

MARYLAND STATE HIGHWAY ADMINISTRATION

2019

PROPERTY: HOWARD COUNTY MARYLAND

PROJECT NO.: HO756B33

PROJECT NAME: MD 32 FROM LINDEN CHURCH
RD TO I-70

ITEM NO./PLAT: 111510 & 111512/60757(ISSUED:
05/03/2018)

LOCATED AT: FOX CHASE ROAD
WEST FRIENDSHIP, MD 21794

PREPARED FOR: MARYLAND STATE HIGHWAY
ADMINISTRATION/OFFICE OF
REAL ESTATE, DISTRICT 7
5111 BUCKEYSTOWN PIKE
FREDERICK, MARYLAND 21704

PREPARED BY: DENNIS R. D'ARGENIO

EFFECTIVE DATE: MAY 17, 2019

DATE OF REPORT: MAY 30, 2019



Appraisal Division
Office of Real Estate
211 East Madison Street
Baltimore, MD 21207

MARYLAND STATE HIGHWAY ADMINISTRATION

May 30, 2019

RE: Appraisal Report
Project No HO756B33
R/W Project: MD 32 FROM LINDEN CHURCH RD
TO I-70
Property of: HOWARD COUNTY MARYLAND
Item: 111510/111512

Mr. Lee Lambert,
District Chief
Maryland State Highway Administration
Office of Real Estate; Right of Way District 7
5111 Buckeystown Pike
Westminster, MD 21704

Dear Mr. Lee Lambert:

In accordance with your request, we have prepared an appraisal on the above referenced property and presented our findings in the attached summary appraisal report. The subject property consists of two (2) parcels of land and is located at FOX CHASE ROAD, WEST FRIENDSHIP, MD 21794.

In this report, I have conducted an investigation and analysis of the subject property necessary to provide an opinion of market value of the fee simple interest, and just compensation that should be paid for a proposed acquisition by the State Highway Administration. In rendering an opinion, the appraiser has developed an opinion of fair market value of the land in its "as-is" condition. I have made an inspection of the subject site, a study of environs, and have considered such other facts and data which, in my opinion, were important for the completion of this appraisal assignment.

These value conclusions reported herein are subject to the definitions, certification, assumptions, and limiting conditions contained within this appraisal report. The "fair market value" as defined in this report reflects law and public policy of the Annotated Code of Maryland.

The Maryland State Highway Administration has proposed an acquisition for the MD 32 FROM LINDEN CHURCH RD TO I-70 right-of-way project as follows:

Fee Simple (parcel 1)	85,046 +/- square feet	1.952 +/- acres
Fee Simple (parcel 2)	15,010 +/- square feet	0.345 +/- acres

Based on an investigation and analysis undertaken, it is my opinion that the total estimated fair market value of the subject property before and after a proposed acquisition by the State Highway Administration as of May 17, 2019 the date of inspection, is:

The "as-is" opinion of fair market value of the entire property "Before the taking": **\$1,113,210.00**
The "as-is" opinion of fair market value of the entire property "After the taking": **\$1,009,845.00**
The estimated value of the acquisition "Taking and damages": **\$103,365.00**

Value of Acquisition: \$103,400.00(Rounded)

I hereby certify to the best of my knowledge and belief, the statements, judgements, and opinions in this appraisal are correct and that I have no present or contemplated personal interest in the property appraised. The data, analysis, and conclusions that support the estimate of value is provided on the following pages.

Respectfully submitted,



Dennis R. D'Argenio
Division Chief,
ORE Appraisal Division
MD State Highway Administration

2019

PROPERTY: HOWARD COUNTY MARYLAND

PROJECT NO.: HO756B33

PROJECT NAME: MD 32 FROM LINDEN CHURCH
RD TO I-70

ITEM NO./PLAT: 111534/60937(ISSUED: 04/02/2018)

LOCATED AT: WEST FRIENDSHIP SHOPPING
CENTER ROAD
WEST FRIENDSHIP, MD 21794

PREPARED FOR: MARYLAND STATE HIGHWAY
ADMINISTRATION/OFFICE OF
REAL ESTATE, DISTRICT 7
5111 BUCKEYSTOWN PIKE
FREDERICK, MARYLAND 21704

PREPARED BY: DENNIS R. D'ARGENIO

EFFECTIVE DATE: MAY 17, 2019

DATE OF REPORT: JUNE 10, 2019



Appraisal Division
Office of Real Estate
211 East Madison Street
Baltimore, MD 21207

MARYLAND STATE HIGHWAY ADMINISTRATION

June 10, 2019

RE: Appraisal Report
Project No HO756B33
R/W Project: MD 32 FROM LINDEN CHURCH RD
TO I-70
Property of: HOWARD COUNTY MARYLAND
Item: 111534

Mr. Lee Lambert,
District Chief
Maryland State Highway Administration
Office of Real Estate; Right of Way District 7
5111 Buckeystown Pike
Westminster, MD 21704

Dear Mr. Lee Lambert:

In accordance with your request, we have prepared a statement of value on the above referenced property and presented our findings in the attached report. The subject property consists of a Howard County Right-of-Way located off MD 144 (Frederick Road) and just west of MD Route 32. The right-of-way is known as West Friendship Shopping Center Road and used for a service road off MD Route 144 to provide access to 11710 Frederick Road, 12780/12800 N. Route 144 (Frederick Road), and the Mark S. Wah property identified as Parcel 14, W. Route 32.

In this report, I have conducted an investigation and analysis of the subject property necessary to provide an opinion of market value of the fee simple interest, and just compensation that should be paid for a proposed acquisition by the State Highway Administration. In rendering an opinion, the appraiser has developed an opinion of fair market value of the land in its "as-is" condition. I have made an inspection of the subject site, a study of environs, and have considered such other facts and data which, in my opinion, were important for the completion of this appraisal assignment.

These value conclusions reported herein are subject to the definitions, certification, assumptions, and limiting conditions contained within this appraisal report. The "fair market value" as defined in this report reflects law and public policy of the Annotated Code of Maryland.

The Maryland State Highway Administration has proposed an acquisition for the MD 32 FROM LINDEN CHURCH RD TO I-70 right-of-way project as follows:

Fee Simple	6,324+/- square feet	0.145+/- acres
------------	----------------------	----------------

Based on an investigation and analysis undertaken, it is my opinion that the contributory value of the subject property "before" and "after" a proposed acquisition by the State Highway Administration as of May 17, 2019 the date of inspection, is:

MARYLAND STATE HIGHWAY ADMINISTRATION

The "as-is" opinion of fair market value of the entire property "Before the assemblage":	\$474,855.75
The "as-is" opinion of fair market value of the entire property "After the assemblage":	\$429,006.75
The estimated value of the acquisition "Taking and damages":	\$45,849.00

Value of Acquisition: \$45,850.00(Rounded)

I hereby certify to the best of my knowledge and belief, the statements, judgements, and opinions in this report are correct and that I have no present or contemplated personal interest in the property valued. The data, analysis, and conclusions that support the estimate of value is provided on the following pages.

Respectfully submitted,



Dennis R. D'Argenio
Division Chief,
ORE Appraisal Division
MD State Highway Administration

2019

PROPERTY: HOWARD COUNTY

PROJECT NO.: HO756B33

PROJECT NAME: MD 32 FROM LINDEN CHURCH
RD TO I-70

ITEM NO./PLAT: 111601/60938(REVISED 8/20/2018)

LOCATED AT: VISTAVIEW DR. WEST
FRIENDSHIP, MD 21794

PREPARED FOR: MARYLAND STATE HIGHWAY
ADMINISTRATION/OFFICE OF REAL
ESTATE, DISTRICT 7
5111 BUCKEYSTOWN PIKE
FREDERICK, MARYLAND 21704

PREPARED BY: DENNIS R. D'ARGENIO

EFFECTIVE DATE: MAY 17, 2019

DATE OF REPORT: MAY 30, 2019



Appraisal Division
Office of Real Estate
211 East Madison Street
Baltimore, MD 21207

MARYLAND STATE HIGHWAY ADMINISTRATION

MAY 30, 2019

RE: Appraisal Report
Project No HO756B33
R/W Project: MD 32 FROM LINDEN CHURCH RD
TO I-70
Property of: HOWARD COUNTY
Item: 111601/60938

Mr. Lee Lambert
District Chief
Maryland State Highway Administration
Office of Real Estate, Right-of-Way DISTRICT 7
5111 BUCKEYSTOWN PIKE
FREDERICK, MARYLAND 21794

Dear Mr. Lee Lambert:

In accordance with your request, we have prepared an appraisal on the above referenced property and presented our findings in the attached summary appraisal report. The subject property consists of one (1) parcel of land and is located at VISTAVIEW DR. WEST FRIENDSHIP, MD 21794.

In this report, I have conducted an investigation and analysis of the subject property necessary to provide an opinion of market value of the Fee Simple Acquisition interest, and just compensation that should be paid for a proposed acquisition by the State Highway Administration. In rendering an opinion, the appraiser has developed an opinion of fair market value of the land in its "as-is" condition. I have made an inspection of the subject site, a study of environs, and have considered such other facts and data which, in my opinion, were important for the completion of this appraisal assignment.

These value conclusions reported herein are subject to the definitions, certification, assumptions, and limiting conditions contained within this appraisal report. The "fair market value" as defined in this report reflects law and public policy of the Annotated Code of Maryland.

The Maryland State Highway Administration has proposed an acquisition for the MD 32 FROM LINDEN CHURCH RD TO I-70 right-of-way project as follows:

Fee Simple	8,399+/- square feet	0.193+/- acres
------------	----------------------	----------------

Based on an investigation and analysis undertaken, it is my opinion that the total estimated fair market value of the subject property before and after a proposed acquisition by the State Highway Administration as of MAY 17, 2019 the date of inspection, is:

The "as-is" opinion of fair market value of the entire property "Before the taking":	\$995,300.00
The "as-is" opinion of fair market value of the entire property "After the taking":	\$948,030.00
The estimated value of the acquisition "Taking and damages":	\$47,270.00

Value of Acquisition: \$47,300.00 (Rounded)

I hereby certify to the best of my knowledge and belief, the statements, judgements, and opinions in this appraisal are correct and that I have no present or contemplated personal interest in the property appraised. The data, analysis, and conclusions that support the estimate of value is provided on the following pages.

Respectfully submitted,



Dennis R. D'Argenio
Division Chief,
ORE Appraisal Division
MD State Highway Administration