F, dated July 28, 1977. There is a right of way that runs through the middle of the property according to this plat. There are several environmental features which may preclude development per Prince George's County. These obstacles include a stream and FEMA floodplain which bisect the site east to west - a related conservation easement- and moderate topographic changes onsite. Please see the map attached in the addendum of this report. We believe that the subject site has no development potential based on our research and analysis including the discussion with environmental planning. Please see the e-mail and environmental map in the addenda of this report. The subject property is a long and thin parcel which has minimal access via a 9-foot pathway to Mystic Avenue. This pathway appears to be inadequate for vehicular access to the subject parcel. I am unaware of any easements or maintenance agreements between the owners of the subject property and the owners of the adjacent properties. Typical Utility easements (telephone, electric) do not detract from the market value of the property

APPRAISER:

Signature: 

Name: Anissa Rae Beatty

Date Signed: 07/12/2019

State Certification #: 03-20531

or State License #:

State: MD

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

Effective Date of Appraisal: July 11, 2019

SUPERVISORY APPRAISER: (only if required)

Signature: _____

Name: _____

Date Signed: _____

State Certification #: _____

or State License #: _____

State: _____

Expiration Date of Certification or License: _____

Supervisory Appraiser Inspection of Subject Property:

☐ Did Not

☐ Exterior-only from Street

☐ Interior and Exterior

LAND APPRAISAL REPORT

File No.: AB190708E

SUBJECT	Property Address: Parcel A Mystic Avenue		City: Oxon Hill		State: MD		Zip Code: 20745							
	County: Prince George's		Legal Description: Map: 0096 Grid: 00D2 Section: 02 Block: F											
	Assessor's Parcel #: 12-1303221		Tax Year: 2019		R.E. Taxes: \$ 0		Special Assessments: \$ 0							
	Market Area Name: Oxon Hill		Map Reference: 47894		Census Tract: 8017.07									
ASSIGNMENT	Current Owner of Record: Prince Georges County		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: \$ 0		<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 Mystic Avenue (Tax Id#12-1303221), Oxon Hill, MD 20745.													
	Intended User(s) (by name or type): Prince George's County													
MARKET AREA DESCRIPTION	Client: Prince Georges County		Address: 1400 McCormick Drive #336 Largo, Maryland 20774											
	Appraiser: Anissa Rae Beatty		Address: 1244 Ritchie Hwy - Suite 19, Arnold, MD 21012											
	Characteristics		Predominant Occupancy		One-Unit Housing		Present Land Use		Change in Land Use					
	Location: <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural		<input checked="" type="checkbox"/> Owner 75		PRICE AGE		One-Unit 75 %		<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 2 %		<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 type="checkbox"/> Vacant (0-5%)		112 Low 1		Multi-Unit 3 %		* To:					
	Property values: <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining		<input checked="" type="checkbox"/> Vacant (>5%)		699 High 78		Comm'l 10 %							
	Demand/supply: <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply				237 Pred 65		Other 10 %							
	Marketing time: <input type="checkbox"/> Under 3 Mos. <input checked="" type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.						%							
	Factors Affecting Marketability													
	Item		Good	Average	Fair	Poor	N/A	Item		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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Market Area Comments: The subject is in Prince George's County which is part of the Washington, D.C. Metro area. According to the BrightMLS system the Washington, D.C. Metro area median sales price was up in May 2019, rising 3.2% to \$480,000 compared to the previous year and was the highest overall median sales price of the decade, breaking the previous record price of \$475,000 set last month. Prince George's County area has an average sold price of \$315,000 at a 8.4% increase over 2017. Prince George's County is the most affordable County in the Washington, D.C. Metro area. Prince George's County had a 3.3% decrease in pending sales. The above information was taken from the most recent BrightMLS Market Update (May 2019) and can be found in the addendum of this report. Specifically, the subject's zip code has experienced an increase in the Average Sold Price to \$265,398 at a 6.34% and the Detached Average Sold Price of \$258,722 which was a 2.70%% increase from last year per the SmartCharts Market Statistics. With this information in mind there has been a market conditions/time adjustment applied to the Sales Comparison Approach of 3%.														
SITE DESCRIPTION	Dimensions: See the plat map in addendum.		Site Area: 5.47 acres											
	Zoning Classification: R-55		Description: R-55 One-Family Detached Residential											
	Do present improvements comply with existing zoning requirements? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> No Improvements													
	Uses allowed under current zoning: R-55 One-Family Detached Residential - Permits small-lot residential subdivisions; promotes high density, single-family detached dwellings. Standard lot sizes 6,500 sq ft. Maximum dwelling units per net acre 6.70 and estimated average dwelling units per acre 4.2.													
	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 an abutting property.													
	Actual Use as of Effective Date: Vacant Land		Use as appraised in this report: Lot Assemblage											
	Summary of Highest & Best Use: The highest and best use of the subject property is assembly with an abutting property.													
		Utilities		Public	Other	Provider/Description	Off-site Improvements		Type	Public	Private	Frontage	9 Feet	
Electricity		<input type="checkbox"/>	<input type="checkbox"/>	Available Hookup	Street		Asphalt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Topography	Some sloping			
Gas		<input type="checkbox"/>	<input type="checkbox"/>	Available Hookup	Width		50 estimated			Size	5.47 acres			
Water		<input type="checkbox"/>	<input type="checkbox"/>	Available Hookup	Surface		Asphalt			Shape	Rectangular			
Sanitary Sewer		<input type="checkbox"/>	<input type="checkbox"/>	Available Hookup	Curb/Gutter		Concrete	<input type="checkbox"/>	<input type="checkbox"/>	Drainage	Appears Adequate			
Storm Sewer		<input type="checkbox"/>	<input type="checkbox"/>	Available Hookup	Sidewalk		None	<input type="checkbox"/>	<input type="checkbox"/>	View	Wooded Lot			
Telephone		<input type="checkbox"/>	<input type="checkbox"/>	Available Hookup	Street Lights		Electric	<input checked="" type="checkbox"/>	<input type="checkbox"/>					
Multimedia		<input 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 #		24033C0230E	FEMA Map Date			09/16/2016		
Site Comments: The subject property is 5.47-acres known as parcel A, as shown on a plat for Clearview Manor as shown as section two, part of blocks E and F, dated July 28, 1977. There is a right of way that runs through the middle of the property according to this plat. There are several environmental features which may preclude development per Prince George's County. These obstacles include a stream and FEMA floodplain which bisect the site east to west - a related conservation easement- and moderate topographic changes onsite. Please see the map attached in the addendum of this report. We believe that the subject site has no development potential based on our research and analysis including the discussion with environmental planning. Please see the e-mail and environmental map in the addenda of this report. The subject property is a long and thin parcel which has minimal access via a 9-foot pathway to Mystic Avenue. This pathway appears to be inadequate for vehicular access to the subject parcel. I am unaware of any easements or maintenance agreements between the owners of the subject property and the owners of the adjacent properties. Typical Utility easements (telephone, electric) do not detract from the market value of the property														

LAND APPRAISAL REPORT

File No.: AB190708E

TRANSFER HISTORY

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

Data Source(s): Property Assessment

1st Prior Subject Sale/Transfer

Analysis of sale/transfer history and/or any current agreement of sale/listing: Deed#10793/622 is dated May 17, 1996

Date: 05/23/1996

between Robert R. Hagan, Jr., Director of Finance for Prince George's County, Maryland, under and by

Price: 0

virtue of the laws of the State of Maryland, party of the first part and Prince George's County, Maryland,

Source(s): Property Assessment

a body corporate and politic, party of the second part, in civil action case 95-08737, passed on May 7,

2nd Prior Subject Sale/Transfer

1996, it was ordered that the Collector of Taxes for Prince George's County execute a deed of

Date:

conveyance for the said party of the second part, namely the holder of the certificate of sale, or his

Price:

assignee, issued by the Collector of Taxes for Prince George's County, pursuant to the provisions of the

Source(s):

Tax-Property ARticle of the Annotated Code of Maryland.

SALES COMPARISON APPROACH

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	Parcel A Mystic Avenue Oxon Hill, MD 20745	10511 Cedarville Rd Brandywine, MD 20613		Livingston Rd Accokeek, MD 20607		Ritchie Marlboro N Upper Marlboro, MD 20774	
Proximity to Subject		13.38 miles SE		10.12 miles S		9.30 miles NE	
Sale Price	\$		\$ 25,000		\$ 29,900		\$ 20,000
Price/	\$	\$ 6,250.00		\$ 10,170.07		\$ 5,291.01	
Data Source(s)		BrightMLS#1001090975		BrightMLS#1001064679		BrightMLS#1001087921	
Verification Source(s)		Assessment Records, Deed, Agent		Assessment Records, Deed, Agent		Assessment Records, Deed, Agent	
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+ (-) \$ Adjust	DESCRIPTION	+ (-) \$ Adjust	DESCRIPTION	+ (-) \$ Adjust
Sales or Financing		Cash		Cash		Cash	
Concessions		None		None		None	
Date of Sale/Time		09/07/2017	0	02/09/2017	0	12/09/2016	0
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Location	Capitol Heights	Brandywine		Accokeek		Upper Marlboro	
Site Area	5.47	4.00	0	2.94	0	3.78	0
Zoning	R-55	OS	0	RA	0	RA	0
Development Status	Not Buildable	Not Buildable		Not Buildable		Not Buildable	
Improvements	None	None		None		None	
Net Adjustment (Total, in \$)		<input type="checkbox"/> + <input type="checkbox"/> - \$		<input type="checkbox"/> + <input type="checkbox"/> - \$		<input type="checkbox"/> + <input type="checkbox"/> - \$	
		Net %		Net %		Net %	
Adjusted Sale Price (in \$)		Gross % \$ 25,000		Gross % \$ 29,900		Gross % \$ 20,000	

Summary of Sales Comparison Approach

The highest and best use of the subject property is for assemblage with an adjacent parcel. This is due to the non-buildable nature of the subject parcel. As such, all of the comparable sales share this non-buildable feature and highest and best use. Additionally, each of the comparable sales are larger parcels that are not in subdivisions. There is not an extensive amount of properties that share these features and that have been transferred in a reasonable time frame. Due to this it was necessary to expand the search criteria for comparable sales by both distance and time.

While each of the comparable sales are considered in reconciling an opinion of market value, comparable sale #1 was given increased weighting at \$26,312 because it is the most recent sale.

All adjustments are in whole dollars.

PUD

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

Legal Name of Project:

Describe common elements and recreational facilities: The subject property is not in a Planned Unit Development.

RECONCILIATION

Indicated Value by: Sales Comparison Approach \$ 25,000

Final Reconciliation The comparable sales range adjusted sale price from \$20,000 to \$30,000. Comparable sale #1 was given increased weighting at \$25,000 because it is the most recent sale. Comparables #2, #3 and #4 lend additional support.

This appraisal is made ☒ "as is", or ☐ subject to the following conditions:

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

Based upon an inspection of the subject property, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 25,000 , as of: July 11, 2019 , which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.

ATTACH.

A true and complete copy of this report contains 21 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 H Hobbs

Client Name: Prince Georges County

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

Address: 1400 McCormick Drive #336 Largo, Maryland 20774

APPRaiser

Supervisory APPRAISER (if required)
or CO-APPRAISER (if applicable)

Appraiser Name: Anissa Rae Beatty

Supervisory or Co-Appraiser Name:

Company: Treffer Appraisal Group

Company:

Phone: (410) 544-7744

Fax:

E-Mail: appraisals@treffergroup.com

E-Mail:

Date of Report (Signature): 07/12/2019

Date of Report (Signature):

License or Certification #: 03-20531

License or Certification #:

State: MD

State:

Designation: Certified Residential

Designation:

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

Expiration Date of License or Certification:

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

Inspection of Subject: ☐ Did Inspect ☐ Did Not Inspect

Date of Inspection: July 11, 2019

Date of Inspection:

ADDITIONAL COMPARABLE SALES

File No.: AB190708E

[illegible]

Supplemental Addendum

File No. AB190708E

Borrower	N/A					
Property Address	Parcel A Mystic Avenue					
City	Oxon Hill	County	Prince George's	State	MD	Zip Code 20745
Lender/Client	Prince Georges County					

Purpose of the Appraisal

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

Scope of the Appraisal

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

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

Standard Comments

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

Additional Certifications

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

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

No warranty of the appraised property is given or implied.

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

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

Market Value

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

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

1. Buyer and seller are typically motivated;

2. Both parties are well informed or well advised, and acting in what they consider their best interests;

3. A reasonable time is allowed for exposure in the open market;

4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and

5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Hazmat/Environmental statement unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such

Supplemental Addendum

File No. AB190708E

Borrower	N/A					
Property Address	Parcel A Mystic Avenue					
City	Oxon Hill	County	Prince George's	State	MD	Zip Code 20745
Lender/Client	Prince Georges County					

materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, radon, urea-formaldehyde foam insulation, lead paint, or other potentially hazardous materials may affect the value of the property. The value is predicated on the assumption that there is no such materials on or in the property that would cause the loss of value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired. The subject property has not sold within the past thirty six months.

Digital Signatures

The digital signatures attached to this report fully comply with minimum USPAP reporting requirements. Security features are utilized to ensure the integrity of the signatures and data. According to USPAP Statement on Appraisal Standards No. 8 dated 9/16/1998, electronically affixing a signature to a report is acceptable, and has the same level of authenticity and responsibility as a hand written ink signature.

Detrimental Conditions Statement

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

Neighborhood Market Conditions

The market area is approximately bound by: The subject property is north of 40th Place; east of Route 500; south of Route 410; west of Route 1.

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

Site Comments

The subject property is 5.47-acres known as parcel A, as shown on a plat for Clearview Manor as shown as section two, part of blocks E and F, dated July 28, 1977. There is a right of way that runs through the middle of the property according to this plat. There are several environmental features which may preclude development per Prince George's County. These obstacles include a stream and FEMA floodplain which bisect the site east to west – a related conservation easement- and moderate topographic changes onsite. Please see the map attached in the addendum of this report. We believe that the subject site has no development potential based on our research and analysis including the discussion with environmental planning. Please see the e-mail and environmental map in the addenda of this report. The subject property is a long and thin parcel which has minimal access via a 9-foot pathway to Mystic Avenue. This pathway appears to be inadequate for vehicular access to the subject parcel. I am unaware of any easements or maintenance agreements between the owners of the subject property and the owners of the adjacent properties. Typical Utility easements (telephone, electric) do not detract from the market value of the property

Comments on Sales Comparison

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

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

Comments on Income Approach

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

Final Reconciliation

The comparable sales range adjusted sale price from \$20,000 to \$30,000. Comparable sale #1 was given increased weighting at \$25,000 because it is the most recent sale. Comparables #2, #3 and #4 lend additional support.

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).

Supplemental Addendum

File No. AB190708E

Borrower	N/A					
Property Address	Parcel A Mystic Avenue					
City	Oxon Hill	County	Prince George's	State	MD	Zip Code 20745
Lender/Client	Prince Georges County					

Highest and Best Use

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

Zoning

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

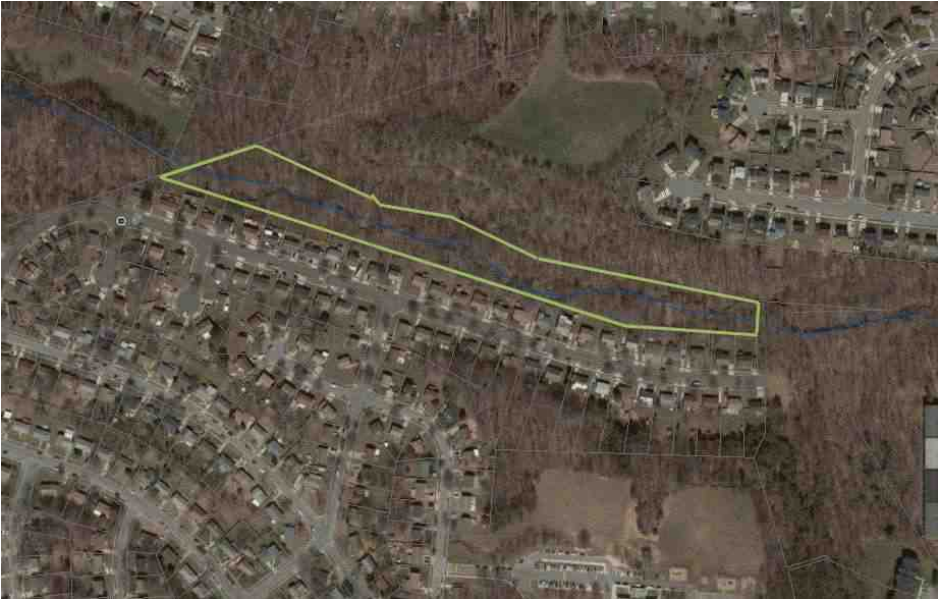
Subject Property

The purpose of this appraisal assignment is to provide an opinion of the market value for Mystic Avenue (Tax Id#12-1303221), Oxon Hill, MD 20745.

The subject property is 5.47-acres known as parcel A, as shown on a plat for Clearview Manor as shown as section two, part of blocks E and F, dated July 28, 1977. There is a right of way that runs through the middle of the property according to this plat. There are several environmental features which may preclude development per Prince George's County. These obstacles include a stream and FEMA floodplain which bisect the site east to west - a related conservation easement- and moderate topographic changes onsite. Please see the map attached in the addendum of this report. We believe that the subject site has no development potential based on our research and analysis including the discussion with environmental planning. Please see the e-mail and environmental map in the addenda of this report. The subject property is a long and thin parcel which has minimal access via a 9-foot pathway to Mystic Avenue. This pathway appears to be inadequate for vehicular access to the subject parcel. I am unaware of any easements or maintenance agreements between the owners of the subject property and the owners of the adjacent properties. Typical Utility easements (telephone, electric) do not detract from the market value of the property

Land Subject Photos

Borrower	N/A					
Property Address	Parcel A Mystic Avenue					
City	Oxon Hill	County	Prince George's	State	MD	Zip Code 20745
Lender/Client	Prince Georges County					



Parcel A Mystic Avenue

Location	Capitol Heights
Site Area	5.47 Acres
Zoning	R-55
Development Status	Not Buildable
Improvements	None



Location	Capitol Heights
Site Area	5.47 Acres
Zoning	R-55
Development Status	Not Buildable
Improvements	None

Location	Capitol Heights
Site Area	5.47 Acres
Zoning	R-55
Development Status	Not Buildable
Improvements	None

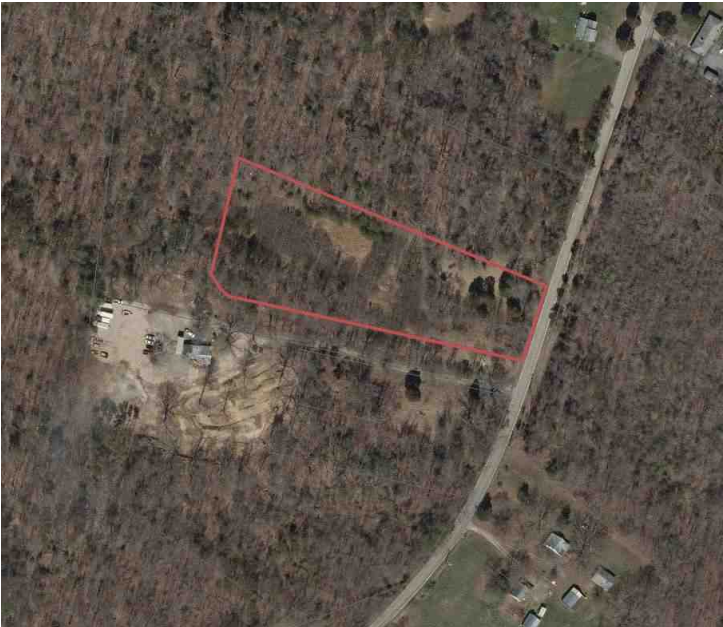
Comparable Land Photo Page

Borrower	N/A					
Property Address	Parcel A Mystic Avenue					
City	Oxon Hill	County	Prince George's	State	MD	Zip Code 20745
Lender/Client	Prince Georges County					



Comparable 1

10511 Cedarville Rd
Prox. to Subj. 13.38 miles SE
Sales Price 25,000
Date of Sale 09/07/2017
Location Brandywine
Site/View
Zoning OS
Development Status Not Buildable
Improvements None



Comparable 2

Livingston Rd
Prox. to Subj. 10.12 miles S
Sales Price 29,900
Date of Sale 02/09/2017
Location Accokeek
Site/View
Zoning RA
Development Status Not Buildable
Improvements None



Comparable 3

Ritchie Marlboro N
Prox. to Subj. 9.30 miles NE
Sales Price 20,000
Date of Sale 12/09/2016
Location Upper Marlboro
Site/View
Zoning RA
Development Status Not Buildable
Improvements None

Land Comparable Photos 4-6

Borrower	N/A					
Property Address	Parcel A Mystic Avenue					
City	Oxon Hill	County	Prince George's	State	MD	Zip Code 20745
Lender/Client	Prince Georges County					



Comparable 4

Floral Park Off Rd	
Prox. to Subject	8.45 miles SE
Sale Price	30,000
Gross Living Area	
Total Rooms	
Total Bedrooms	
Total Bathrooms	
Location	Brandywine
View	
Site	6.26
Quality	
Age	

Comparable 5

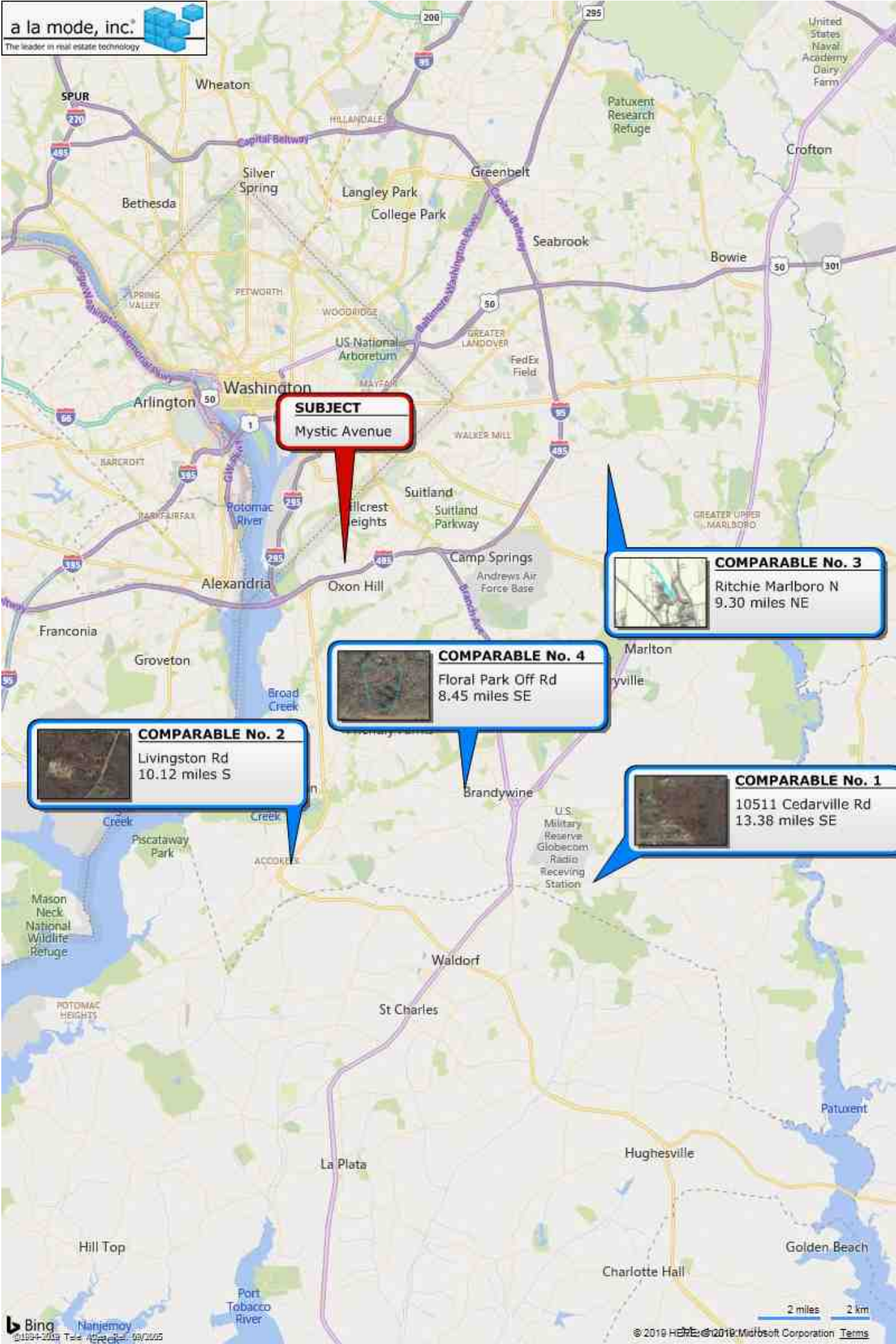
Prox. to Subject
Sale Price
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location
View
Site
Quality
Age

Comparable 6

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

Location Map

Borrower	N/A					
Property Address	Parcel A Mystic Avenue					
City	Oxon Hill	County	Prince George's	State	MD	Zip Code 20745
Lender/Client	Prince Georges County					



Subject Tax Record

7/5/2019

SDAT: Real Property Search

Real Property Data Search

Search Result for PRINCE GEORGE'S COUNTY

View Map			View GroundRent Redemption			View GroundRent Registration					
Tax Exempt: Exempt Class:			Special Tax Recapture: NONE								
Account Identifier:			District - 12 Account Number - 1303221								
Owner Information											
Owner Name:			PRINCE GEORGES COUNTY (TX)				Use:		EXEMPT		
Mailing Address:			BILL BUCKLIN PRO AC REL EST 1400 MCCORMICK DR LARGO MD 20774-5313				Principal Residence:		NO		
							Deed Reference:		/10793/ 00622		
Location & Structure Information											
Premises Address:			MYSTIC AVE OXON HILL 20745-0000				Legal Description:				
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	A-9168	
0096	00D2	0000		1190	02	F		2019	Plat Ref:		
Special Tax Areas:				Town:		NONE					
				Ad Valorem:							
				Tax Class:		8					
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use			
						238,113 SF		901			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation					
Value Information											
			Base Value	Value	Phase-in Assessments						
				As of 01/01/2019	As of 07/01/2018		As of 07/01/2019				
Land:			4,700	4,700							
Improvements			0	0							
Total:			4,700	4,700	4,700		4,700				
Preferential Land:			0		0						
Transfer Information											
Seller: AZALEA ACRES PARTNERSHIP				Date: 05/23/1996				Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /10793/ 00622				Deed2:			
Seller:				Date:				Price:			
Type:				Deed1:				Deed2:			
Seller:				Date:				Price:			
Type:				Deed1:				Deed2:			
Exemption Information											
Partial Exempt Assessments:			Class				07/01/2018		07/01/2019		
County:			540				4,700.00		4,700.00		
State:			540				4,700.00		4,700.00		
Municipal:			540				0.00 0.00		0.00 0.00		
Tax Exempt:			Special Tax Recapture:								
Exempt Class:			NONE								
Homestead Application Information											
Homestead Application Status: No Application											

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

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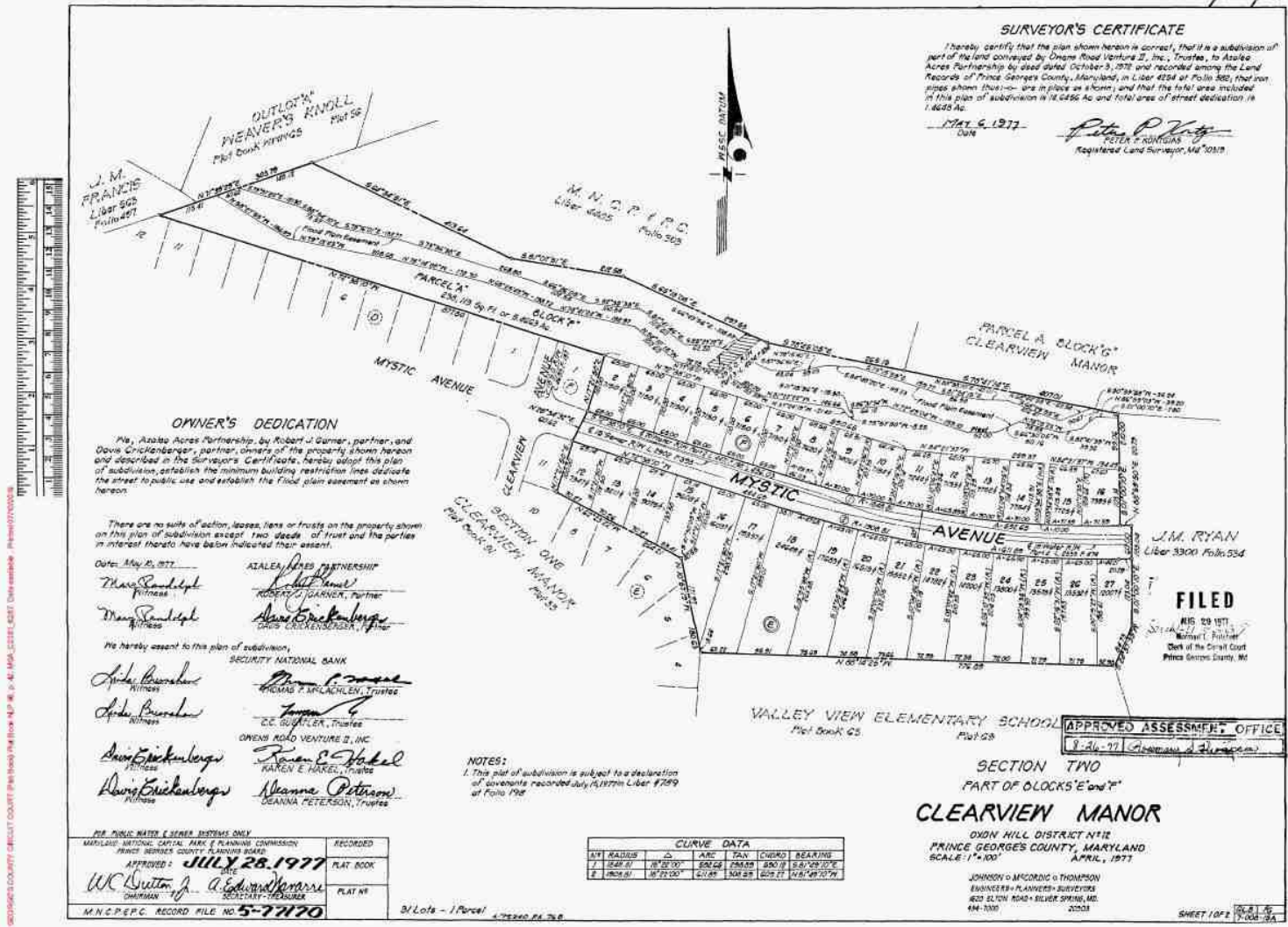
Subject Tax Bill

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

ACCOUNT NUMBER:	1303221	DISTRICT:	12	DATA AS OF:	07/05/19 at 13:03:55	New Search
OWNER:		CARE OF:				Help
PRINCE GEORGES COUNTY (TX)		BILL BUCKLIN PRO AC REL EST				Payment History
PROPERTY ADDRESS:		MAILING ADDRESS:				
000000 MYSTIC AVE		1400 MCCORMICK DR				
FOREST HEIGHTS MD 20745-0000		LARGO, MD 20774-5313				
MORTGAGE:		UNKNOWN				
PROPERTY DESCRIPTION:						
CONDO PLAT		PHASE	BLDG	UNIT		
SUBNAME:	CLEARVIEW MANOR			LIBER/FOLIO:	10793/622	
SECTION:	02			LATEST DEED:	05/23/1996	
LOT:				LAND:	4,700.00	
BLOCK:	F			IMPS:	0.00	
ACREAGE:	238113.000 F			ASSESSMENT:	4,700.00	
OCCUPANCY:	NOT PRINCIPAL RESIDENCE					
TAX DESCRIPTION:						TAX/CHARGE:
COUNTY PROPERTY TAX						0.00
COUNTY PROPERTY TAX - SUPPLEMENTAL EDUCATION						0.00
STATE OF MARYLAND						0.00
PARK & PLANNING						0.00
STORMWATER/CHESAPEAKE BAY WATER QUALITY						0.00
WASHINGTON SUBURBAN TRANSIT COMMISSION						0.00
TOWN LEVY						0.00
OTHER MUNICIPAL CHARGES						0.00
FRONT FOOT						0.00
SOLID WASTE SERVICE CHARGE						0.00
CLEAN WATER ACT FEE						0.00
SPECIAL AREA						0.00
LIENS						0.00
OTHER TAXES/FEES						0.00
LESS HOMEOWNERS TAX CREDIT						0.00
LESS HOMESTEAD TAX CREDIT						0.00
LESS DISCOUNT CREDIT						0.00
TOTAL						0.00
PAYMENT RECEIVED				INT/PEN	0.00	0.00
REFUND DATE				REFUND AMOUNT		0.00
Account No:	1303221		FY19			

Subject Plat


98-42



Subject Environmental Map



Subject Zoning Map



Property Search Results


Criteria

count = 1303221

Owner Name: PRINCE GEORGES COUNTY (TX)

Address: 0 MYSTIC AVE, OXON HILL, MD 20745

Tax Account: 1303221



Parcel Details

Assessment District:	12
Tax Account:	1303221
Lot:	
Block:	F
Parcel:	
Description:	
Plat: (cross reference)	A12-9168
Subdivision:	CLEARVIEW MANOR
Acreage:	5.4660

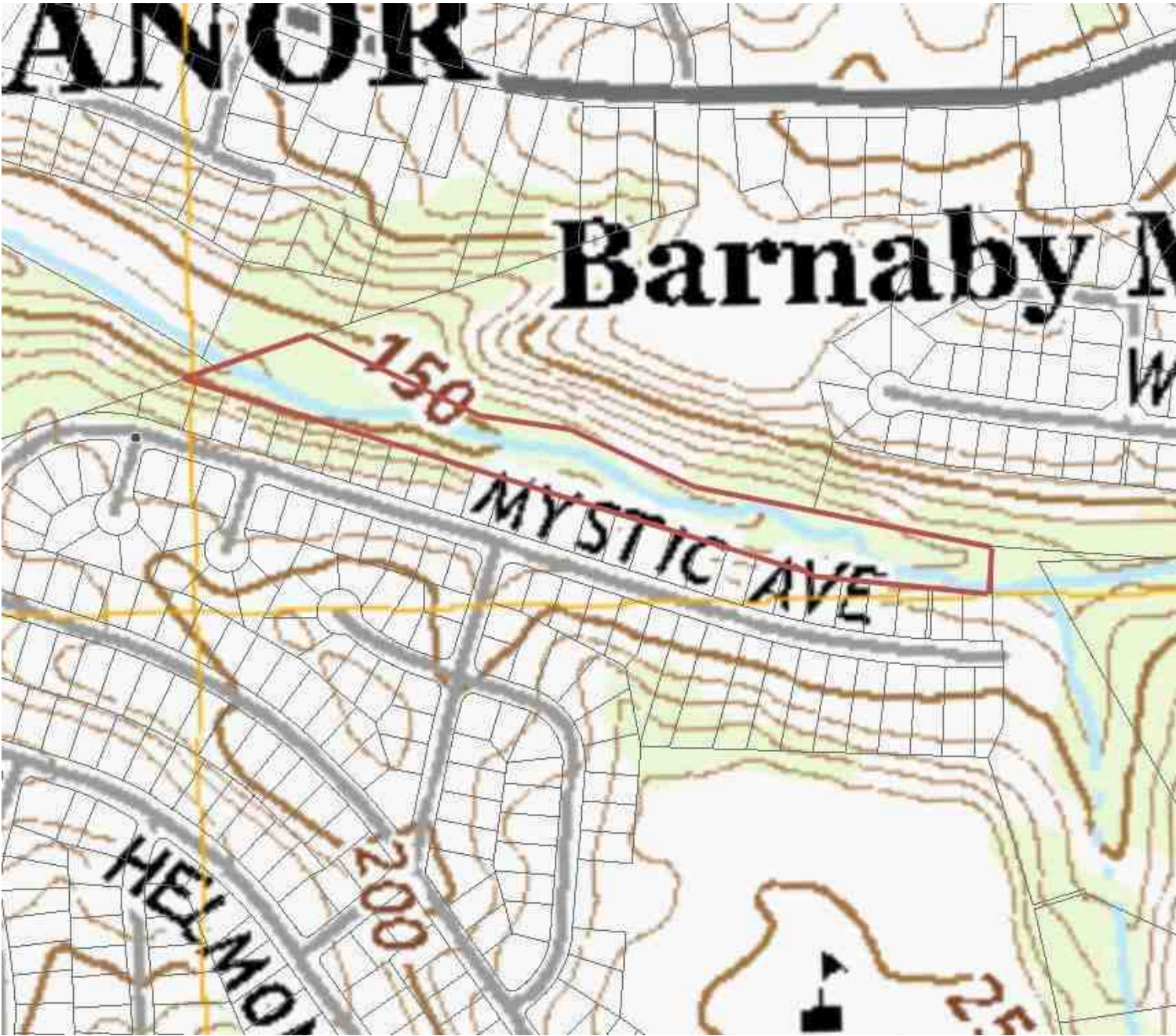
Ownership Information

Owner Name:	PRINCE GEORGES COUNTY (TX)
Owner Address:	1400 McCormick Dr, Largo, MD 20774
Liber:	10793
Folio:	622
Transfer Date:	5/23/1996
Sale Price:	\$0.00

1 of 1 Results Displayed

1 of 1 Results Displayed

Subject Topography Map



E-Mail from Prince Georges County

RE: question

KA

Krivitsky, Amber <amber.krivitsky@ppd.mnccpc.org>

To

Anissa Beatty

↩ Reply

↩ Reply All

➡ Forward

⋮

Wed 7/10/2019 11:20 AM

Anissa,

When researching the property in www.pgatlas.com, it appears there are quite a few environmental features on the property which may preclude development – see PGAtlas screen shot below:

PGAtlas (Internal)

For environmental-related questions, please contact the Planning Department's Environmental Planning Section at 301-952-3650.

Best,

Amber Krivitsky

Principal Planning Technician

Planning Information Services

14741 Governor Oden Bowie Drive, Room L-2

Upper Marlboro, MD 20772

301-952-4616 (direct)

301-952-3195 (main)

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
MESSAGE(S):

ANISSA R BEATTY

6065 09-03-2017

THIS DOCUMENT IS VOID WITHOUT THIS PAPER OR UNLESS IT CONTAINS A 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 REAL ESTATE APPRAISERS & HOME INSPECTORS
CERTIFIES THAT:
ANISSA R BEATTY

IS AN AUTHORIZED: **03 - CERTIFIED RESIDENTIAL**

LIC/REG/CERT
20531

EXPIRATION
09-07-2020

EFFECTIVE
09-03-2017

CONTROL NO
5062406

Anissa R Beatty
Signature of Bearer

Kelly M. Schulz
Secretary DLLR

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

10 03 20531


5,062,406

10 03 20531
COMMISSION OF RE APPRAISERS & HOME INSPECTORS
500 N. CALVERT STREET
BALTIMORE, MD 21202-3651

ANISSA R BEATTY
604 BELLE DORA CT.

ARNOLD

MD 21012

 DLIR Division of Labor Department of Labor, Education and Regulation	LICENSE • REGISTRATION • CERTIFICATION • PERMIT	Laurence J. Hagan, Jr. Governor
	STATE OF MARYLAND DEPARTMENT OF LABOR, EDUCATION AND REGULATION	Steph R. Sutherland Lt. Governor Kelly M. Schaefer Secretary

COMMISSION OF REAL APPRAISERS & HOME INSPECTORS

CERTIFIES THAT:

ANISSA R BEATTY

IS AN AUTHORIZED: 03 - CERTIFIED RESIDENTIAL

<u>LIC/REG/NO</u>	<u>EXPIRATION</u>	<u>EFFECTIVE</u>	<u>CONTROL NO</u>
20551	09-07-2020	09-03-2017	5062406

Anissa R Beatty *Kelly M Schaefer*

Signature of Bearer Secretary DLIR