

**CITY OF HYATTSVILLE  
SPECIAL OBLIGATION REFUNDING BONDS  
UNIVERSITY TOWN CENTER PROJECT  
SERIES 2016**

**Fiscal Year 2020-2021  
Special Tax Report**



**MAY 4, 2020**

**PREPARED BY:**

**MUNICAP, INC.**  
— PUBLIC FINANCE —

**CITY OF HYATTSVILLE  
SPECIAL OBLIGATION REFUNDING BONDS  
UTC PROJECT SERIES 2016**

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**INTRODUCTION**

The City of Hyattsville issued \$18,000,000 of special obligation bonds in August 2004 related to the University Town Center Development District. These bonds are to be repaid from special taxes collected on the taxable property in the University Town Center Special Taxing District, which was created pursuant to Resolution No. 2004-02 adopted by the City Council on February 17, 2004. Series 2004 Bonds were defeased and redeemed on December 20, 2016 with the \$16,940,000 City of Hyattsville Series 2016 Special Obligation Refunding Bonds.

A special tax is to be collected each fiscal year in the University Town Center Special Taxing District pursuant to Resolution No. 2004-03, and an Executive Order, dated August 9, 2004, executed by the Mayor. This report has been prepared to explain the methodology used to calculate the special tax rates at which property will be taxed in the University Town Center Special Taxing District for fiscal year 2020-2021.

**SPECIAL TAX REQUIREMENT**

Special taxes are to be collected in a proportional amount equal to each parcel's equivalent use factors such that the total special taxes collected are equal to the special tax requirement. The special tax requirement is generally equal to (i.) annual debt service, (ii.) administrative expenses, less (iii) interest income on the reserve fund (*upon closure of the improvement fund*) held by the trustee.

Table A provides a summary of the special tax requirement for fiscal year 2020-2021. Special taxes equal to \$1,255,000.00 will have to be collected for fiscal year 2020-2021. Each of these numbers is explained in the following sections.

**Debt Service**

Debt service includes interest on the bonds payable on January 1, 2021 and July 1, 2021. Each semi-annual interest payment is equal to \$367,225.00 on the terms bonds shown below.

Term 2021 Bonds of \$520,000 at 3.50%	\$9,100
Term 2027 Bonds of \$4,255,000 at 5.00%	\$106,375
Term 2027 Bonds of \$4,245,000 at 5.00%	\$106,125
Term 2034 Bonds of \$5,8250,000 at 5.05%	\$145,625
Total:	<b>\$367,225</b>

A principal payment of \$520,000 is due on July 1, 2021. As a result, total debt service for fiscal year 2020-2021 is \$1,254,450.

**Table A**  
**Special Tax Requirement**  
**Fiscal Year 2020-2021**

<b>Debt service:</b>	<b>Amount</b>
Interest on January 1, 2021	\$367,225
Interest on July 1, 2021	\$367,225
Principal on July 1, 2021	\$520,000
<b><i>Sub-total debt service</i></b>	<b><i>\$1,254,450</i></b>
Administrative expenses	\$31,932
Contingency	\$13,240
<b><i>Total expenses</i></b>	<b><i>\$1,299,621</i></b>
Reserve fund investment income	(\$3,388)
Surplus from prior year	(\$41,233)
<b><i>Funds available to be applied for FY20-21</i></b>	<b><i>(\$44,621)</i></b>
<b>Special Tax Requirement</b>	<b>\$1,255,000</b>

### Administrative Expenses

Administrative expenses include the trustee, the administrator, and the expenses of the city related to the district. The annual charges of the trustee are estimated to be \$7,630. The fees and expenses of the administrator are estimated to be \$13,690. The expenses of the city are estimated to be \$10,612. Accordingly, the total administrative expenses are estimated at \$31,932.

### Contingency

A contingency, equal to approximately one percent of annual debt service plus an additional amount to round the special tax requirement to the nearest thousand has been added in case there are unanticipated expenses or tax payment delinquencies.

### Reserve Fund Income

As of April 30, 2020, the balance in the reserve fund was \$1,727,982.63, which consists of the reserve requirement of \$1,694,000.00 and investment income posted to the account in the amount of \$33,982.63. The investment income previously posted to the Reserve Fund will be made available to pay debt service on the Series 2016 Refunding Bonds on July 1, 2020. The reserve fund proceeds are held in First America Treasury Obligation money market fund earning approximately 0.38 percent per annum. Due to the COVID-19 pandemic, interest rates have drastically been reducing during the first quarter of 2020. As a result, we anticipate current rates will continue to be lower. To be conservative, we estimate

interest rates will be in the range of 0.20 percent during fiscal year 2020-2021. At this rate of return, \$564.67 in interest income is estimated to be earned by the next debt service payment on July 1, 2020. An additional \$3,388.00 in annual investment income will be earned and made available to pay debt service and administrative expenses on the Series 2016 Refunding Bonds for fiscal year 2020-2021.

### Surplus from Prior Year

Table B below outlines the surplus from the prior year that may be applied to pay debt service and administrative expenses for fiscal year 2020-2021. Special taxes in the amount of \$1,185,000.00 were billed for collection in fiscal year 2019-2020. As of April 30, 2020, Prince George’s County has reported collecting special taxes in the amount of \$1,193,197.34 (*includes interest and penalties and prior year delinquencies*) for fiscal year 2019-2020. This amount represents 99.94 percent of the total special taxes billed for collection during fiscal year 2019-2020. As of April 30, 2020, all special taxes collected for fiscal year 2019-2020 have been transferred to the trustee.

As of April 30, 2020, the balance in the special tax fund and debt service fund were \$889,341.98 and \$20,187.15, respectively. As mentioned above, an additional \$33,982.63 in interest income is also available in the reserve fund. An additional \$564.67 in interest income is estimated to be earned by the next debt service payment on July 1, 2020. As a result, \$34,547.60 (\$33,982.63 + \$564.67) in interest income is estimated to be earned by the next debt service payment on July 1, 2020. A portion of these funds will be used to pay debt service due on July 1, 2020, which consists of an interest payment and principal payment of \$375,537.50 and \$475,000.00, respectively, as shown on Table B below.

**Table B**  
**Surplus from Prior Year**

	Series 2016
<b>Available Funds:</b>	
Special tax fund balance 4-30-2020	\$889,341.98
Debt service fund	\$20,187.15
Estimated reserve fund interest	\$34,547.30
<i>Total funds available</i>	\$944,076.43
Interest payment on July 1, 2020	(\$375,537.50)
Principal payment	(\$475,000.00)
Administrative expenses	(\$31,305.64)
<i>Subtotal expenses</i>	(\$881,843.14)
<i>Contingency for future principal payment</i>	(\$21,000.00)
<b>Surplus from prior year</b>	<b>\$41,233.29</b>

Administrative expenses for fiscal year 2019-2020 were estimated to be \$31,305.64 and were to be funded with special taxes collected in fiscal year 2019-2020. As of April 30, 2020, the administrative expenses fund has not been funded with special assessments collected in fiscal year 2019-2020. As a result, special assessments collected in fiscal year

2019-2020 in the amount of \$31,305.64 will be transferred from the special assessment fund to the administrative expenses fund. A contingency in the amount of \$21,000.00 will be retained to make future principal payment. Accordingly, an estimated aggregate surplus of \$41,233.29 will be available to pay debt service and administrative expenses for fiscal year 2020-2021.

### Special Tax Collected

The special tax to be collected for the year shall be equal to the special tax requirement. The special tax for each parcel shall be equal to the Equivalent Use Factors of the parcel, divided by the Equivalent Use Factors of all Taxable Property in the District, and the result multiplied by the Special Tax Requirement as shown by the formula below:

$$A = (B \div C) \times D$$

Where the terms have the following meaning:

- A = The Special Tax for a Parcel
- B = The Equivalent Use Factors of the Parcel
- C = The Equivalent Use Factors of all Taxable Property in the District
- D = The Special Tax Requirement

Equivalent Use Factors means for any parcel, the number of dwelling units, parking spaces, and building square footage of a parcel by the Land Use Class multiplied by the factor for each Land Use Class as shown in Table C below:

**Table C**  
**Land Use Class and Equivalent Use Factors**

Land Use Class	Equivalent Use Factors
Office Property	0.70 per 1,000 square feet
Parking Property	0.02 per parking space
Residential Property	1.00 per dwelling unit
Retail Property	1.02 per 1,000 square feet

The equivalent use factors for each taxable parcel classified under office or retail land use classes within the district were computed using building square footages obtained from the State Department of Assessments and Taxation. Schedules from the State Department of Assessments and Taxation showing the building square footage for each parcel, which were used in computing the equivalent use factors for each taxable parcel classified under office or retail land use class within the district, are attached to Appendix B. Schedules for individual condominium units of residential property can be obtained at <https://sdat.dat.maryland.gov/RealProperty/Pages/default.aspx>. The respective land use class and the aggregate building square footage for office and retail property, the aggregate number of dwelling units for residential parcels and the total number of parking spaces for parking property and the corresponding equivalent use factors for each land use class are shown in Table D below.



**Table D**  
**Special Tax District Parcels**

Land Use Class	Number of Parcels	Building SF/ Dwelling Units / Parking Spaces/	Equivalent Use Factor	Equivalent Use Factors
Office	4	1,044,783	0.70	731.35
Retail	5	211,137	1.02	215.36
Residential	136	716	1.00	716.00
Parking	3	1,392	0.02	27.84
<b>Total</b>	<b>148</b>			<b>1,690.55</b>

Special taxes are to be collected in a proportional amount equal to each parcel's equivalent use factors such that the total special tax to be collected is equal to the special tax requirement. For fiscal year 2020-2021, the special tax requirement is equal to \$1,255,000.00. The equivalent use factors for all parcels within the district are equal to 1,690.55. As a result, the special tax to be collected per each equivalent use factor is equal to \$742.36 ( $\$1,255,000.00 \div 1,690.55 = \$742.36$ ). Table E below shows the aggregate breakdown of special taxes to be collected in the district on the basis of land use class.

**Table E**  
**Special Taxes to be Collected**  
**Fiscal Year 2020-2021**

Land Use Class	Equivalent Use Factors	Special Tax Per EUF	Special Tax
Office	731	\$742.36	\$542,925.70
Retail	215	\$742.36	\$159,875.08
Residential	716	\$742.36	\$531,531.84
Parking	28	\$742.36	\$20,667.38
<b>Total</b>	<b>1,691</b>		<b>\$1,255,000.00</b>

### SPECIAL TAX RATES

Special taxes are to be collected in a proportional amount equal to each parcel's equivalent use factors such that the total special tax collected is equal to the special tax requirement. The total expenses of the district for fiscal year 2020-2021 are estimated to be equal to \$1,299,621.29. Surplus revenues from prior year and projected interest income available to pay expenses are estimated to be \$44,621.29. Accordingly, the special tax requirement is equal to \$1,255,000.00.

The special taxes to be collected on each parcel for fiscal year 2020-2021 are shown in Appendix A. Appendix B includes schedules from the State Department of Assessments and Taxation showing the building square footage for each parcel, which were used in computing the equivalent use factors for each taxable parcel classified as office and retail land use class within the district.

## APPENDIX A

### CITY OF HYATTSVILLE UNIVERSITY TOWN CENTER SPECIAL TAX DISTRICT PRINCE GEORGES COUNTY, MARYLAND

#### SPECIAL TAX ROLL 2020

Parcel Account #	Parcel	Building	Owner	Special Tax FY20-21
356694-0	I	Metro I	NEW TOWN METRO I LLC	\$162,796.18
372073-7	R	The Highline	3700 EAST WEST LLC	\$252,106.44
372074-5	S	Retail/Parking	ECHO UTC LLC	\$67,408.63
337808-0	G	Metro IV	GIP HYATTSVILLE LLC	\$97,704.83
366669-0	L	Metro III	6525 BELCREST ROAD LLC	\$253,852.03
383475-1	T	GHS/Garage	VIE AT UNIVERSITY TOWERS LLC	\$188,961.05
383474-4	U	Garage/Retail	BE UTC GSA THEATRE LLC	\$26,838.41
366671-6	M	Retail	BE UTC GSA THEATRE LLC	\$9,194.80
366672-4	N	Land	BE UTC PARCEL N LLC	\$0.00
372072-9	Q	Retail	BE UTC GSA THEATRE LLC	\$7,986.30
372068-7	P	Office	BE UTC GSA THEATRE LLC	\$28,572.66
372070-3	P	Retail	BE UTC GSA THEATRE LLC	\$60,102.04
393532-7	201	1 Independence Plaza	HUDSON DABNEY S	\$742.36
393533-5	202	1 Independence Plaza	PRIETO LINA M ETAL F	\$742.36
393534-3	203	1 Independence Plaza	REPOLE MARIO	\$742.36
393535-0	204	1 Independence Plaza	LAI ANTHONY ETAL & S	\$742.36
393536-8	205	1 Independence Plaza	MOORE KAREN P	\$742.36
393537-6	206	1 Independence Plaza	DAWSON ALLEN L	\$742.36
393538-4	207	1 Independence Plaza	GARCIA NOEMI G	\$742.36
393539-2	208	1 Independence Plaza	NIEVES TATIANA	\$742.36
393540-0	209	1 Independence Plaza	WARD MILTON	\$742.36
393541-8	210	1 Independence Plaza	WUSU PROSPER O	\$742.36
393542-6	211	1 Independence Plaza	KUMAZAH INNOCENT K	\$742.36
393543-4	212	1 Independence Plaza	BRECHTEL COLT	\$742.36
393544-2	213	1 Independence Plaza	THOMAS LEEAN	\$742.36
393545-9	214	1 Independence Plaza	JONES VINCENT E	\$742.36
393546-7	215	1 Independence Plaza	REPOLE MARIO	\$742.36
393547-5	216	1 Independence Plaza	ADOLPHUS MARCUS	\$742.36
393548-3	301	1 Independence Plaza	FERNANDES OSWALD D &	\$742.36
393549-1	302	1 Independence Plaza	PERDUE SAMUEL F	\$742.36
393550-9	303	1 Independence Plaza	HILL DAVID W ETAL CO	\$742.36

<b>Parcel Account #</b>	<b>Parcel</b>	<b>Building</b>	<b>Owner</b>	<b>Special Tax FY20-21</b>
393551-7	304	1 Independence Plaza	BROWN LARRY S	\$742.36
393552-5	305	1 Independence Plaza	BAKER BRIAN	\$742.36
393553-3	306	1 Independence Plaza	SUN LUYU	\$742.36
393554-1	307	1 Independence Plaza	LEE HOYOUNG ETAL & M	\$742.36
393555-8	308	1 Independence Plaza	CHATMAN VANESSA	\$742.36
393556-6	309	1 Independence Plaza	HERNANDEZ ALEX F	\$742.36
393557-4	310	1 Independence Plaza	MARFO KOJO A	\$742.36
393558-2	311	1 Independence Plaza	KWAMIN MARIAM	\$742.36
393559-0	312	1 Independence Plaza	KIRUTHI FAMILY TRS D	\$742.36
393560-8	313	1 Independence Plaza	PATTERSON CHARMIANE	\$742.36
393561-6	314	1 Independence Plaza	JOHNSON VERA E	\$742.36
393562-4	315	1 Independence Plaza	BURSE-MONROE BARBARA	\$742.36
393563-2	316	1 Independence Plaza	WHITE MATTIE E & BRI	\$742.36
393564-0	401	1 Independence Plaza	LI KIT Y	\$742.36
393565-7	402	1 Independence Plaza	KAPLAN MORIEL E	\$742.36
393566-5	403	1 Independence Plaza	BRANCH DAVID G	\$742.36
393567-3	404	1 Independence Plaza	HONG YOONJEE ETAL JU	\$742.36
393568-1	405	1 Independence Plaza	LUBBEN JOSHUA T ETAL	\$742.36
393569-9	406	1 Independence Plaza	ELLISON RAFE R	\$742.36
393570-7	407	1 Independence Plaza	BERHANE SABA	\$742.36
393571-5	408	1 Independence Plaza	POE WILLIAM L ETAL &	\$742.36
393572-3	409	1 Independence Plaza	KWON TAE H	\$742.36
393573-1	410	1 Independence Plaza	HAWKINS RODGER L I	\$742.36
393574-9	411	1 Independence Plaza	EMLAELU ZEWEREDE	\$742.36
393575-6	412	1 Independence Plaza	SAMANTA LISA T	\$742.36
393576-4	413	1 Independence Plaza	KACHEL CHRISTIAN	\$742.36
393577-2	414	1 Independence Plaza	ASTARABADI SYED MORT	\$742.36
393578-0	415	1 Independence Plaza	DAVER ZANEETA E	\$742.36
393579-8	416	1 Independence Plaza	OVERTON CHRISTINA N	\$742.36
393580-6	501	1 Independence Plaza	SAAD DORY W	\$742.36
393581-4	502	1 Independence Plaza	BAGHDADI LAYA ETAL &	\$742.36
393582-2	503	1 Independence Plaza	EMLAELU MUNIT	\$742.36
393583-0	504	1 Independence Plaza	BREEDLOVE HAROLD E	\$742.36
393584-8	505	1 Independence Plaza	NZONDJOU PATRICIA E	\$742.36
393585-5	506	1 Independence Plaza	LEWIN GREGORY	\$742.36
393586-3	507	1 Independence Plaza	ANDREWS AKHIL C	\$742.36
393587-1	508	1 Independence Plaza	WILLIAMS BRIAN A	\$742.36
393588-9	509	1 Independence Plaza	NGUYEN SAM M	\$742.36
393589-7	510	1 Independence Plaza	TRAN KY	\$742.36
393590-5	511	1 Independence Plaza	BURKE PATRICK C ETAL	\$742.36
393591-3	512	1 Independence Plaza	JAKCSON HAROLD III	\$742.36
393592-1	513	1 Independence Plaza	SCOTTON LORI L	\$742.36



<b>Parcel Account #</b>	<b>Parcel</b>	<b>Building</b>	<b>Owner</b>	<b>Special Tax FY20-21</b>
393593-9	514	1 Independence Plaza	RAHMAN AHMED	\$742.36
393594-7	515	1 Independence Plaza	DE SILVA DUSHANI	\$742.36
393595-4	516	1 Independence Plaza	FLETCHER FRANCES E	\$742.36
393596-2	601	1 Independence Plaza	JACOB VARGESE ETAL &	\$742.36
393597-0	602	1 Independence Plaza	WEINSTEIN DANIEL B	\$742.36
393598-8	603	1 Independence Plaza	ANWUKAH UZOMA T	\$742.36
393599-6	604	1 Independence Plaza	MCLEAN COLLIN	\$742.36
393600-2	605	1 Independence Plaza	BROWN JEFFREY E JR	\$742.36
393601-0	606	1 Independence Plaza	HAFER JEFFREY H ETAL	\$742.36
393602-8	607	1 Independence Plaza	VERA BETZAIDA TEJA	\$742.36
393603-6	608	1 Independence Plaza	ESPINOSA ALBERTO J	\$742.36
393604-4	609	1 Independence Plaza	GONZALES ERIC E ETAL	\$742.36
393605-1	610	1 Independence Plaza	PARKINS JACQUELINE A	\$742.36
393606-9	611	1 Independence Plaza	BRAGDON JEREMY S & H	\$742.36
393607-7	612	1 Independence Plaza	PANDIT SUNIL K	\$742.36
393608-5	613	1 Independence Plaza	PERI DAVID	\$742.36
393609-3	614	1 Independence Plaza	ORUGANTI SOLO 401K T	\$742.36
393610-1	615	1 Independence Plaza	BAKER AJA S	\$742.36
393611-9	616	1 Independence Plaza	TRAINOR PATRICK & SA	\$742.36
393612-7	701	1 Independence Plaza	MATTEI ENRICO A MONZ	\$742.36
393613-5	702	1 Independence Plaza	ROSADO DOUGLAS	\$742.36
393614-3	703	1 Independence Plaza	AYU HECTOR T	\$742.36
393615-0	704	1 Independence Plaza	GEORGE TONY K & IVY	\$742.36
393616-8	705	1 Independence Plaza	CHATO JENNIFER & JOH	\$742.36
393617-6	706	1 Independence Plaza	FLORES MARIA A LIVIN	\$742.36
393618-4	707	1 Independence Plaza	NGUYEN TRANG T	\$742.36
393619-2	708	1 Independence Plaza	EDENS RICHARD W JR	\$742.36
393620-0	709	1 Independence Plaza	VOGEL RONALD	\$742.36
393621-8	710	1 Independence Plaza	WANG LIZHAO ETAL	\$742.36
393622-6	711	1 Independence Plaza	OLIVAIGNACIO FRANK E	\$742.36
393623-4	712	1 Independence Plaza	PAULSON STANLEY L	\$742.36
393624-2	713	1 Independence Plaza	YU HAO	\$742.36
393625-9	714	1 Independence Plaza	CANELA AMIR	\$742.36
393626-7	715	1 Independence Plaza	EDWARD FISHER B	\$742.36
393627-5	716	1 Independence Plaza	DEROSALES JOSEPH C	\$742.36
393628-3	801	1 Independence Plaza	BHAVNANI KISHIN K ET	\$742.36
393629-1	802	1 Independence Plaza	CASKEY DAVID L ETAL	\$742.36
393630-9	803	1 Independence Plaza	CHANG JAY C	\$742.36
393631-7	804	1 Independence Plaza	POWERS JOSEPH C	\$742.36
393632-5	805	1 Independence Plaza	MCCARTHY KATHLEEN A	\$742.36
393633-3	806	1 Independence Plaza	YANG ROBERT T ETAL &	\$742.36
393634-1	807	1 Independence Plaza	SMALL STACY N & JUDI	\$742.36

<b>Parcel Account #</b>	<b>Parcel</b>	<b>Building</b>	<b>Owner</b>	<b>Special Tax FY20-21</b>
393635-8	808	1 Independence Plaza	GIPSON TANYA L	\$742.36
393636-6	809	1 Independence Plaza	CHATO JOHN ETAL & CH	\$742.36
393637-4	810	1 Independence Plaza	BOKKISAM RAJESH ETAL	\$742.36
393638-2	811	1 Independence Plaza	SNOWDEN SAMUEL & BOB	\$742.36
393639-0	812	1 Independence Plaza	GENSHEIMER KATHLEEN	\$742.36
393640-8	813	1 Independence Plaza	KUNG FAITH	\$742.36
393641-6	814	1 Independence Plaza	SINGH SATINDER ETAL	\$742.36
393642-4	815	1 Independence Plaza	CAMERON JOHN	\$742.36
393643-2	816	1 Independence Plaza	ELLISON RAFE R	\$742.36
402119-2	200	Plaza Lofts 22	LADEIRA BRUNA D P	\$742.36
402120-0	201	Plaza Lofts 22	ASANTE SELINA ETAL P	\$742.36
402121-8	202	Plaza Lofts 22	ANIKPO MELEI Y	\$742.36
402122-6	203	Plaza Lofts 22	AMOS RALPH E JR	\$742.36
402123-4	204	Plaza Lofts 22	GOLDBERG SHAINA	\$742.36
402124-2	205	Plaza Lofts 22	NORTON EDWARD V REVO	\$742.36
402125-9	206	Plaza Lofts 22	CORTEZ ANN M	\$742.36
402126-7	207	Plaza Lofts 22	DIMPERIO MICHAEL V	\$742.36
402127-5	208	Plaza Lofts 22	EDOROR MICHAEL	\$742.36
402128-3	209	Plaza Lofts 22	ROBINSON KEENAN T	\$742.36
402129-1	210	Plaza Lofts 22	MCCLEAN KYLE	\$742.36
402130-9	400	Plaza Lofts 22	ABENGOWE CHIKODIRI	\$742.36
402131-7	401	Plaza Lofts 22	GRAHAM LISA	\$742.36
402132-5	402	Plaza Lofts 22	CHAQUEA JUAN S	\$742.36
402133-3	403	Plaza Lofts 22	PANOVSKI NAUM ETAL Z	\$742.36
402134-1	404	Plaza Lofts 22	NGUYEN ALICE C & KAR	\$742.36
402135-8	405	Plaza Lofts 22	BOOTH NANCY M REVC T	\$742.36
402136-6	406	Plaza Lofts 22	MELKONIAN RONALD ETA	\$742.36
402137-4	407	Plaza Lofts 22	JONES TIFFANY	\$742.36
402138-2	408	Plaza Lofts 22	BRIGADOON VALHALLA	\$742.36
402139-0	409	Plaza Lofts 22	WONG GORDON Y	\$742.36
402140-8	410	Plaza Lofts 22	BEAL BEVERLY ANN J	\$742.36
<b>Total</b>				<b>\$1,255,000.00</b>

**APPENDIX B**

**CITY OF HYATTSVILLE  
UNIVERSITY TOWN CENTER SPECIAL TAXING DISTRICT  
STATE DEPARTMENT OF ASSESSMENTS AND TAXATION  
SDAT SCHEDULES**

Real Property Data Search

Search Result for PRINCE GEORGE'S COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
<b>Special Tax Recapture: None</b>					
<b>Account Identifier:</b>		<b>District - 17 Account Number - 3566940</b>			
Owner Information					
<b>Owner Name:</b>	NEW TOWN METRO I LLC	<b>Use:</b>	COMMERCIAL	<b>Principal Residence:</b>	NO
<b>Mailing Address:</b>	THE BERSTEIN COMPANIES 3299 K ST NW STE 700 WASHINGTON DC 20007-	<b>Deed Reference:</b>	/34387/ 00304		
Location & Structure Information					
<b>Premises Address:</b>	6505 BELCREST RD HYATTSVILLE 20782-0000	<b>Legal Description:</b>	PARCEL 1		
<b>Map:</b>	<b>Grid:</b>	<b>Parcel:</b>	<b>Neighborhood:</b>	<b>Subdivision:</b>	<b>Section:</b>
0042	00A2	0000	10017.17	7016	198052
<b>Lot:</b>	<b>Assessment Year:</b>	<b>Plat No:</b>	198052		
	2019	<b>Plat Ref:</b>			
<b>Town:</b> HYATTSVILLE					
<b>Primary Structure Built</b>	<b>Above Grade Living Area</b>	<b>Finished Basement Area</b>	<b>Property Land Area</b>	<b>County Use</b>	
1964	313,278 SF		1.7000 AC	005	
<b>Stories</b>	<b>Basement</b>	<b>Type</b>	<b>Exterior</b>	<b>Quality</b>	<b>Full/Half Bath</b>
		OFFICE BUILDING	/	C3	
Value Information					
	<b>Base Value</b>	<b>Value</b>	<b>Phase-in Assessments</b>		
		As of	As of	As of	
		01/01/2019	07/01/2019	07/01/2020	
<b>Land:</b>	1,401,900	1,401,900			
<b>Improvements</b>	15,098,100	17,251,700			
<b>Total:</b>	16,500,000	18,653,600	17,217,867	17,935,733	
<b>Preferential Land:</b>	0		0	0	
Transfer Information					
<b>Seller:</b>		<b>Date:</b>	02/08/2013	<b>Price:</b>	\$16,000,000
<b>Type:</b>	NON-ARMS LENGTH OTHER	<b>Deed1:</b>	/34387/ 00304	<b>Deed2:</b>	
<b>Seller:</b>		<b>Date:</b>		<b>Price:</b>	\$0
<b>Type:</b>		<b>Deed1:</b>	/11044/ 00033	<b>Deed2:</b>	
<b>Seller:</b>		<b>Date:</b>		<b>Price:</b>	\$0
<b>Type:</b>		<b>Deed1:</b>		<b>Deed2:</b>	
Exemption Information					
<b>Partial Exempt Assessments:</b>	<b>Class</b>		07/01/2019		07/01/2020
<b>County:</b>	000		0.00		
<b>State:</b>	000		0.00		
<b>Municipal:</b>	000		0.00 0.00		0.00 0.00
<b>Special Tax Recapture: None</b>					
Homestead Application Information					
<b>Homestead Application Status:</b> No Application					
Homeowners' Tax Credit Application Information					
<b>Homeowners' Tax Credit Application Status:</b> No Application					

Real Property Data Search

Search Result for PRINCE GEORGE'S COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
<b>Special Tax Recapture: None</b>					
<b>Account Identifier:</b>		<b>District - 17 Account Number - 3720737</b>			
Owner Information					
<b>Owner Name:</b>	3700 EAST WEST LLC	<b>Use:</b>	COMMERCIAL	<b>Principal Residence:</b>	NO
<b>Mailing Address:</b>	BERNSTEIN CO STE 700 3299 K ST NW WASHINGTON DC 20007-	<b>Deed Reference:</b>	/40112/ 00349		
Location & Structure Information					
<b>Premises Address:</b>	6445 AMERICA BLVD HYATTSVILLE 20782-0000	<b>Legal Description:</b>	PARCEL R		
<b>Map:</b>	<b>Grid:</b>	<b>Parcel:</b>	<b>Neighborhood:</b>	<b>Subdivision:</b>	<b>Section:</b>
0042	00A2	0000	10017.17	7016	209054
<b>Lot:</b>	<b>Assessment Year:</b>	<b>Plat No:</b>	209054		
	2019	<b>Plat Ref:</b>			
<b>Town:</b> HYATTSVILLE					
<b>Primary Structure Built</b>	<b>Above Grade Living Area</b>	<b>Finished Basement Area</b>	<b>Property Land Area</b>	<b>County Use</b>	
1968	429924		2.8700 AC	005	
<b>Stories</b>	<b>Basement</b>	<b>Type</b>	<b>Exterior</b>	<b>Quality</b>	<b>Full/Half Bath</b>
		APARTMENT	/	C3	
Value Information					
	<b>Base Value</b>	<b>Value</b>	<b>Phase-in Assessments</b>		
		As of	As of	As of	
		01/01/2019	07/01/2019	07/01/2020	
<b>Land:</b>	1,875,200	1,875,200			
<b>Improvements</b>	45,806,900	50,109,200			
<b>Total:</b>	47,682,100	51,984,400	49,116,200	50,550,300	
<b>Preferential Land:</b>	0		0	0	
Transfer Information					
<b>Seller:</b>	PRINCE GEORGE CNTR II LLC RE	<b>Date:</b>	10/13/2017	<b>Price:</b>	\$5,000,000
<b>Type:</b>	NON-ARMS LENGTH OTHER	<b>Deed1:</b>	/40112/ 00349	<b>Deed2:</b>	
<b>Seller:</b>	PRINCE GEORGE CNTR II LP	<b>Date:</b>	12/02/2005	<b>Price:</b>	\$0
<b>Type:</b>	NON-ARMS LENGTH OTHER	<b>Deed1:</b>	/23584/ 00680	<b>Deed2:</b>	
<b>Seller:</b>	PRINCE GEORGE CNTR INC	<b>Date:</b>		<b>Price:</b>	\$0
<b>Type:</b>		<b>Deed1:</b>	/08751/ 00443	<b>Deed2:</b>	
Exemption Information					
<b>Partial Exempt Assessments:</b>	<b>Class</b>		07/01/2019		07/01/2020
<b>County:</b>	000		0.00		
<b>State:</b>	000		0.00		
<b>Municipal:</b>	000		0.00 0.00		0.00 0.00
<b>Special Tax Recapture: None</b>					
Homestead Application Information					
<b>Homestead Application Status:</b> No Application					
Homeowners' Tax Credit Application Information					
<b>Homeowners' Tax Credit Application Status:</b> No Application					

Real Property Data Search

Search Result for PRINCE GEORGE'S COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
<b>Special Tax Recapture: None</b>					
<b>Account Identifier:</b>		<b>District - 17 Account Number - 3720745</b>			
Owner Information					
<b>Owner Name:</b>	ECHO UTC LLC		<b>Use:</b>	COMMERCIAL NO	
<b>Mailing Address:</b>	560 EPSILON DR PITTSBURGH PA 15238-0000		<b>Principal Residence:</b>		
			<b>Deed Reference:</b>	/35579/ 00001	
Location & Structure Information					
<b>Premises Address:</b>		6401 AMERICA BLVD HYATTSVILLE 20782-0000		<b>Legal Description:</b>	PARCEL S
<b>Map:</b>	<b>Grid:</b>	<b>Parcel:</b>	<b>Neighborhood:</b>	<b>Subdivision:</b>	<b>Section:</b>
0042	00A2	0000	10017.17	7016	
<b>Block:</b>	<b>Lot:</b>	<b>Assessment Year:</b>	<b>Plat No:</b>	209054	
		2019		<b>Plat Ref:</b>	
<b>Town:</b> HYATTSVILLE					
<b>Primary Structure Built</b>	<b>Above Grade Living Area</b>	<b>Finished Basement Area</b>	<b>Property Land Area</b>	<b>County Use</b>	
2016	199,058 SF		3.4900 AC	005	
<b>Stories</b>	<b>Basement</b>	<b>Type</b>	<b>Exterior</b>	<b>Quality</b>	<b>Full/Half Bath</b>
		MARKET	/	C3	
<b>Garage</b>	<b>Last Notice of Major Improvements</b>		2016		
Value Information					
	<b>Base Value</b>	<b>Value</b>	<b>Phase-In Assessments</b>		
		As of	As of	As of	
		01/01/2019	07/01/2019	07/01/2020	
<b>Land:</b>	2,280,300	2,280,300			
<b>Improvements</b>	18,913,600	25,209,600			
<b>Total:</b>	21,193,900	27,489,900	23,292,567	25,391,233	
<b>Preferential Land:</b>	0		0		
Transfer Information					
<b>Seller:</b> PRINCE GEORGES CNTR		<b>Date:</b> 01/29/2014		<b>Price:</b> \$2,500,000	
<b>Type:</b> NON-ARMS LENGTH OTHER		<b>Deed1:</b> /35579/ 00001		<b>Deed2:</b>	
<b>Seller:</b>		<b>Date:</b>		<b>Price:</b> \$0	
<b>Type:</b>		<b>Deed1:</b> /08751/ 00443		<b>Deed2:</b>	
<b>Seller:</b>		<b>Date:</b>		<b>Price:</b>	
<b>Type:</b>		<b>Deed1:</b>		<b>Deed2:</b>	
Exemption Information					
<b>Partial Exempt Assessments:</b>	<b>Class</b>	07/01/2019		07/01/2020	
<b>County:</b>	000	0.00		0.00	
<b>State:</b>	000	0.00		0.00	
<b>Municipal:</b>	000	0.00 0.00		0.00 0.00	
<b>Special Tax Recapture: None</b>					
Homestead Application Information					
<b>Homestead Application Status:</b> No Application					
Homeowners' Tax Credit Application Information					
<b>Homeowners' Tax Credit Application Status:</b> No Application					
<b>Date:</b>					

Real Property Data Search

Search Result for PRINCE GEORGE'S COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
<b>Special Tax Recapture: None</b>					
<b>Account Identifier:</b>		<b>District - 17 Account Number - 3378080</b>			
Owner Information					
<b>Owner Name:</b>	GIP HYATTSVILLE LLC		<b>Use:</b>	COMMERCIAL NO	
<b>Mailing Address:</b>	1465 LAKE SHORE DR SOUTH BARRINGTON IL 60010-		<b>Principal Residence:</b>		
			<b>Deed Reference:</b>	/41805/ 00288	
Location & Structure Information					
<b>Premises Address:</b>		3311 TOLEDO RD HYATTSVILLE 20782-0000		<b>Legal Description:</b>	PARCEL G
<b>Map:</b>	<b>Grid:</b>	<b>Parcel:</b>	<b>Neighborhood:</b>	<b>Subdivision:</b>	<b>Section:</b>
0042	00A2	0000	10017.17	7016	
<b>Block:</b>	<b>Lot:</b>	<b>Assessment Year:</b>	<b>Plat No:</b>	192019	
		2019		<b>Plat Ref:</b>	
<b>Town:</b> HYATTSVILLE					
<b>Primary Structure Built</b>	<b>Above Grade Living Area</b>	<b>Finished Basement Area</b>	<b>Property Land Area</b>	<b>County Use</b>	
2003	188,019 SF		1.0100 AC	005	
<b>Stories</b>	<b>Basement</b>	<b>Type</b>	<b>Exterior</b>	<b>Quality</b>	<b>Full/Half Bath</b>
		OFFICE BUILDING	/	C5	
<b>Garage</b>	<b>Last Notice of Major Improvements</b>		2002		
Value Information					
	<b>Base Value</b>	<b>Value</b>	<b>Phase-In Assessments</b>		
		As of	As of	As of	
		01/01/2019	07/01/2019	07/01/2020	
<b>Land:</b>	659,900	659,900			
<b>Improvements</b>	15,430,100	16,211,400			
<b>Total:</b>	16,090,000	16,871,300	16,350,433	16,610,867	
<b>Preferential Land:</b>	0		0		
Transfer Information					
<b>Seller:</b> HYATTSVILLE OFFICE 2015 LLC		<b>Date:</b> 02/13/2019		<b>Price:</b> \$16,050,000	
<b>Type:</b> ARMS LENGTH IMPROVED		<b>Deed1:</b> /41805/ 00288		<b>Deed2:</b>	
<b>Seller:</b> JPMCC 2003 C1 TOLEDO OFFICE LLC		<b>Date:</b> 12/17/2015		<b>Price:</b> \$7,376,250	
<b>Type:</b> NON-ARMS LENGTH OTHER		<b>Deed1:</b> /37697/ 00290		<b>Deed2:</b>	
<b>Seller:</b> PGMCC IV LLC		<b>Date:</b> 07/08/2014		<b>Price:</b> \$4,875,000	
<b>Type:</b> NON-ARMS LENGTH OTHER		<b>Deed1:</b> /36146/ 00515		<b>Deed2:</b>	
Exemption Information					
<b>Partial Exempt Assessments:</b>	<b>Class</b>	07/01/2019		07/01/2020	
<b>County:</b>	000	0.00		0.00	
<b>State:</b>	000	0.00		0.00	
<b>Municipal:</b>	000	0.00 0.00		0.00 0.00	
<b>Special Tax Recapture: None</b>					
Homestead Application Information					
<b>Homestead Application Status:</b> No Application					
Homeowners' Tax Credit Application Information					
<b>Homeowners' Tax Credit Application Status:</b> No Application					
<b>Date:</b>					



Real Property Data Search

Search Result for PRINCE GEORGE'S COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
<b>Special Tax Recapture: None</b>					
<b>Account Identifier:</b>		<b>District - 17 Account Number - 366690</b>			
Owner Information					
<b>Owner Name:</b>	6525 BELCREST ROAD LLC		<b>Use:</b>	COMMERCIAL NO	
<b>Mailing Address:</b>	STE 320 33 WEST 19TH ST NEW YORK NY 10011-		<b>Principal Residence:</b>		
			<b>Deed Reference:</b>	/37718/ 00016	
Location & Structure Information					
<b>Premises Address:</b>		6525 BELCREST RD HYATTSVILLE 20782-0000		<b>Legal Description:</b>	PARCEL L
<b>Map:</b>	<b>Grid:</b>	<b>Parcel:</b>	<b>Neighborhood:</b>	<b>Subdivision:</b>	<b>Section:</b>
0042	00A2	0000	10017.17	7016	
					<b>Lot:</b>
					205042
					<b>Assessment Year:</b>
					2019
					<b>Plat No:</b>
					205042
					<b>Plat Ref:</b>
<b>Town:</b> HYATTSVILLE					
<b>Primary Structure Built</b>		<b>Above Grade Living Area</b>	<b>Finished Basement Area</b>	<b>Property Land Area</b>	<b>County Use</b>
1972		488,502 SF		2,7800 AC	005
<b>Stories</b>	<b>Basement</b>	<b>Type</b>	<b>Exterior</b>	<b>Quality</b>	<b>Full/Half Bath</b>
		OFFICE BUILDING	/	C3	
Value Information					
<b>Base Value</b>		<b>Value</b>	<b>Phase-In Assessments</b>		
		As of	As of	As of	
		01/01/2019	07/01/2019	07/01/2020	
<b>Land:</b>	2,219,000	2,219,000			
<b>Improvements</b>	5,581,000	7,781,000			
<b>Total:</b>	7,800,000	10,000,000	8,533,333	9,266,667	
<b>Preferential Land:</b>	0		0		
Transfer Information					
<b>Seller:</b> FUCMS 1999 C1 BELCREST RD LLC		<b>Date:</b> 12/28/2015	<b>Price:</b> \$6,510,001		
<b>Type:</b> NON-ARMS LENGTH OTHER		<b>Deed1:</b> /37718/ 00016	<b>Deed2:</b>		
<b>Seller:</b> PG METRO CENTER III INC		<b>Date:</b> 08/23/2013	<b>Price:</b> \$9,825,000		
<b>Type:</b> NON-ARMS LENGTH OTHER		<b>Deed1:</b> /35120/ 00123	<b>Deed2:</b>		
<b>Seller:</b>		<b>Date:</b>	<b>Price:</b> \$0		
<b>Type:</b>		<b>Deed1:</b> /12085/ 00627	<b>Deed2:</b>		
Exemption Information					
<b>Partial Exempt Assessments:</b>	<b>Class</b>	07/01/2019	07/01/2020		
<b>County:</b>	000	0.00	0.00		
<b>State:</b>	000	0.00	0.00		
<b>Municipal:</b>	000	0.00 0.00	0.00 0.00		
<b>Special Tax Recapture: None</b>					
Homestead Application Information					
<b>Homestead Application Status:</b> No Application					
Homeowners' Tax Credit Application Information					
<b>Homeowners' Tax Credit Application Status:</b> No Application					
<b>Date:</b>					

Real Property Data Search

Search Result for PRINCE GEORGE'S COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
<b>Special Tax Recapture: None</b>					
<b>Account Identifier:</b>		<b>District - 17 Account Number - 3834751</b>			
Owner Information					
<b>Owner Name:</b>	VIE AT UNIVERSITY TOWERS LLC		<b>Use:</b>	APARTMENTS NO	
<b>Mailing Address:</b>	STE 2500 80 SW 8TH ST MIAMI FL 33130-		<b>Principal Residence:</b>		
			<b>Deed Reference:</b>	/40531/ 00450	
Location & Structure Information					
<b>Premises Address:</b>		6515 BELCREST RD HYATTSVILLE 20782-0000		<b>Legal Description:</b>	PRINCE GEORGE CENTER PARCEL T
<b>Map:</b>	<b>Grid:</b>	<b>Parcel:</b>	<b>Neighborhood:</b>	<b>Subdivision:</b>	<b>Section:</b>
0042	00A2	0000	10017.17	7017	
					<b>Lot:</b>
					217014
					<b>Assessment Year:</b>
					2019
					<b>Plat No:</b>
					217014
					<b>Plat Ref:</b>
<b>Town:</b> HYATTSVILLE					
<b>Primary Structure Built</b>		<b>Above Grade Living Area</b>	<b>Finished Basement Area</b>	<b>Property Land Area</b>	<b>County Use</b>
2006		389,030 SF		1,4300 AC	004
<b>Stories</b>	<b>Basement</b>	<b>Type</b>	<b>Exterior</b>	<b>Quality</b>	<b>Full/Half Bath</b>
		APARTMENT	/	C4	
Value Information					
<b>Base Value</b>		<b>Value</b>	<b>Phase-In Assessments</b>		
		As of	As of	As of	
		01/01/2019	07/01/2019	07/01/2020	
<b>Land:</b>	934,300	934,300			
<b>Improvements</b>	60,951,100	66,168,000			
<b>Total:</b>	61,885,400	67,102,300	63,624,367	65,363,333	
<b>Preferential Land:</b>	0		0		
Transfer Information					
<b>Seller:</b> MLCFC 2007 8 BELCREST ROAD LLC		<b>Date:</b> 02/02/2018	<b>Price:</b> \$69,500,000		
<b>Type:</b> ARMS LENGTH IMPROVED		<b>Deed1:</b> /40531/ 00450	<b>Deed2:</b>		
<b>Seller:</b> UTC HOUSING 1 LLC		<b>Date:</b> 10/17/2012	<b>Price:</b> \$39,150,000		
<b>Type:</b> NON-ARMS LENGTH OTHER		<b>Deed1:</b> /34030/ 00013	<b>Deed2:</b>		
<b>Seller:</b>		<b>Date:</b>	<b>Price:</b> \$0		
<b>Type:</b>		<b>Deed1:</b> /20005/ 00685	<b>Deed2:</b>		
Exemption Information					
<b>Partial Exempt Assessments:</b>	<b>Class</b>	07/01/2019	07/01/2020		
<b>County:</b>	000	0.00	0.00		
<b>State:</b>	000	0.00	0.00		
<b>Municipal:</b>	000	0.00 0.00	0.00 0.00		
<b>Special Tax Recapture: None</b>					
Homestead Application Information					
<b>Homestead Application Status:</b> No Application					
Homeowners' Tax Credit Application Information					
<b>Homeowners' Tax Credit Application Status:</b> No Application					
<b>Date:</b>					

Real Property Data Search

Search Result for PRINCE GEORGE'S COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
<b>Special Tax Recapture: None</b>					
<b>Account Identifier:</b>		<b>District - 17 Account Number - 3834744</b>			
Owner Information					
<b>Owner Name:</b>	BE UTC GSA THEATRE LLC	<b>Use:</b>	COMMERCIAL	<b>Principal Residence:</b>	NO
<b>Mailing Address:</b>	BERMAN ENTPR STE 220 5410 EDSON LN ROCKVILLE MD 20852-	<b>Deed Reference:</b>	/36078/ 00001		
Location & Structure Information					
<b>Premises Address:</b>	6500 AMERICA BLVD HYATTSVILLE 20782-0000	<b>Legal Description:</b>	PAR U LOFTS 22 LEV 1 RETAIL&COMM ELE (NPL 09 4021192)		
<b>Map:</b>	<b>Grid:</b>	<b>Parcel:</b>	<b>Neighborhood:</b>	<b>Subdivision:</b>	<b>Section:</b>
0042	00A2	0000	10017.17	7017	
<b>Lot:</b>	<b>Assessment Year:</b>	<b>Plat No:</b>	217014		
	2019	<b>Plat Ref:</b>			
<b>Town:</b> HYATTSVILLE					
<b>Primary Structure Built</b>	<b>Above Grade Living Area</b>	<b>Finished Basement Area</b>	<b>Property Land Area</b>	<b>County Use</b>	
2006	277,190 SF		2,5900 AC	005	
<b>Stories</b>	<b>Basement</b>	<b>Type</b>	<b>Exterior</b>	<b>Quality</b>	<b>Full/Half Bath</b>
		PARKING STRUCTURE	/	C3	
<b>Garage</b>	<b>Last Notice of Major Improvements</b>				
Value Information					
	<b>Base Value</b>	<b>Value</b>	<b>Phase-In Assessments</b>		
		As of	As of	As of	
		01/01/2019	07/01/2019	07/01/2020	
<b>Land:</b>	1,692,300	1,692,300			
<b>Improvements</b>	6,107,700	9,878,400			
<b>Total:</b>	7,800,000	11,570,700	9,056,900	10,313,800	
<b>Preferential Land:</b>	0			0	
Transfer Information					
<b>Seller:</b>	HYATTSVILLE PROP HLDNGS LLC	<b>Date:</b>	06/13/2014	<b>Price:</b>	\$25,100,000
<b>Type:</b>	NON-ARMS LENGTH OTHER	<b>Deed1:</b>	/36078/ 00001	<b>Deed2:</b>	
<b>Seller:</b>	HYATTSVILLE PROP HLDNGS LLC	<b>Date:</b>	03/29/2012	<b>Price:</b>	\$0
<b>Type:</b>	NON-ARMS LENGTH OTHER	<b>Deed1:</b>	/33490/ 00376	<b>Deed2:</b>	
<b>Seller:</b>	UTC RETAIL I LLC	<b>Date:</b>	11/18/2011	<b>Price:</b>	\$25,100,000
<b>Type:</b>	NON-ARMS LENGTH OTHER	<b>Deed1:</b>	/33119/ 00001	<b>Deed2:</b>	
Exemption Information					
<b>Partial Exempt Assessments:</b>	<b>Class</b>		07/01/2019		07/01/2020
<b>County:</b>	000		0.00		
<b>State:</b>	000		0.00		
<b>Municipal:</b>	000		0.00 0.00		0.00 0.00
<b>Special Tax Recapture: None</b>					
Homestead Application Information					
<b>Homestead Application Status:</b> No Application					
Homeowners' Tax Credit Application Information					
<b>Homeowners' Tax Credit Application Status:</b> No Application					
<b>Date:</b>					

Real Property Data Search

Search Result for PRINCE GEORGE'S COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
<b>Special Tax Recapture: None</b>					
<b>Account Identifier:</b>		<b>District - 17 Account Number - 3666716</b>			
Owner Information					
<b>Owner Name:</b>	BE UTC GSA THEATRE LLC	<b>Use:</b>	COMMERCIAL	<b>Principal Residence:</b>	NO
<b>Mailing Address:</b>	BERMAN ENTPR STE 220 5410 EDSON LN ROCKVILLE MD 20852-	<b>Deed Reference:</b>	/36078/ 00001		
Location & Structure Information					
<b>Premises Address:</b>	6450 AMERICA BLVD HYATTSVILLE 20782-0000	<b>Legal Description:</b>	PARCEL M		
<b>Map:</b>	<b>Grid:</b>	<b>Parcel:</b>	<b>Neighborhood:</b>	<b>Subdivision:</b>	<b>Section:</b>
0042	00A2	0000	10017.17	7016	
<b>Lot:</b>	<b>Assessment Year:</b>	<b>Plat No:</b>	205043		
	2019	<b>Plat Ref:</b>			
<b>Town:</b> HYATTSVILLE					
<b>Primary Structure Built</b>	<b>Above Grade Living Area</b>	<b>Finished Basement Area</b>	<b>Property Land Area</b>	<b>County Use</b>	
2007	12,143 SF		24,784 SF	005	
<b>Stories</b>	<b>Basement</b>	<b>Type</b>	<b>Exterior</b>	<b>Quality</b>	<b>Full/Half Bath</b>
		RESTAURANT	/	C5	
<b>Garage</b>	<b>Last Notice of Major Improvements</b>				
Value Information					
	<b>Base Value</b>	<b>Value</b>	<b>Phase-In Assessments</b>		
		As of	As of	As of	
		01/01/2019	07/01/2019	07/01/2020	
<b>Land:</b>	371,700	371,700			
<b>Improvements</b>	1,836,800	1,803,300			
<b>Total:</b>	2,208,500	2,175,000	2,175,000	2,175,000	
<b>Preferential Land:</b>	0			0	
Transfer Information					
<b>Seller:</b>	HYATTSVILLE PROP HLDNGS LLC	<b>Date:</b>	06/13/2014	<b>Price:</b>	\$25,100,000
<b>Type:</b>	NON-ARMS LENGTH OTHER	<b>Deed1:</b>	/36078/ 00001	<b>Deed2:</b>	
<b>Seller:</b>	UTC RETAIL II LLC	<b>Date:</b>	11/18/2011	<b>Price:</b>	\$25,100,000
<b>Type:</b>	NON-ARMS LENGTH OTHER	<b>Deed1:</b>	/33119/ 00001	<b>Deed2:</b>	
<b>Seller:</b>		<b>Date:</b>		<b>Price:</b>	\$0
<b>Type:</b>		<b>Deed1:</b>	/20005/ 00700	<b>Deed2:</b>	
Exemption Information					
<b>Partial Exempt Assessments:</b>	<b>Class</b>		07/01/2019		07/01/2020
<b>County:</b>	000		0.00		
<b>State:</b>	000		0.00		
<b>Municipal:</b>	000		0.00 0.00		0.00 0.00
<b>Special Tax Recapture: None</b>					
Homestead Application Information					
<b>Homestead Application Status:</b> No Application					
Homeowners' Tax Credit Application Information					
<b>Homeowners' Tax Credit Application Status:</b> No Application					
<b>Date:</b>					

Real Property Data Search

Search Result for PRINCE GEORGE'S COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
<b>Special Tax Recapture: None</b>					
<b>Account Identifier:</b>		<b>District - 17 Account Number - 3666724</b>			
Owner Information					
<b>Owner Name:</b>	BE UTC PARCEL N LLC		<b>Use:</b>	COMMERCIAL NO	
<b>Mailing Address:</b>	KEVIN BERMAN BERMAN ENT 5410 EDSON LANE SUITE 220 ROCKVILLE MD 20852-		<b>Principal Residence:</b>		
			<b>Deed Reference:</b>	/36029/ 00586	
Location & Structure Information					
<b>Premises Address:</b>		6400 AMERICA BLVD HYATTSVILLE 20782-0000		<b>Legal Description:</b> PARCEL N	
<b>Map:</b>	<b>Grid:</b>	<b>Parcel:</b>	<b>Neighborhood:</b>	<b>Subdivision:</b>	<b>Section:</b>
0042	00A2	0000	10017.17	7016	
					<b>Block:</b>
					<b>Lot:</b>
					<b>Assessment Year:</b> 2019
					<b>Plat No:</b> 205043
					<b>Plat Ref:</b>
<b>Town:</b> HYATTSVILLE					
<b>Primary Structure Built</b>		<b>Above Grade Living Area</b>		<b>Finished Basement Area</b>	
		2,4200 AC		County Use 005	
<b>Stories</b>	<b>Basement</b>	<b>Type</b>	<b>Exterior</b>	<b>Quality</b>	<b>Full/Half Bath</b>
			/		
Value Information					
		<b>Base Value</b>		<b>Value</b>	
				As of 01/01/2019	
<b>Land:</b>	1,438,900		1,438,900		
<b>Improvements</b>	0		0		
<b>Total:</b>	1,438,900		1,438,900		
<b>Preferential Land:</b>	0		0		
Phase-in Assessments					
		As of 07/01/2019		As of 07/01/2020	
	1,438,900		1,438,900		
Transfer Information					
<b>Seller:</b> HYATTSVILLE PROP HLDNGS LLC		<b>Date:</b> 05/27/2014		<b>Price:</b> \$700,000	
<b>Type:</b> NON-ARMS LENGTH OTHER		<b>Deed1:</b> /36029/ 00586		<b>Deed2:</b>	
<b>Seller:</b> UTC RETAIL III LLC		<b>Date:</b> 11/18/2011		<b>Price:</b> \$25,100,000	
<b>Type:</b> NON-ARMS LENGTH OTHER		<b>Deed1:</b> /33119/ 00001		<b>Deed2:</b>	
<b>Seller:</b>		<b>Date:</b>		<b>Price:</b> \$0	
<b>Type:</b>		<b>Deed1:</b> /20005/ 00700		<b>Deed2:</b>	
Exemption Information					
<b>Partial Exempt Assessments:</b>		<b>Class</b>		<b>07/01/2019</b>	
<b>County:</b>		000		0.00	
<b>State:</b>		000		0.00	
<b>Municipal:</b>		000		0.00 0.00	
<b>Special Tax Recapture: None</b>					
Homestead Application Information					
<b>Homestead Application Status:</b> No Application					
Homeowners' Tax Credit Application Information					
<b>Homeowners' Tax Credit Application Status:</b> No Application					
<b>Date:</b>					

Real Property Data Search

Search Result for PRINCE GEORGE'S COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
<b>Special Tax Recapture: None</b>					
<b>Account Identifier:</b>		<b>District - 17 Account Number - 3720729</b>			
Owner Information					
<b>Owner Name:</b>	BE UTC GSA THEATRE LLC		<b>Use:</b>	COMMERCIAL NO	
<b>Mailing Address:</b>	BERMAN ENTPR STE 220 5410 EDSON LN ROCKVILLE MD 20852-		<b>Principal Residence:</b>		
			<b>Deed Reference:</b>	/36078/ 00001	
Location & Structure Information					
<b>Premises Address:</b>		6451 AMERICA BLVD HYATTSVILLE 20782-0000		<b>Legal Description:</b> PARCEL Q	
<b>Map:</b>	<b>Grid:</b>	<b>Parcel:</b>	<b>Neighborhood:</b>	<b>Subdivision:</b>	<b>Section:</b>
0042	00A2	0000	10017.17	7016	
					<b>Block:</b>
					<b>Lot:</b>
					<b>Assessment Year:</b> 2019
					<b>Plat No:</b> 209054
					<b>Plat Ref:</b>
<b>Town:</b> HYATTSVILLE					
<b>Primary Structure Built</b>		<b>Above Grade Living Area</b>		<b>Finished Basement Area</b>	
2007		10,547 SF		23,522 SF	
<b>County Use</b>		005			
<b>Stories</b>	<b>Basement</b>	<b>Type</b>	<b>Exterior</b>	<b>Quality</b>	<b>Full/Half Bath</b>
		RETAIL STORE	/	C4	
Value Information					
		<b>Base Value</b>		<b>Value</b>	
				As of 01/01/2019	
<b>Land:</b>	352,800		352,800		
<b>Improvements</b>	1,489,300		1,514,900		
<b>Total:</b>	1,842,100		1,867,700		
<b>Preferential Land:</b>	0		0		
Phase-in Assessments					
		As of 07/01/2019		As of 07/01/2020	
	1,850,633		1,859,167		
Transfer Information					
<b>Seller:</b> HYATTSVILLE PROP HLDNGS LLC		<b>Date:</b> 06/13/2014		<b>Price:</b> \$25,100,000	
<b>Type:</b> NON-ARMS LENGTH OTHER		<b>Deed1:</b> /36078/ 00001		<b>Deed2:</b>	
<b>Seller:</b> UTC RETAIL VI LLC		<b>Date:</b> 11/18/2011		<b>Price:</b> \$25,100,000	
<b>Type:</b> NON-ARMS LENGTH OTHER		<b>Deed1:</b> /33119/ 00001		<b>Deed2:</b>	
<b>Seller:</b> PRINCE GEORGE CNTR II LP		<b>Date:</b> 05/02/2006		<b>Price:</b> \$211,600	
<b>Type:</b> ARMS LENGTH VACANT		<b>Deed1:</b> /00000/ 00000		<b>Deed2:</b>	
Exemption Information					
<b>Partial Exempt Assessments:</b>		<b>Class</b>		<b>07/01/2019</b>	
<b>County:</b>		000		0.00	
<b>State:</b>		000		0.00	
<b>Municipal:</b>		000		0.00 0.00	
<b>Special Tax Recapture: None</b>					
Homestead Application Information					
<b>Homestead Application Status:</b> No Application					
Homeowners' Tax Credit Application Information					
<b>Homeowners' Tax Credit Application Status:</b> No Application					
<b>Date:</b>					

Real Property Data Search

Search Result for PRINCE GEORGE'S COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
<b>Special Tax Recapture: None</b>					
<b>Account Identifier:</b>		<b>District - 17 Account Number - 3720687</b>			
Owner Information					
<b>Owner Name:</b>	BE UTC GSA THEATRE LLC		<b>Use:</b>	COMMERCIAL NO	
<b>Mailing Address:</b>	BERMAN ENTPR STE 220 5410 EDSON LN ROCKVILLE MD 20852-		<b>Principal Residence:</b>		
			<b>Deed Reference:</b>	/36078/ 00001	
Location & Structure Information					
<b>Premises Address:</b>		6501 AMERICA BLVD HYATTSVILLE 20782-0000		<b>Legal Description:</b> PT PARCEL P	
<b>Map:</b>	<b>Grid:</b>	<b>Parcel:</b>	<b>Neighborhood:</b>	<b>Subdivision:</b>	<b>Section:</b>
0042	00A2	0000	10017.17	7016	
					<b>Block:</b>
					2019
					<b>Lot:</b>
					<b>Assessment Year:</b>
					2019
					<b>Plat No:</b> 209053
					<b>Plat Ref:</b>
<b>Town:</b> HYATTSVILLE					
<b>Primary Structure Built</b>		<b>Above Grade Living Area</b>		<b>Finished Basement Area</b>	
2009		72,576 SF		1,2400 AC	
				<b>Property Land Area</b>	
				005	
				<b>County Use</b>	
<b>Stories</b>	<b>Basement</b>	<b>Type</b>	<b>Exterior</b>	<b>Quality</b>	<b>Full/Half Bath</b>
		OFFICE BUILDING	/	C5	
Value Information					
		<b>Base Value</b>		<b>Value</b>	
				As of	
				07/01/2019	
				<b>Phase-In Assessments</b>	
				As of	
				07/01/2019	
				As of	
				07/01/2020	
<b>Land:</b>	810,200		810,200		
<b>Improvements</b>	7,250,700		11,859,700		
<b>Total:</b>	8,060,900		12,669,900		
<b>Preferential Land:</b>	0		9,597,233		11,133,567
				0	
Transfer Information					
<b>Seller:</b> HYATTSVILLE PROP HLDNGS LLC		<b>Date:</b> 06/13/2014		<b>Price:</b> \$25,100,000	
<b>Type:</b> NON-ARMS LENGTH OTHER		<b>Deed1:</b> /36078/ 00001		<b>Deed2:</b>	
<b>Seller:</b> UTC RETAIL IV LLC		<b>Date:</b> 11/18/2011		<b>Price:</b> \$25,100,000	
<b>Type:</b> NON-ARMS LENGTH OTHER		<b>Deed1:</b> /33119/ 00001		<b>Deed2:</b>	
<b>Seller:</b>		<b>Date:</b>		<b>Price:</b> \$0	
<b>Type:</b>		<b>Deed1:</b> /20005/ 00705		<b>Deed2:</b>	
Exemption Information					
<b>Partial Exempt Assessments:</b>		<b>Class</b>		07/01/2019	
<b>County:</b>		000		0.00	
<b>State:</b>		000		0.00	
<b>Municipal:</b>		000		0.00 0.00	
<b>Special Tax Recapture: None</b>					
Homestead Application Information					
<b>Homestead Application Status:</b> No Application					
Homeowners' Tax Credit Application Information					
<b>Homeowners' Tax Credit Application Status:</b> No Application					
<b>Date:</b>					

Real Property Data Search

Search Result for PRINCE GEORGE'S COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
<b>Special Tax Recapture: None</b>					
<b>Account Identifier:</b>		<b>District - 17 Account Number - 3720703</b>			
Owner Information					
<b>Owner Name:</b>	BE UTC GSA THEATRE LLC		<b>Use:</b>	COMMERCIAL NO	
<b>Mailing Address:</b>	BERMAN ENTPR STE 220 5410 EDSON LN ROCKVILLE MD 20852-		<b>Principal Residence:</b>		
			<b>Deed Reference:</b>	/36078/ 00001	
Location & Structure Information					
<b>Premises Address:</b>		6501 AMERICA BLVD HYATTSVILLE 20782-0000		<b>Legal Description:</b> PT PARCEL P	
<b>Map:</b>	<b>Grid:</b>	<b>Parcel:</b>	<b>Neighborhood:</b>	<b>Subdivision:</b>	<b>Section:</b>
0042	00A2	0000	10017.17	7016	
					<b>Block:</b>
					2019
					<b>Lot:</b>
					<b>Assessment Year:</b>
					2019
					<b>Plat No:</b> 209053
					<b>Plat Ref:</b>
<b>Town:</b> HYATTSVILLE					
<b>Primary Structure Built</b>		<b>Above Grade Living Area</b>		<b>Finished Basement Area</b>	
2007		79,373 SF		2,6900 AC	
				<b>Property Land Area</b>	
				005	
				<b>County Use</b>	
<b>Stories</b>	<b>Basement</b>	<b>Type</b>	<b>Exterior</b>	<b>Quality</b>	<b>Full/Half Bath</b>
		CINEMA	/	C4	
Value Information					
		<b>Base Value</b>		<b>Value</b>	
				As of	
				07/01/2019	
				<b>Phase-In Assessments</b>	
				As of	
				07/01/2019	
				As of	
				07/01/2020	
<b>Land:</b>	1,757,600		1,757,600		
<b>Improvements</b>	10,786,800		12,062,900		
<b>Total:</b>	12,544,400		13,820,500		
<b>Preferential Land:</b>	0		12,969,767		13,395,133
				0	
Transfer Information					
<b>Seller:</b> HYATTSVILLE PROP HLDNGS LLC		<b>Date:</b> 06/13/2014		<b>Price:</b> \$25,100,000	
<b>Type:</b> NON-ARMS LENGTH OTHER		<b>Deed1:</b> /36078/ 00001		<b>Deed2:</b>	
<b>Seller:</b> UTC RETAIL IV LLC		<b>Date:</b> 11/18/2011		<b>Price:</b> \$25,100,000	
<b>Type:</b> NON-ARMS LENGTH OTHER		<b>Deed1:</b> /33119/ 00001		<b>Deed2:</b>	
<b>Seller:</b> PRINCE GEORGE CTR II LTD P		<b>Date:</b> 05/02/2006		<b>Price:</b> \$1,054,500	
<b>Type:</b> ARMS LENGTH IMPROVED		<b>Deed1:</b> /00000/ 00000		<b>Deed2:</b>	
Exemption Information					
<b>Partial Exempt Assessments:</b>		<b>Class</b>		07/01/2019	
<b>County:</b>		000		0.00	
<b>State:</b>		000		0.00	
<b>Municipal:</b>		000		0.00 0.00	
<b>Special Tax Recapture: None</b>					
Homestead Application Information					
<b>Homestead Application Status:</b> No Application					
Homeowners' Tax Credit Application Information					
<b>Homeowners' Tax Credit Application Status:</b> No Application					
<b>Date:</b>					