

APPRAISAL OF REAL PROPERTY



LOCATED AT

Piscataway Rd (09-0896365)
CLINTON, MD 20735
MAP 116, GRID A3, PARCEL 220

FOR

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

OPINION OF VALUE

\$10,000

AS OF

06/19/2019

BY

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

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

(301) 317-8514

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

Re: Property: Piscataway Rd (09-0896365)
CLINTON, MD 20735
Borrower: N/A N/A
File No.: 1906004

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

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

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

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

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

Sincerely,



Jacquelin Sonceau, SRA
30012316
7/11/2019

USPAP Compliance Addendum

Loan #
File # 1906004

Borrower	N/A N/A		
Property Address	Piscataway Rd (09-0896365)		
City	CLINTON	County	Prince George's
		State	MD
		Zip Code	20735
Lender/Client	The Prince George's County Government		

APPRAISAL AND REPORT IDENTIFICATION

This Appraisal Report is one of the following types:

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

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

ADDITIONAL CERTIFICATIONS

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

- The statements of fact contained in this report are true and correct.
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no (or the specified) present or prospective interest in the property that is the subject of this report and no (or specified) personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- This appraisal report was prepared in accordance with the requirements of Title XI of FIRREA and any implementing regulations.

PRIOR SERVICES

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

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

PROPERTY INSPECTION

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

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

APPRAISAL ASSISTANCE

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

ADDITIONAL COMMENTS

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

MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY

A reasonable marketing time for the subject property is 35 day(s) utilizing market conditions pertinent to the appraisal assignment.

A reasonable exposure time for the subject property is 30-60 day(s).

APPRAISER SUPERVISORY APPRAISER (ONLY IF REQUIRED)

<p>Signature </p> <p>Name <u>Jacquelin Sonceau, SRA</u></p> <p>Date of Signature <u>07/01/2019</u></p> <p>State Certification # <u>30012316</u></p> <p>or State License # _____</p> <p>State <u>MD</u></p> <p>Expiration Date of Certification or License <u>07/11/2019</u></p> <p>Effective Date of Appraisal <u>06/19/2019</u></p>	<p>Signature _____</p> <p>Name _____</p> <p>Date of Signature _____</p> <p>State Certification # _____</p> <p>or State License # _____</p> <p>State _____</p> <p>Expiration Date of Certification or License _____</p> <p>Supervisory Appraiser Inspection of Subject Property</p> <p><input type="checkbox"/> Did Not <input type="checkbox"/> Exterior-only from Street <input type="checkbox"/> Interior and Exterior</p>
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LAND APPRAISAL REPORT

File No.: 1906004

Property Address: Piscataway Rd (09-0896365)	City: CLINTON	State: MD	Zip Code: 20735
County: Prince George's		Legal Description: MAP 116, GRID A3, PARCEL 220	
Assessor's Parcel #: 09-0896365	Tax Year: 2019	R.E. Taxes: \$ 2	Special Assessments: \$ 0
Market Area Name: Clinton	Map Reference: 116	Census Tract: 8012.16	
Current Owner of Record: PRINCE GEORGES COUNTY		Borrower (if applicable): N/A N/A	
Project Type (if applicable): <input type="checkbox"/> PUD <input type="checkbox"/> De Minimis PUD <input type="checkbox"/> Other (describe)	HOA: \$ <input type="checkbox"/> per year <input type="checkbox"/> per month		
Are there any existing improvements to the property? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If Yes, indicate current occupancy: <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant <input type="checkbox"/> Not habitable			
If Yes, give a brief description:			

The purpose of this appraisal is to develop an opinion of: <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe)			
This report reflects the following value (if not Current, see comments): <input checked="" type="checkbox"/> Current (the Inspection Date is the Effective Date) <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective			
Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe)			
Intended Use: The intended use of this appraisal report is to assist the client with internal decision making regarding the subject property. The appraiser is not responsible for the unauthorized use of this report.			
Intended User(s) (by name or type): The client, The Prince George's County Government			
Client: The Prince George's County Government	Address: 1400 McCormick Drive, Suite 336, Largo, MD 20774		
Appraiser: Jacquelin Sonceau, SRA	Address: 8014 Patuxent Landing Loop, Laurel, MD 20724		

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 84 <input checked="" type="checkbox"/> Tenant 11 <input checked="" type="checkbox"/> Vacant (0-5%) <input type="checkbox"/> Vacant (>5%)	PRICE AGE	One-Unit 80%	<input checked="" type="checkbox"/> Not Likely
Built up: <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%		\$ (000) (yrs)	2-4 Unit 0%	<input type="checkbox"/> Likely * <input type="checkbox"/> In Process *
Growth rate: <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow		93 Low 0	Multi-Unit 10%	* To: _____
Property values: <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining		2,640 High 101	Comm'l 10%	
Demand/supply: <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply		310 Pred 39	0%	
Marketing time: <input checked="" type="checkbox"/> Under 3 Mos. <input type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.				

Factors Affecting Marketability											
Item	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's neighborhood is bordered by Allentown Road to the north; Dangerfield Road to the east; Floral Park Road to the south; Allentown Road to the west. The subject is in close proximity to Joint Base Andrews and this could have a negative affect the subject's marketability. Good access to all amenities, including public schools of all levels, churches, shopping, employment, and major highways. Major employment centers in the DC metro area are within typical commuting times. The subject is less than a mile (as the crow flies) from Clinton Grove Elementary School. Market conditions are stable. Currently conventional, VA, and FHA mortgages are available at historically low rates. Median days on the market for properly priced properties in the overall subject neighborhood is under 3 months. Market trend data supplied above was obtained from the general market for the past twelve months within a 2 mile radius of the subject property.

Dimensions: Irregular lot	Site Area: 21,780 Sq.Ft.
Zoning Classification: R80	Description: ONE-FAMILY DETACHED RESIDENTIAL
Do present improvements comply with existing zoning requirements? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> No Improvements	
Uses allowed under current zoning: One-Family Detached Residential - Provides for variation in the size, shape, and width of subdivision lots to better utilize the natural terrain and to facilitate planning of single-family developments with lots and dwellings of various sizes and styles.	
Are CC&Rs applicable? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown	Have the documents been reviewed? <input type="checkbox"/> Yes <input type="checkbox"/> No
Ground Rent (if applicable) \$ _____ /	
Comments:	
Highest & Best Use as improved: <input type="checkbox"/> Present use, or <input checked="" type="checkbox"/> Other use (explain) The Highest and best use of the subject is as improved as a residential dwelling.	
Actual Use as of Effective Date: Vacant Lot	Use as appraised in this report: Vacant Lot
Summary of Highest & Best Use: In order to estimate the highest and best use of the subject property, we have considered those uses that are legally permissible, physically possible, maximally productive and financially feasible. The use that represents the highest and best use of the property is as improved as a residential dwelling.	

Utilities		Provider/Description		Off-site Improvements		Type		Public		Private		Frontage		None, Land-locked			
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available	Street	Asphalt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Topography					Mostly level				
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available	Width	Average for area			Size					21,780 sf +/-				
Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available	Surface	Average for area			Shape					Irregular				
Sanitary Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available	Curb/Gutter	Concrete/Concrete	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Drainage					Natural				
Storm Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available	Sidewalk	None	<input type="checkbox"/>	<input type="checkbox"/>	View					Wooded				
Telephone	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available	Street Lights	Post	<input checked="" type="checkbox"/>	<input type="checkbox"/>										
Multimedia	<input type="checkbox"/>	<input type="checkbox"/>		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 # 24033C0245E FEMA Map Date 9/16/2016
Site Comments: I saw no adverse environmental conditions on the site or in the immediate vicinity of the subject property. Typical utility easements (telephone, electric) do not affect value. The subject property appears to be located in the FEMA flood zone X. Flood hazard map interpretation is believed accurate, it is not guaranteed.	



LAND APPRAISAL REPORT

File No.: 1906004

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

Data Source(s): SDAT, brightMLS

1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing: <u>No sales of subject in the last 3 years or comparables in the last year except as noted above or below.</u>
Date: 04/21/1992	
Price: \$0	
Source(s): SDAT, brightMLS	
2nd Prior Subject Sale/Transfer	
Date:	
Price:	
Source(s):	

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	Piscataway Rd (09-0896365) CLINTON, MD 20735	7508 LIVINGSTON RD OXON HILL, MD 20745		Springwood Dr Temple Hills, MD 20748		8609 PERTH LN CLINTON, MD 20735	
Proximity to Subject		4.57 MILES NW		3.69 MILES N		3.25 MILES NE	
Sale Price	\$ 0	\$ 35,000		\$ 20,000		\$ 7,500	
Price/ Sq.Ft.	\$	\$ 1.84		\$ 0.89		\$ 1.01	
Data Source(s)	MRIS Tax,MDAT	brightMLS#1004251524;DOM 91		brightMLS#1004751145;DOM 291		brightMLS#1002244348;DOM 6	
Verification Source(s)		Observation/CountyTax Record		Observation/CountyTax Record		Observation/CountyTax Record	
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+(-) \$ Adjust
Sales or Financing		Cash		Cash		Cash	
Concessions	N/A	Slr pd\$0		Slr pd\$0		Cash;	
Date of Sale/Time	N/A	01/19		11/18		11/18	
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Location	N;Res;	Avg Residential		Avg Residential		Avg Residential	
Site Area (in Sq.Ft.)	21,780	19,060		22,360		7,405	+12,500
Utility	Fair	Average	-10,000	Average	-10,000	Fair	
Zoning	R80	RR		RR		RR	
Site Condition	Raw Land	Raw Land		Raw Land		Raw Land	
Net Adjustment (Total, in \$)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -10,000		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -10,000		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 12,500	
Adjusted Sale Price (in \$)		Net 28.6 % Gross 28.6 % \$ 25,000		Net 50.0 % Gross 50.0 % \$ 10,000		Net 166.7 % Gross 166.7 % \$ 20,000	

Summary of Sales Comparison Approach The sales presented are considered comparable based on location, size, zoning and utility compared to the subject property. Other sales analyzed would require less desirable adjustments and were not utilized for that reason. Sales recited are from the subjects market area and are in an acceptable proximity to the subject. All value affecting dissimilarities were adjusted according to market reaction. The indicated range of values brackets the value of the subject. Comparable sale #2 carried the most weight in the reconciliation, because of the lots that are closest to the subject in lot size, it is the closest in proximity.

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

Legal Name of Project: N/A

Describe common elements and recreational facilities: None.

Indicated Value by: Sales Comparison Approach \$ 10,000

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

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

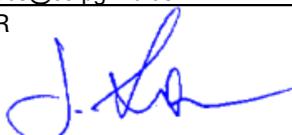
This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.

Based upon an inspection of the subject property, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is:
 \$ 10,000, as of: 06/19/2019, which is the effective date of this appraisal.
If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.

A true and complete copy of this report contains 20 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

Client Contact: Benjamin Hobbs, Sr. Client Name: The Prince George's County Government
 E-Mail: bhobbs@co.pg.md.us Address: 1400 McCormick Drive, Suite 336, Largo, MD 20774

<p>APPRAISER</p>  Appraiser Name: Jacquelin Sonceau, SRA Company: Beltway Appraisals, LLC Phone: (301) 317-8514 Fax: (301) 542-0171 E-Mail: Jack.Sonceau@beltwayappraisals.com Date of Report (Signature): 07/01/2019 License or Certification #: 30012316 State: MD Designation: SRA Expiration Date of License or Certification: 07/11/2019 Inspection of Subject: <input checked="" type="checkbox"/> Did Inspect <input type="checkbox"/> Did Not Inspect (Desktop) Date of Inspection: 06/19/2019	<p>SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)</p> Supervisory or Co-Appraiser Name: _____ Company: _____ Phone: _____ Fax: _____ E-Mail: _____ Date of Report (Signature): _____ License or Certification #: _____ State: _____ Designation: _____ Expiration Date of License or Certification: _____ Inspection of Subject: <input type="checkbox"/> Did Inspect <input type="checkbox"/> Did Not Inspect Date of Inspection: _____
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Supplemental Addendum

File No. 1906004

Borrower	N/A N/A				
Property Address	Piscataway Rd (09-0896365)				
City	CLINTON	County	Prince George's	State	MD Zip Code 20735
Lender/Client	The Prince George's County Government				

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

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

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

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

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

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

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

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

The subject site is land-locked.

Supplemental Addendum

File No. 1906004

Borrower	N/A N/A					
Property Address	Piscataway Rd (09-0896365)					
City	CLINTON	County	Prince George's	State	MD	Zip Code 20735
Lender/Client	The Prince George's County Government					

COMMENTS ON SALES COMPARISON

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

COMPARABLE #1: recent sale; in close proximity of subject and located in the same county; similar lot size; similar zoning as the subject; similar condition as the subject; superior utility compared to the subject, warranting a negative adjustment;

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

COMPARABLE #3: recent sale; in close proximity of subject and located in the same county; inferior lot size compared to the subject, warranting a positive adjustment; similar zoning as the subject; similar condition as the subject; similar utility as the subject;

TAX RECORD

Search Result for PRINCE GEORGE'S COUNTY

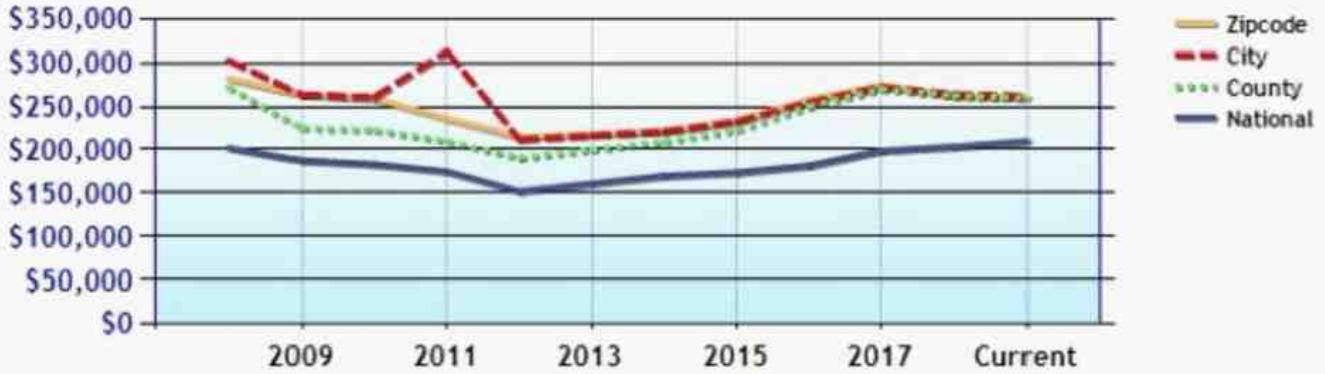
View Map	View GroundRent Redemption	View GroundRent Registration
Tax Exempt:		Special Tax Recapture:
Exempt Class:		NONE
Account Identifier:		District - 09 Account Number - 0896365
Owner Information		
Owner Name:	PRINCE GEORGES COUNTY	Use: EXEMPT
		Principal Residence: NO
Mailing Address:	BILL BUCKLIN PROP ACQU SECTIO 9201 BASIL CT 3RD FL LANDOVER MD 20785	Deed Reference: /08279/ 00043
Location & Structure Information		
Premises Address:	PISCATAWAY RD CLINTON 20735-0000	Legal Description:
Map:	Grid:	Parcel:
0116	00A3	0220
	Sub District:	Subdivision:
		0000
		Section:
		Block:
		Lot:
		Assessment Year: 2017
		Plat No:
		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
		0.5000 AC
		County Use
		902
Stories	Basement	Type
		Exterior
		Full/Half Bath
		Garage
		Last Major Renovation
Value Information		
	Base Value	Value
		As of
		01/01/2017
Land:	3,000	3,000
Improvements	0	0
Total:	3,000	3,000
Preferential Land:	0	0
		Phase-in Assessments
		As of
		07/01/2018
		As of
		07/01/2019
		3,000
		3,000
		0
Transfer Information		
Seller: JONES,SAMUEL	Date: 04/21/1992	Price: \$0
Type:	Deed1: /08279/ 00043	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2018
County:	500	3,000.00
State:	500	3,000.00
Municipal:	500	0.00 0.00
		07/01/2019
		3,000.00
		3,000.00
		0.00 0.00
Tax Exempt:		Special Tax Recapture:
Exempt Class:		NONE
Homestead Application Information		

BRIGHT MLS HOUSING - Page 1

Home Values near Zip Code 20735

	Zipcode	City	County	National
Median Sale Price	\$261,000	\$262,450	\$260,000	\$209,892

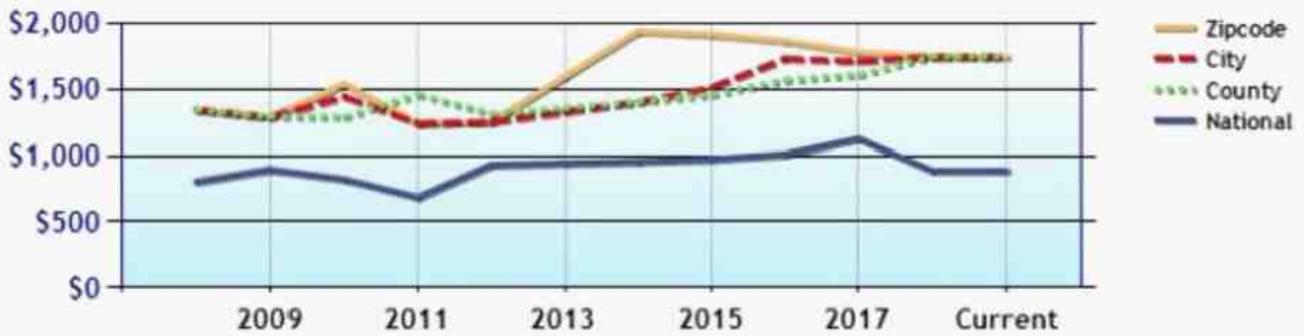
Median Sale Price - Ten Year Chart



Homes Statistics near Zip Code 20735

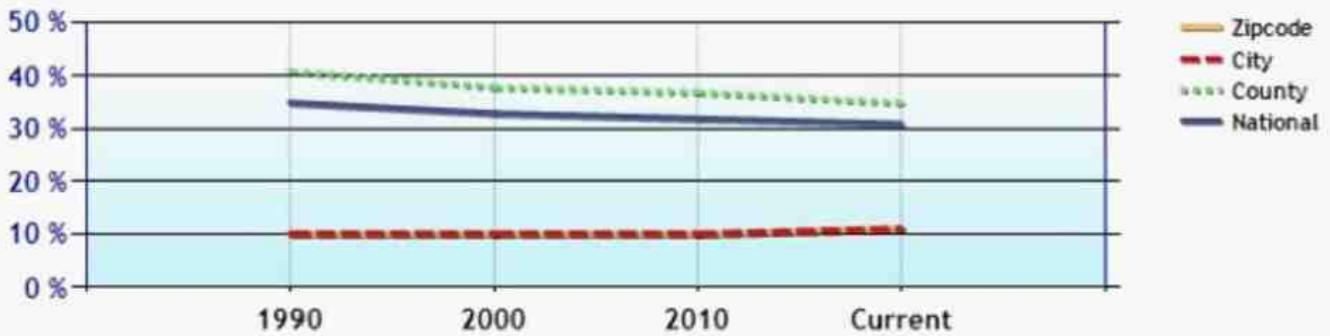
	Zipcode	City	County	National
Median Age of Home	46.0	46.0	54.0	48.0
Homes Owned	84.0%	84.0%	59.0%	58.0%
Homes Rented	11.0%	11.0%	35.0%	31.0%
Homes Vacant	5.0%	5.0%	7.0%	11.0%

Average Rental Cost - Ten Year Chart

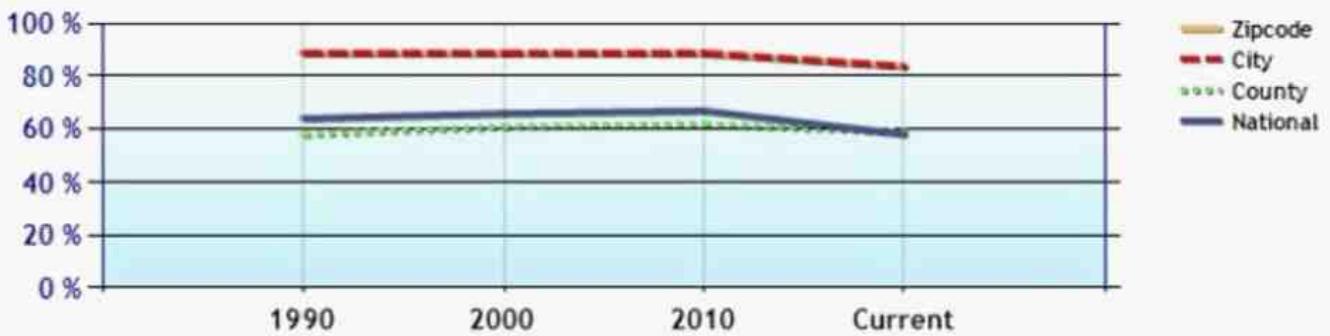


BRIGHT MLS HOUSING - Page 2

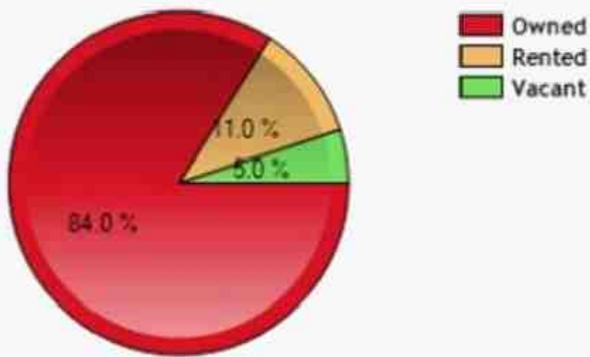
Percentage of Homes Rented - Thirty Year Chart



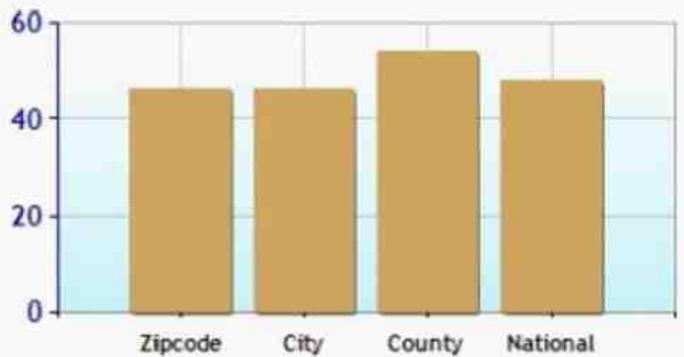
Percentage of Homes Owned - Thirty Year Chart



Home Use

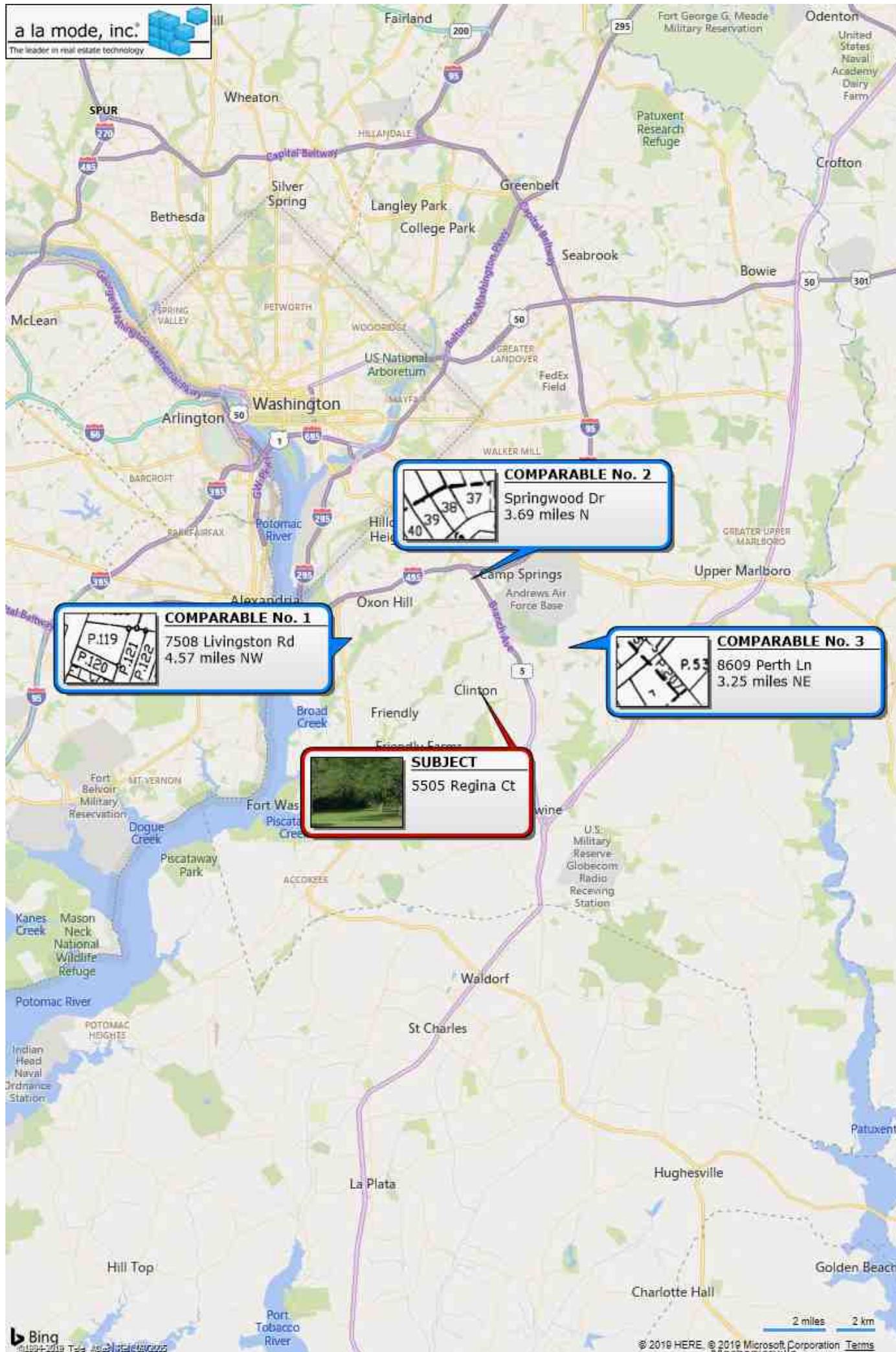


Median Age of Home



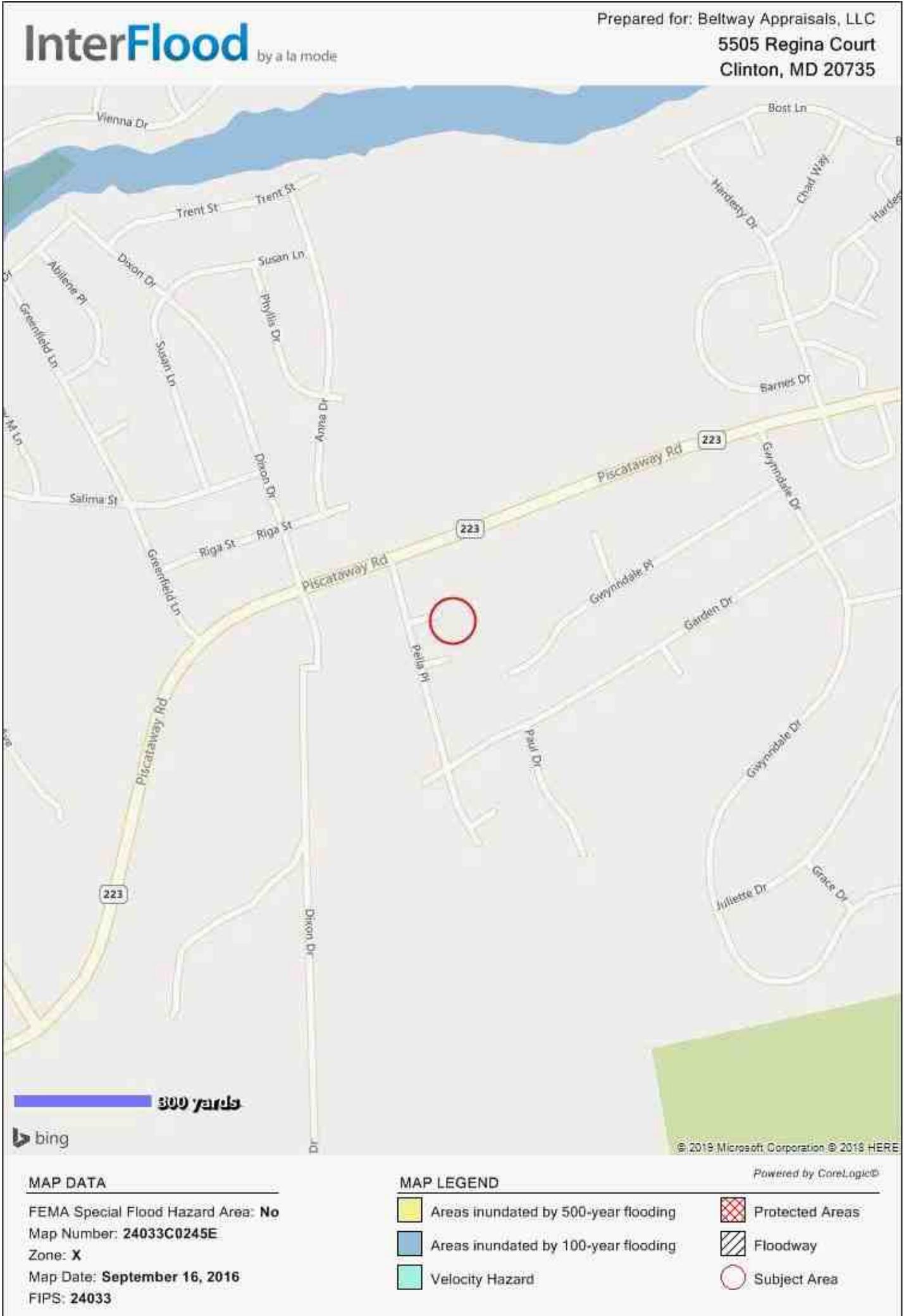
Location Map

Borrower	N/A N/A				
Property Address	Piscataway Rd (09-0896365)				
City	CLINTON	County	Prince George's	State	MD Zip Code 20735
Lender/Client	The Prince George's County Government				



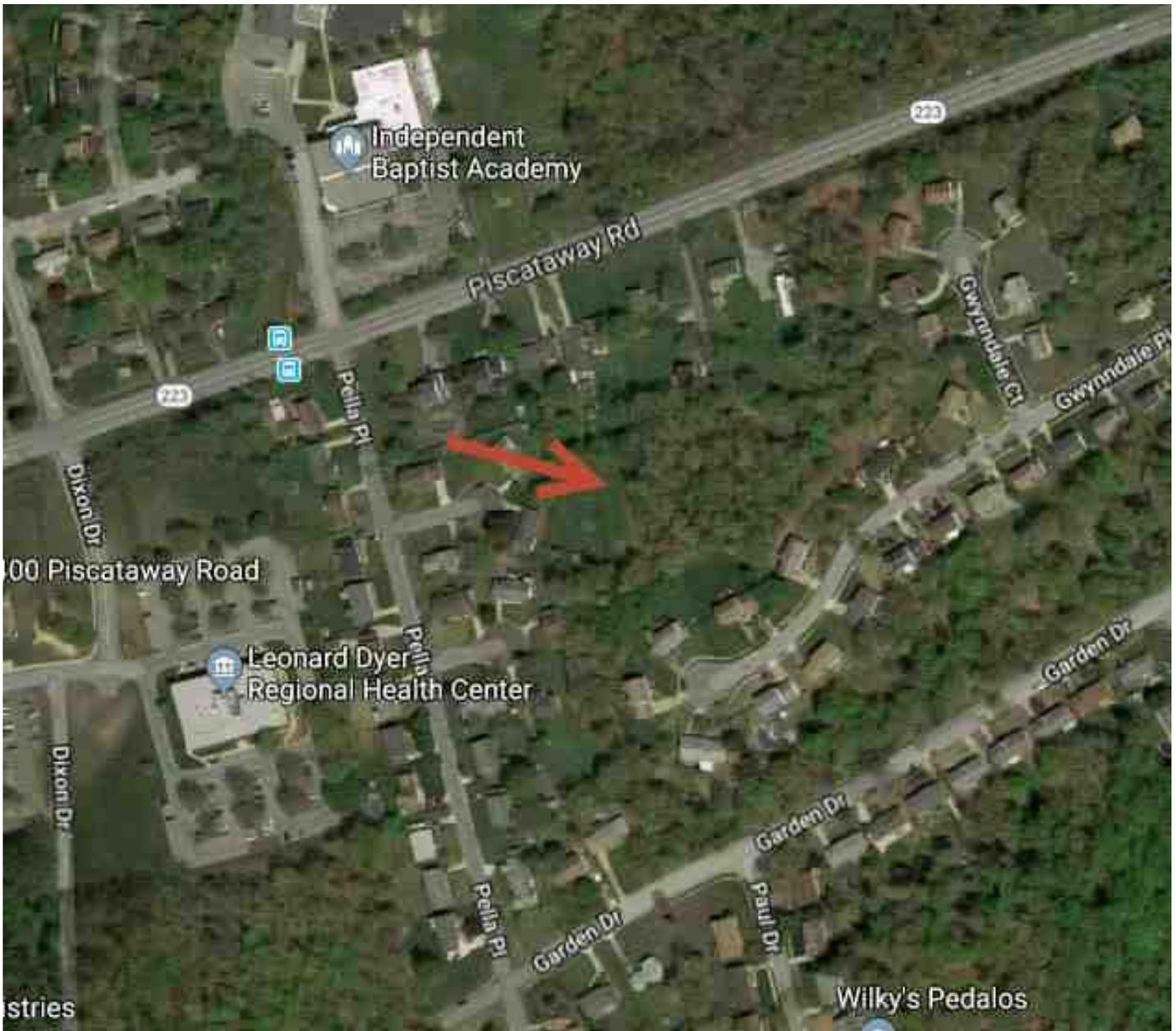
Flood Map

Borrower	N/A N/A				
Property Address	Piscataway Rd (09-0896365)				
City	CLINTON	County	Prince George's	State	MD Zip Code 20735
Lender/Client	The Prince George's County Government				



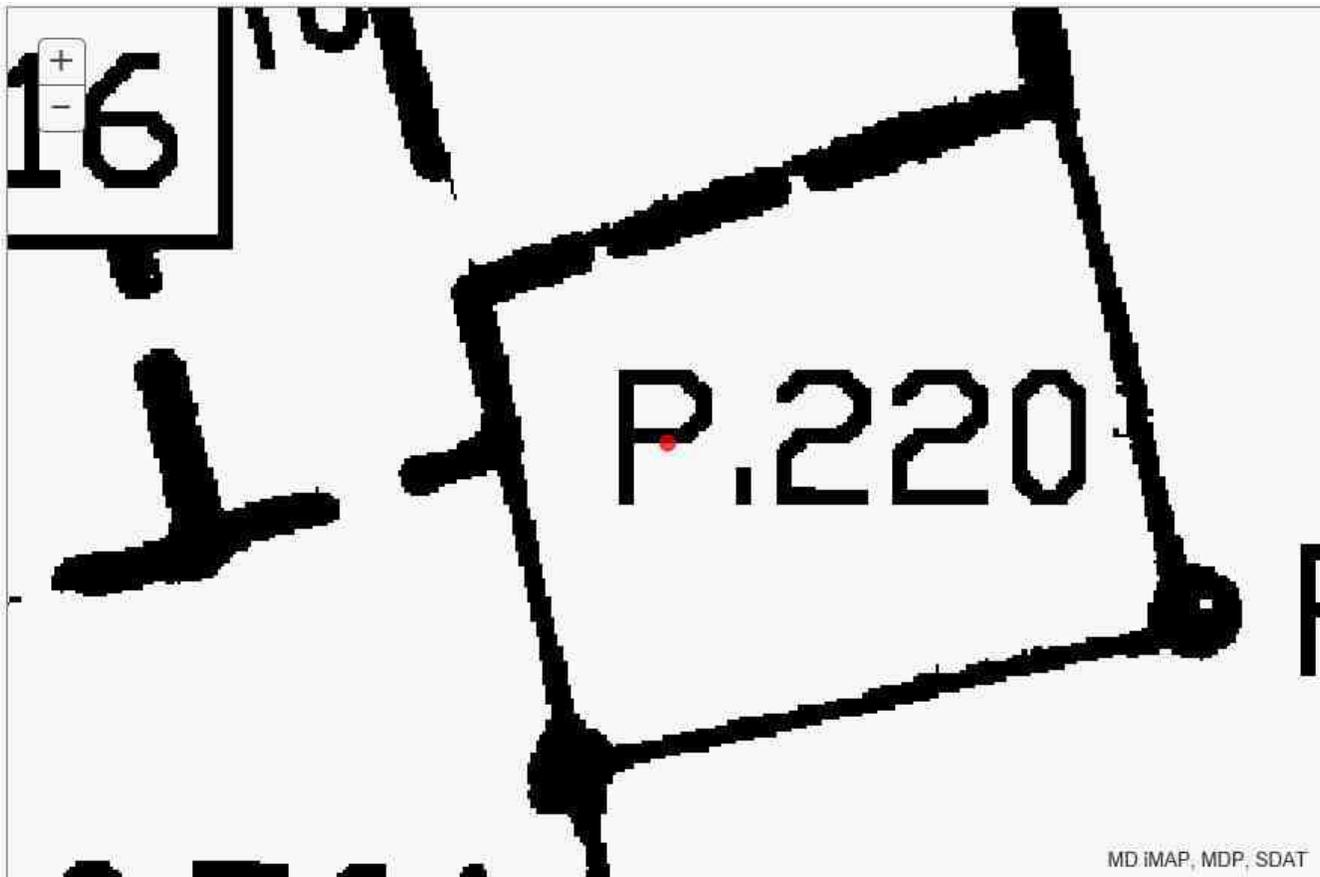
Aerial Map

Borrower	N/A N/A				
Property Address	Piscataway Rd (09-0896365)				
City	CLINTON	County	Prince George's	State	MD Zip Code 20735
Lender/Client	The Prince George's County Government				



Plat Map

Borrower	N/A N/A				
Property Address	Piscataway Rd (09-0896365)				
City	CLINTON	County	Prince George's	State	MD Zip Code 20735
Lender/Client	The Prince George's County Government				



PGAtlas

Borrower	N/A N/A				
Property Address	Piscataway Rd (09-0896365)				
City	CLINTON	County	Prince George's	State	MD Zip Code 20735
Lender/Client	The Prince George's County Government				



MERLIN

Borrower	N/A N/A				
Property Address	Piscataway Rd (09-0896365)				
City	CLINTON	County	Prince George's	State	MD Zip Code 20735
Lender/Client	The Prince George's County Government				



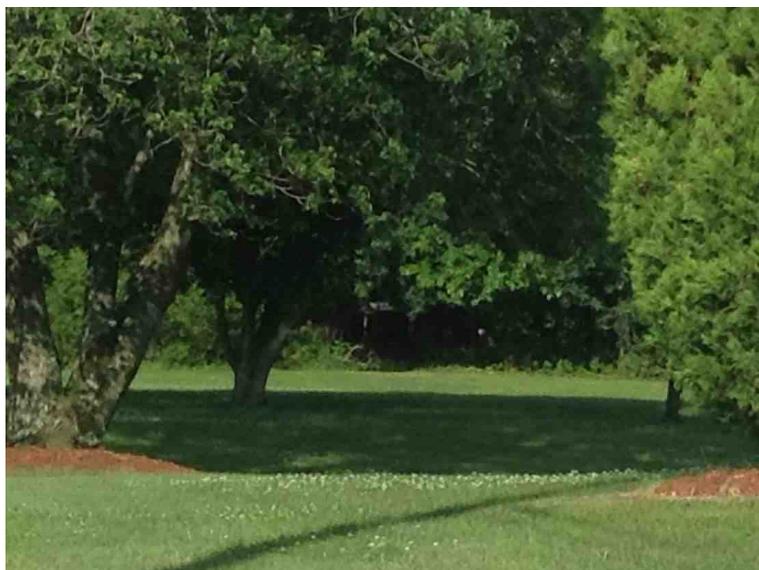
Subject Photo Page

Borrower	N/A N/A						
Property Address	Piscataway Rd (09-0896365)						
City	CLINTON	County	Prince George's	State	MD	Zip Code	20735
Lender/Client	The Prince George's County Government						



Subject Front

Piscataway Rd (09-0896365)
 Sales Price 0
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location N;Res;
 View sq. ft. +/-
 Site 21,780
 Quality
 Age



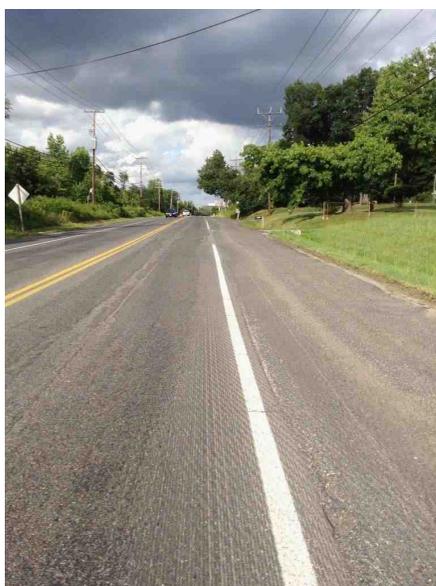
Subject Rear



Subject Street

Photograph Addendum

Borrower	N/A N/A				
Property Address	Piscataway Rd (09-0896365)				
City	CLINTON	County	Prince George's	State	MD Zip Code 20735
Lender/Client	The Prince George's County Government				



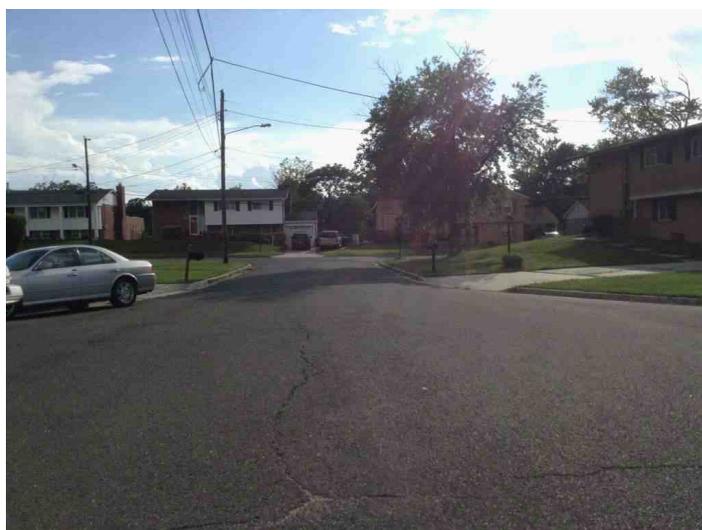
Northeast view of Piscataway Road



Residential property adjacent to the lot



Residential property adjacent to the lot



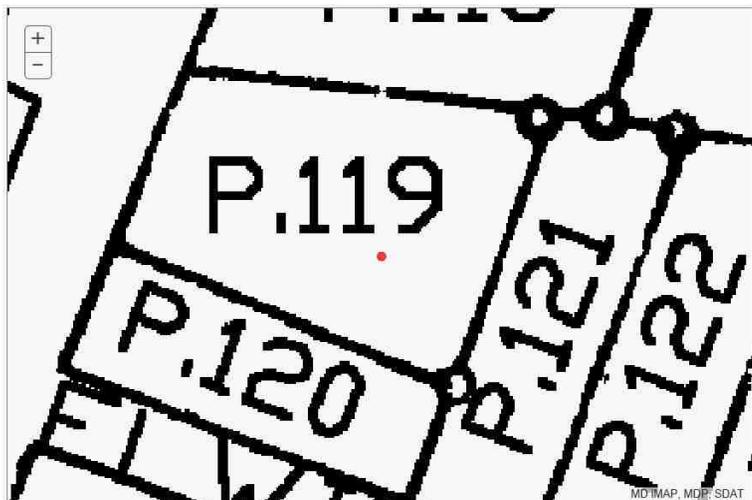
Residential property adjacent to the lot



East bound view of Regina Court, which is a side street to enter the landlocked property;

Comparable Photo Page

Borrower	N/A N/A				
Property Address	Piscataway Rd (09-0896365)				
City	CLINTON	County	Prince George's	State	MD Zip Code 20735
Lender/Client	The Prince George's County Government				



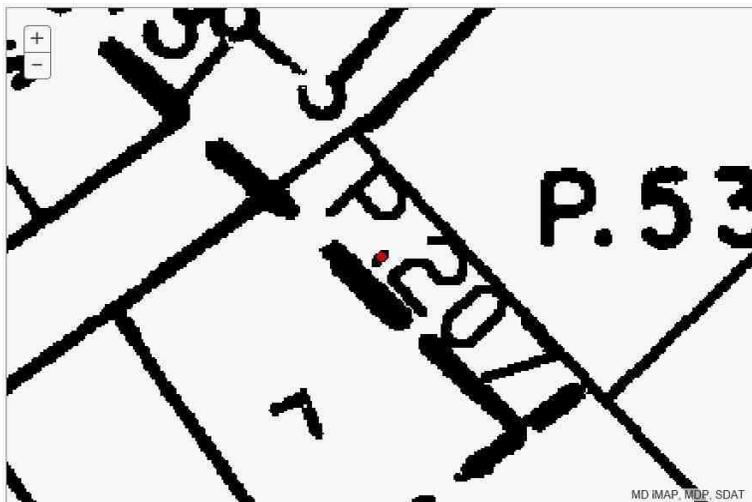
Comparable 1

7508 LIVINGSTON RD
 Prox. to Subject 4.57 MILES NW
 Sale Price 35,000
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location Avg Residential
 View
 Site 19,060
 Quality
 Age



Comparable 2

Springwood Dr
 Prox. to Subject 3.69 MILES N
 Sale Price 20,000
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location Avg Residential
 View
 Site 22,360
 Quality
 Age



Comparable 3

8609 PERTH LN
 Prox. to Subject 3.25 MILES NE
 Sale Price 7,500
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location Avg Residential
 View
 Site 7,405
 Quality
 Age

LICENSE

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



LICENSE * REGISTRATION * CERTIFICATION * PERMIT

Lawrence J. Hogan, Jr.
Governor

Boyd K. Rutherford
Lt. Governor

Kelly M. Schulz
Secretary

STATE OF MARYLAND

DEPARTMENT OF LABOR, LICENSING AND REGULATION

COMMISSION OF RE APPRAISERS & HOME INSPECTORS
CERTIFIES THAT:

JACQUELIN F SONCEAU

IS AN AUTHORIZED: 03 - CERTIFIED RESIDENTIAL

LIC/REG/CERT
12316

J. Sonceau
Signature of Bearer

EXPIRATION
07-11-2019

EFFECTIVE
06-13-2016

CONTROL NO
4866634

Kelly M. Schulz
Secretary DLLR

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