

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

**Fiscal Year 2021-2022
Special Tax Report**



MAY 7, 2021

PREPARED BY:

MUNICAP, INC.
— PUBLIC FINANCE —

CITY OF HYATTSVILLE
SPECIAL OBLIGATION REFUNDING BONDS
UTC PROJECT SERIES 2016

Fiscal Year 2021-2022
Special Tax Report

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 2021-2022.

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 2021-2022. Special taxes equal to \$1,272,000 will have to be collected for fiscal year 2021-2022. Each of these numbers is explained in the following sections.

Debt Service

Debt service includes interest on the bonds payable on January 1, 2022 and July 1, 2022. Each semi-annual interest payment is equal to \$358,125 on the terms bonds shown below.

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 \$5,825,000 at 5.05%	\$145,625
Total:	\$358,125

A principal payment of \$560,000 is due on July 1, 2022. As a result, total debt service for fiscal year 2021-2022 is \$1,276,250.

Table A
Special Tax Requirement
Fiscal Year 2021-2022

Debt service:	Amount
Interest on January 1, 2022	\$358,125
Interest on July 1, 2022	\$358,125
Principal on July 1, 2022	\$560,000
<i>Sub-total debt service</i>	<i>\$1,276,250</i>
Administrative expenses	\$32,570
Contingency	\$13,321
<i>Total expenses</i>	<i>\$1,322,141</i>
Reserve fund investment income	(\$102)
Surplus from prior year	(\$50,039)
<i>Funds available to be applied for FY21-22</i>	<i>(\$50,141)</i>
Special Tax Requirement	\$1,272,000

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 \$7,783. The fees and expenses of the administrator are estimated to be \$13,963. The expenses of the city are estimated to be \$10,824. Accordingly, the total administrative expenses are estimated at \$32,570.

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, 2021, the balance in the reserve fund was \$1,694,033.67, which consists of the reserve requirement of \$1,694,000 and investment income posted to the account in the amount of \$33.67. 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, 2021. The reserve fund proceeds are held in First America Treasury Obligation money market fund earning approximately 0.006 percent per annum. Due to the COVID-19 pandemic, interest rates have drastically been reducing during the first quarter of 2021. 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 0.006 percent during fiscal year 2021-2022. At this rate

of return, \$16.94 in interest income is estimated to be earned by the next debt service payment on July 1, 2021. An additional \$102.00 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 2021-2022.

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 2021-2022. Special taxes in the amount of \$1,255,000 were billed for collection in fiscal year 2020-2021. As of April 30, 2021, Prince George’s County has reported collecting special taxes in the amount of \$1,254,374.29 (*includes interest and penalties and prior year delinquencies*) for fiscal year 2020-2021. This amount represents 99.95 percent of the total special taxes billed for collection during fiscal year 2020-2021. As of April 30, 2021, all special taxes collected for fiscal year 2020-2021 have been transferred to the trustee.

As of April 30, 2021, the balance in the special tax fund and debt service fund were \$892,036.62 and \$66,177.04, respectively. As mentioned above, an additional \$33.67 in interest income is also available in the reserve fund. An additional \$16.94 in interest income is estimated to be earned by the next debt service payment on July 1, 2021. As a result, 50.61 (\$33.67 + \$16.94) in interest income is estimated to be earned by the next debt service payment on July 1, 2021. A portion of these funds will be used to pay debt service due on July 1, 2021, which consists of an interest payment and principal payment of \$367,225 and \$520,000, respectively, as shown on Table B below.

Table B
Surplus from Prior Year

	Series 2016
Available Funds:	
Special tax fund balance 4-30-2021	\$892,036.62
Debt service fund	\$66,177.04
Estimated reserve fund interest	\$50.61
<i>Total funds available</i>	<i>\$958,264.27</i>
Interest payment on July 1, 2021	(\$367,225.00)
Principal payment	(\$520,000.00)
Administrative expenses	\$0.00
<i>Subtotal expenses</i>	<i>(\$887,225.00)</i>
<i>Contingency for future principal payment</i>	<i>(\$21,000.00)</i>
Surplus from prior year	\$50,039.27

Administrative expenses for fiscal year 2020-2021 were estimated to be \$31,932 and were to be funded with special taxes collected in fiscal year 2020-2021. Administrative Expenses Fund was funded on January 22, 2021 with special assessments collected in fiscal year 2020-2021. A contingency in the amount of \$21,000 will be retained to make future

principal payment. Accordingly, an estimated aggregate surplus of \$50,039.27 will be available to pay debt service and administrative expenses for fiscal year 2021-2022.

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
Total	148			1,690.55

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 2021-2022, the special tax requirement is equal to \$1,272,000. 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 \$752.42 ($\$1,272,000 \div 1,690.55 = \752.42). 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 2021-2022

Land Use Class	Equivalent Use Factors	Special Tax Per EUF	Special Tax
Office	731	\$752.42	\$550,280.07
Retail	215	\$752.42	\$162,040.72
Residential	716	\$752.42	\$538,731.87
Parking	28	\$752.42	\$20,947.34
Total	1,691		\$1,272,000.00

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 2021-2022 are estimated to be equal to \$1,322,140.91. Surplus revenues from prior year and projected interest income available to pay expenses are estimated to be \$50,140.91. Accordingly, the special tax requirement is equal to \$1,272,000.

The special taxes to be collected on each parcel for fiscal year 2021-2022 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 2021

Parcel Account #	Parcel	Building	Owner	Special Tax FY21-22
356694-0	I	Metro I	NEW TOWN METRO I LLC	\$165,001.38
372073-7	R	The Highline	3700 EAST WEST LLC	\$255,521.43
372074-5	S	Retail/Parking	ECHO UTC LLC	\$68,321.74
337808-0	G	Metro IV	GIP HYATTSVILLE LLC	\$99,028.32
366669-0	L	Metro III	6525 BELCREST ROAD LLC	\$257,290.67
383475-1	T	GHS/Garage	VIE AT UNIVERSITY TOWERS LLC	\$191,520.68
383474-4	U	Garage/Retail	BE UTC GSA THEATRE LLC	\$27,201.96
366671-6	M	Retail	BE UTC GSA THEATRE LLC	\$9,319.35
366672-4	N	Land	BE UTC PARCEL N LLC	\$0.00
372072-9	Q	Retail	BE UTC GSA THEATRE LLC	\$8,094.48
372068-7	P	Office	BE UTC GSA THEATRE LLC	\$28,959.70
372070-3	P	Retail	BE UTC GSA THEATRE LLC	\$60,916.17
393532-7	201	1 Independence Plaza	HUDSON DABNEY S	\$752.42
393533-5	202	1 Independence Plaza	PRIETO LINA M ETAL F	\$752.42
393534-3	203	1 Independence Plaza	REPOLE MARIO	\$752.42
393535-0	204	1 Independence Plaza	LAI ANTHONY ETAL & S	\$752.42
393536-8	205	1 Independence Plaza	MOORE KAREN P	\$752.42
393537-6	206	1 Independence Plaza	DAWSON ALLEN L	\$752.42
393538-4	207	1 Independence Plaza	GARCIA NOEMI G	\$752.42
393539-2	208	1 Independence Plaza	NIEVES TATIANA	\$752.42
393540-0	209	1 Independence Plaza	WARD MILTON	\$752.42
393541-8	210	1 Independence Plaza	WUSU PROSPER O	\$752.42
393542-6	211	1 Independence Plaza	KUMAZAH INNOCENT K	\$752.42
393543-4	212	1 Independence Plaza	BRECHTEL COLT	\$752.42
393544-2	213	1 Independence Plaza	THOMAS LEEAN	\$752.42
393545-9	214	1 Independence Plaza	JONES VINCENT E	\$752.42
393546-7	215	1 Independence Plaza	REPOLE MARIO	\$752.42
393547-5	216	1 Independence Plaza	ADOLPHUS MARCUS	\$752.42
393548-3	301	1 Independence Plaza	FERNANDES OSWALD D &	\$752.42
393549-1	302	1 Independence Plaza	PERDUE SAMUEL F	\$752.42

Parcel Account #	Parcel	Building	Owner	Special Tax FY21-22
393550-9	303	1 Independence Plaza	HILL DAVID W ETAL CO	\$752.42
393551-7	304	1 Independence Plaza	BROWN LARRY S	\$752.42
393552-5	305	1 Independence Plaza	BAKER BRIAN	\$752.42
393553-3	306	1 Independence Plaza	SUN LUYU	\$752.42
393554-1	307	1 Independence Plaza	LEE HOYOUNG ETAL & M	\$752.42
393555-8	308	1 Independence Plaza	CHATMAN VANESSA	\$752.42
393556-6	309	1 Independence Plaza	HERNANDEZ ALEX F	\$752.42
393557-4	310	1 Independence Plaza	MARFO KOJO A	\$752.42
393558-2	311	1 Independence Plaza	KWAMIN MARIAM	\$752.42
393559-0	312	1 Independence Plaza	KIRUTHI FAMILY TRS D	\$752.42
393560-8	313	1 Independence Plaza	PATTERSON CHARMIANE	\$752.42
393561-6	314	1 Independence Plaza	JOHNSON VERA E	\$752.42
393562-4	315	1 Independence Plaza	BURSE-MONROE BARBARA	\$752.42
393563-2	316	1 Independence Plaza	WHITE MATTIE E & BRI	\$752.42
393564-0	401	1 Independence Plaza	LI KIT Y	\$752.42
393565-7	402	1 Independence Plaza	KAPLAN MORIEL E	\$752.42
393566-5	403	1 Independence Plaza	BRANCH DAVID G	\$752.42
393567-3	404	1 Independence Plaza	HONG YOONJEE ETAL JU	\$752.42
393568-1	405	1 Independence Plaza	LUBBEN JOSHUA T ETAL	\$752.42
393569-9	406	1 Independence Plaza	ELLISON RAFE R	\$752.42
393570-7	407	1 Independence Plaza	BERHANE SABA	\$752.42
393571-5	408	1 Independence Plaza	POE WILLIAM L ETAL &	\$752.42
393572-3	409	1 Independence Plaza	KWON TAE H	\$752.42
393573-1	410	1 Independence Plaza	HAWKINS RODGER L I	\$752.42
393574-9	411	1 Independence Plaza	EMLAELU ZEWEREDE	\$752.42
393575-6	412	1 Independence Plaza	SAMANTA LISA T	\$752.42
393576-4	413	1 Independence Plaza	KACHEL CHRISTIAN	\$752.42
393577-2	414	1 Independence Plaza	ASTARABADI SYED MORT	\$752.42
393578-0	415	1 Independence Plaza	DAVER ZANEETA E	\$752.42
393579-8	416	1 Independence Plaza	OVERTON CHRISTINA N	\$752.42
393580-6	501	1 Independence Plaza	SAAD DORY W	\$752.42
393581-4	502	1 Independence Plaza	BAGHDADI LAYA ETAL &	\$752.42
393582-2	503	1 Independence Plaza	EMLAELU MUNIT	\$752.42
393583-0	504	1 Independence Plaza	BREEDLOVE HAROLD E	\$752.42
393584-8	505	1 Independence Plaza	NZONDJOU PATRICIA E	\$752.42
393585-5	506	1 Independence Plaza	LEWIN GREGORY	\$752.42
393586-3	507	1 Independence Plaza	ANDREWS AKHIL C	\$752.42
393587-1	508	1 Independence Plaza	WILLIAMS BRIAN A	\$752.42
393588-9	509	1 Independence Plaza	NGUYEN SAM M	\$752.42
393589-7	510	1 Independence Plaza	TRAN KY	\$752.42

Parcel Account #	Parcel	Building	Owner	Special Tax FY21-22
393590-5	511	1 Independence Plaza	BURKE PATRICK C ETAL	\$752.42
393591-3	512	1 Independence Plaza	JAKCSON HAROLD III	\$752.42
393592-1	513	1 Independence Plaza	SCOTTON LORI L	\$752.42
393593-9	514	1 Independence Plaza	RAHMAN AHMED	\$752.42
393594-7	515	1 Independence Plaza	DE SILVA DUSHANI	\$752.42
393595-4	516	1 Independence Plaza	FLETCHER FRANCES E	\$752.42
393596-2	601	1 Independence Plaza	JACOB VARGESE ETAL &	\$752.42
393597-0	602	1 Independence Plaza	WEINSTEIN DANIEL B	\$752.42
393598-8	603	1 Independence Plaza	ANWUKAH UZOMA T	\$752.42
393599-6	604	1 Independence Plaza	MCLEAN COLLIN	\$752.42
393600-2	605	1 Independence Plaza	BROWN JEFFREY E JR	\$752.42
393601-0	606	1 Independence Plaza	HAFER JEFFREY H ETAL	\$752.42
393602-8	607	1 Independence Plaza	VERA BETZAIDA TEJA	\$752.42
393603-6	608	1 Independence Plaza	ESPINOSA ALBERTO J	\$752.42
393604-4	609	1 Independence Plaza	GONZALES ERIC E ETAL	\$752.42
393605-1	610	1 Independence Plaza	PARKINS JACQUELINE A	\$752.42
393606-9	611	1 Independence Plaza	BRAGDON JEREMY S & H	\$752.42
393607-7	612	1 Independence Plaza	PANDIT SUNIL K	\$752.42
393608-5	613	1 Independence Plaza	PERI DAVID	\$752.42
393609-3	614	1 Independence Plaza	ORUGANTI SOLO 401K T	\$752.42
393610-1	615	1 Independence Plaza	BAKER AJA S	\$752.42
393611-9	616	1 Independence Plaza	TRAINOR PATRICK & SA	\$752.42
393612-7	701	1 Independence Plaza	MATTEI ENRICO A MONZ	\$752.42
393613-5	702	1 Independence Plaza	ROSADO DOUGLAS	\$752.42
393614-3	703	1 Independence Plaza	AYU HECTOR T	\$752.42
393615-0	704	1 Independence Plaza	GEORGE TONY K & IVY	\$752.42
393616-8	705	1 Independence Plaza	CHATO JENNIFER & JOH	\$752.42
393617-6	706	1 Independence Plaza	FLORES MARIA A LIVIN	\$752.42
393618-4	707	1 Independence Plaza	NGUYEN TRANG T	\$752.42
393619-2	708	1 Independence Plaza	EDENS RICHARD W JR	\$752.42
393620-0	709	1 Independence Plaza	VOGEL RONALD	\$752.42
393621-8	710	1 Independence Plaza	WANG LIZHAO ETAL	\$752.42
393622-6	711	1 Independence Plaza	OLIVAIGNACIO FRANK E	\$752.42
393623-4	712	1 Independence Plaza	PAULSON STANLEY L	\$752.42
393624-2	713	1 Independence Plaza	YU HAO	\$752.42
393625-9	714	1 Independence Plaza	CANELA AMIR	\$752.42
393626-7	715	1 Independence Plaza	EDWARD FISHER B	\$752.42
393627-5	716	1 Independence Plaza	DEROSALES JOSEPH C	\$752.42
393628-3	801	1 Independence Plaza	BHAVNANI KISHIN K ET	\$752.42
393629-1	802	1 Independence Plaza	CASKEY DAVID L ETAL	\$752.42

Parcel Account #	Parcel	Building	Owner	Special Tax FY21-22
393630-9	803	1 Independence Plaza	CHANG JAY C	\$752.42
393631-7	804	1 Independence Plaza	POWERS JOSEPH C	\$752.42
393632-5	805	1 Independence Plaza	MCCARTHY KATHLEEN A	\$752.42
393633-3	806	1 Independence Plaza	YANG ROBERT T ETAL &	\$752.42
393634-1	807	1 Independence Plaza	SMALL STACY N & JUDI	\$752.42
393635-8	808	1 Independence Plaza	GIPSON TANYA L	\$752.42
393636-6	809	1 Independence Plaza	CHATO JOHN ETAL & CH	\$752.42
393637-4	810	1 Independence Plaza	BOKKISAM RAJESH ETAL	\$752.42
393638-2	811	1 Independence Plaza	SNOWDEN SAMUEL & BOB	\$752.42
393639-0	812	1 Independence Plaza	GENSHEIMER KATHLEEN	\$752.42
393640-8	813	1 Independence Plaza	KUNG FAITH	\$752.42
393641-6	814	1 Independence Plaza	SINGH SATINDER ETAL	\$752.42
393642-4	815	1 Independence Plaza	CAMERON JOHN	\$752.42
393643-2	816	1 Independence Plaza	ELLISON RAFE R	\$752.42
402119-2	200	Plaza Lofts 22	LADEIRA BRUNA D P	\$752.42
402120-0	201	Plaza Lofts 22	ASANTE SELINA ETAL P	\$752.42
402121-8	202	Plaza Lofts 22	ANIKPO MELEI Y	\$752.42
402122-6	203	Plaza Lofts 22	AMOS RALPH E JR	\$752.42
402123-4	204	Plaza Lofts 22	GOLDBERG SHAINA	\$752.42
402124-2	205	Plaza Lofts 22	NORTON EDWARD V REVO	\$752.42
402125-9	206	Plaza Lofts 22	CORTEZ ANN M	\$752.42
402126-7	207	Plaza Lofts 22	DIMPERIO MICHAEL V	\$752.42
402127-5	208	Plaza Lofts 22	EDOROR MICHAEL	\$752.42
402128-3	209	Plaza Lofts 22	ROBINSON KEENAN T	\$752.42
402129-1	210	Plaza Lofts 22	MCCLEAN KYLE	\$752.42
402130-9	400	Plaza Lofts 22	ABENGOWE CHIKODIRI	\$752.42
402131-7	401	Plaza Lofts 22	GRAHAM LISA	\$752.42
402132-5	402	Plaza Lofts 22	CHAQUEA JUAN S	\$752.42
402133-3	403	Plaza Lofts 22	PANOVSKI NAUM ETAL Z	\$752.42
402134-1	404	Plaza Lofts 22	NGUYEN ALICE C & KAR	\$752.42
402135-8	405	Plaza Lofts 22	BOOTH NANCY M REVC T	\$752.42
402136-6	406	Plaza Lofts 22	MELKONIAN RONALD ETA	\$752.42
402137-4	407	Plaza Lofts 22	JONES TIFFANY	\$752.42
402138-2	408	Plaza Lofts 22	BRIGADOON VALHALLA	\$752.42
402139-0	409	Plaza Lofts 22	WONG GORDON Y	\$752.42
402140-8	410	Plaza Lofts 22	BEAL BEVERLY ANN J	\$752.42
Total				\$1,272,000.00

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](#)**Special Tax Recapture: None****Account Identifier:** District - 17 Account Number - 3566940

Owner Information

Owner Name:	NEW TOWN METRO I LLC	Use:	COMMERCIAL
Mailing Address:	THE BERSTEIN COMPANIES 3299 K ST NW STE 700 WASHINGTON DC 20007-	Principal Residence:	NO
		Deed Reference:	/34387/ 00304

Location & Structure Information

Premises Address:	6505 BELCREST RD HYATTSVILLE 20782-0000	Legal Description:	PARCEL 1
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Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	198052
0042	00A2	0000	10017.17	7016				2019	Plat Ref:	

Town: HYATTSVILLE

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1964	313,278 SF		1.7000 AC	005

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
		OFFICE BUILDING	/	C3			

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2019	07/01/2020	07/01/2021
Land:	1,401,900	1,401,900		
Improvements	15,098,100	17,251,700		
Total:	16,500,000	18,653,600	17,935,733	18,653,600
Preferential Land:	0	0		

Transfer Information

Seller:	Date: 02/08/2013	Price: \$16,000,000
Type: NON-ARMS LENGTH OTHER	Deed1: /34387/ 00304	Deed2:

Seller:	Date:	Price: \$0
Type:	Deed1: /11044/ 00033	Deed2:

Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2020	07/01/2021
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**

Real Property Data Search

Search Result for PRINCE GEORGE'S COUNTY

[View Map](#)[View GroundRent Redemption](#)[View GroundRent Registration](#)**Special Tax Recapture: None****Account Identifier:** District - 17 Account Number - 3720737

Owner Information

Owner Name:	3700 EAST WEST LLC	Use:	COMMERCIAL
Mailing Address:	BERNSTEIN CO STE 700 3299 K ST NW WASHINGTON DC 20007-	Principal Residence:	NO
		Deed Reference:	/40112/ 00349

Location & Structure Information

Premises Address:	6445 AMERICA BLVD HYATTSVILLE 20782-0000	Legal Description:	PARCEL R
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Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	209054
0042	00A2	0000	10017.17	7016				2019	Plat Ref:	

Town: HYATTSVILLE

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1968	429924		2.8700 AC	005

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
		APARTMENT	/	C3			2019

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2019	07/01/2020	07/01/2021
Land:	1,875,200	1,875,200		
Improvements	45,806,900	50,109,200		
Total:	47,682,100	51,984,400	50,550,300	51,984,400
Preferential Land:	0	0		

Transfer Information

Seller: PRINCE GEORGE CNTR II LLC RE	Date: 10/13/2017	Price: \$5,000,000
Type: NON-ARMS LENGTH OTHER	Deed1: /40112/ 00349	Deed2:
Seller: PRINCE GEORGE CNTR II LP	Date: 12/02/2005	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /23584/ 00680	Deed2:
Seller: PRINCE GEORGE CNTR INC	Date:	Price: \$0
Type:	Deed1: /08751/ 00443	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2020	07/01/2021
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**

Real Property Data Search

Search Result for PRINCE GEORGE'S COUNTY

[View Map](#)[View GroundRent Redemption](#)[View GroundRent Registration](#)**Special Tax Recapture: None****Account Identifier:** District - 17 Account Number - 3720745

Owner Information

Owner Name:	ECHO UTC LLC	Use:	COMMERCIAL
Mailing Address:	560 EPSILON DR PITTSBURGH PA 15238-0000	Principal Residence:	NO
		Deed Reference:	/35579/ 00001

Location & Structure Information

Premises Address:	6401 AMERICA BLVD HYATTSVILLE 20782-0000	Legal Description:	PARCEL S
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Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	209054
0042	00A2	0000	10017.17	7016				2019	Plat Ref:	

Town: HYATTSVILLE

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
2016	199,058 SF		3.4900 AC	005

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
		MARKET	/	C3			2016

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2019	07/01/2020	07/01/2021
Land:	2,280,300	2,280,300		
Improvements	18,913,600	25,209,600		
Total:	21,193,900	27,489,900	25,391,233	27,489,900
Preferential Land:	0	0		

Transfer Information

Seller: PRINCE GEORGES CNTR	Date: 01/29/2014	Price: \$2,500,000
Type: NON-ARMS LENGTH OTHER	Deed1: /35579/ 00001	Deed2:

Seller:	Date:	Price: \$0
Type:	Deed1: /08751/ 00443	Deed2:

Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2020	07/01/2021
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**

Real Property Data Search

Search Result for PRINCE GEORGE'S COUNTY

[View Map](#)[View GroundRent Redemption](#)[View GroundRent Registration](#)**Special Tax Recapture: None****Account Identifier:** District - 17 Account Number - 3378080

Owner Information

Owner Name:	GIP HYATTSVILLE LLC	Use:	COMMERCIAL
Mailing Address:	1465 LAKE SHORE DR SOUTH BARRINGTON IL 60010-	Principal Residence:	NO
		Deed Reference:	/41805/ 00288

Location & Structure Information

Premises Address:	3311 TOLEDO RD HYATTSVILLE 20782-0000	Legal Description:	PARCEL G
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Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	192019
0042	00A2	0000	10017.17	7016				2019	Plat Ref:	

Town: HYATTSVILLE

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
2003	188,019 SF		1.0100 AC	005

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
		OFFICE BUILDING	/	C5			2002

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2019	07/01/2020	07/01/2021
Land:	659,900	659,900		
Improvements	15,430,100	16,211,400		
Total:	16,090,000	16,871,300	16,610,867	16,871,300
Preferential Land:	0	0		

Transfer Information

Seller: HYATTSVILLE OFFICE 2015 LLC	Date: 02/13/2019	Price: \$16,050,000
Type: ARMS LENGTH IMPROVED	Deed1: /41805/ 00288	Deed2:
Seller: JPMCC 2003 C1 TOLEDO OFFICE LLC	Date: 12/17/2015	Price: \$7,376,250
Type: NON-ARMS LENGTH OTHER	Deed1: /37697/ 00290	Deed2:
Seller: PGMC IV LLC	Date: 07/08/2014	Price: \$4,875,000
Type: NON-ARMS LENGTH OTHER	Deed1: /36146/ 00515	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2020	07/01/2021
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**

Real Property Data Search

Search Result for PRINCE GEORGE'S COUNTY

[View Map](#)[View GroundRent Redemption](#)[View GroundRent Registration](#)**Special Tax Recapture: None****Account Identifier:** District - 17 Account Number - 3666690

Owner Information

Owner Name:	6525 BELCREST ROAD LLC	Use:	COMMERCIAL
Mailing Address:	STE 320 33 WEST 19TH ST NEW YORK NY 10011-	Principal Residence:	NO
		Deed Reference:	/37718/ 00016

Location & Structure Information

Premises Address:	6525 BELCREST RD HYATTSVILLE 20782-0000	Legal Description:	PARCEL L
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Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	205042
0042	00A2	0000	10017.17	7016				2019	Plat Ref:	

Town: HYATTSVILLE

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1972	488,502 SF		2.7800 AC	005

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
		OFFICE BUILDING	/	C3			

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2019	07/01/2020	07/01/2021
Land:	2,219,000	2,219,000		
Improvements	5,581,000	7,781,000		
Total:	7,800,000	10,000,000	9,266,667	10,000,000
Preferential Land:	0	0		

Transfer Information

Seller: FUCMS 1999 C1 BELCREST RD LLC	Date: 12/28/2015	Price: \$6,510,001
Type: NON-ARMS LENGTH OTHER	Deed1: /37718/ 00016	Deed2:
Seller: PG METRO CENTER III INC	Date: 08/23/2013	Price: \$9,825,000
Type: NON-ARMS LENGTH OTHER	Deed1: /35120/ 00123	Deed2:
Seller:	Date:	Price: \$0
Type:	Deed1: /12085/ 00627	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2020	07/01/2021
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application**Date:**

Real Property Data Search

Search Result for PRINCE GEORGE'S COUNTY

[View Map](#)[View GroundRent Redemption](#)[View GroundRent Registration](#)**Special Tax Recapture: None****Account Identifier:** District - 17 Account Number - 3834751

Owner Information

Owner Name:	VIE AT UNIVERSITY TOWERS LLC	Use:	APARTMENTS
Mailing Address:	STE 2500 80 SW 8TH ST MIAMI FL 33130-	Principal Residence:	NO
		Deed Reference:	/40531/ 00450

Location & Structure Information

Premises Address:	6515 BELCREST RD HYATTSVILLE 20782-0000	Legal Description:	PRINCE GEORGE CENTER PARCEL T
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Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	217014
0042	00A2	0000	10017.17	7017				2019	Plat Ref:	

Town: HYATTSVILLE

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
2006	389,030 SF		1.4300 AC	004

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
		APARTMENT	/	C4			

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2019	07/01/2020	07/01/2021
Land:	934,300	934,300		
Improvements	60,951,100	66,168,000		
Total:	61,885,400	67,102,300	65,363,333	67,102,300
Preferential Land:	0	0		

Transfer Information

Seller: MLCFC 2007 8 BELCREST ROAD LLC	Date: 02/02/2018	Price: \$69,500,000
Type: ARMS LENGTH IMPROVED	Deed1: /40531/ 00450	Deed2:
Seller: UTC HOUSING 1 LLC	Date: 10/17/2012	Price: \$39,150,000
Type: NON-ARMS LENGTH OTHER	Deed1: /34030/ 00013	Deed2:
Seller:	Date:	Price: \$0
Type:	Deed1: /20005/ 00685	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2020	07/01/2021
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application**Date:**

Real Property Data Search

Search Result for PRINCE GEORGE'S COUNTY

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Special Tax Recapture: None

Account Identifier: District - 17 Account Number - 3834744

Owner Information

Owner Name:	BE UTC GSA THEATRE LLC	Use:	COMMERCIAL
Mailing Address:	BERMAN ENTPR STE 220 5410 EDSON LN ROCKVILLE MD 20852-	Principal Residence:	NO
		Deed Reference:	/36078/ 00001

Location & Structure Information

Premises Address:	6500 AMERICA BLVD HYATTSVILLE 20782-0000	Legal Description:	PAR U LOFTS 22 LEV 1 RETAIL&COMM ELE (NPL 09 4021192)
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Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	217014
0042	00A2	0000	10017.17	7017				2019	Plat Ref:	

Town: HYATTSVILLE

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
2006	277,190 SF		2.5900 AC	005

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
		PARKING STRUCTURE /		C3			

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2019	07/01/2020	07/01/2021
Land:	1,692,300	1,692,300		
Improvements	6,107,700	9,878,400		
Total:	7,800,000	11,570,700	10,313,800	11,570,700
Preferential Land:	0	0		

Transfer Information

Seller: HYATTSVILLE PROP HLDNGS LLC	Date: 06/13/2014	Price: \$25,100,000
Type: NON-ARMS LENGTH OTHER	Deed1: /36078/ 00001	Deed2:
Seller: HYATTSVILLE PROP HLDNGS LLC	Date: 03/29/2012	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /33490/ 00376	Deed2:
Seller: UTC RETAIL I LLC	Date: 11/18/2011	Price: \$25,100,000
Type: NON-ARMS LENGTH OTHER	Deed1: /33119/ 00001	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2020	07/01/2021
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**

Real Property Data Search

Search Result for PRINCE GEORGE'S COUNTY

[View Map](#)[View GroundRent Redemption](#)[View GroundRent Registration](#)**Special Tax Recapture: None****Account Identifier:** District - 17 Account Number - 3666716

Owner Information

Owner Name:	BE UTC GSA THEATRE LLC	Use:	COMMERCIAL
Mailing Address:	BERMAN ENTPR STE 220 5410 EDSON LN ROCKVILLE MD 20852-	Principal Residence:	NO
		Deed Reference:	/36078/ 00001

Location & Structure Information

Premises Address:	6450 AMERICA BLVD HYATTSVILLE 20782-0000	Legal Description:	PARCEL M
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Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	205043
0042	00A2	0000	10017.17	7016				2019	Plat Ref:	

Town: HYATTSVILLE

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
2007	12,143 SF		24,784 SF	005

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
		RESTAURANT	/	C5			

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2019	07/01/2020	07/01/2021
Land:	371,700	371,700		
Improvements	1,836,800	1,803,300		
Total:	2,208,500	2,175,000	2,175,000	2,175,000
Preferential Land:	0	0		

Transfer Information

Seller: HYATTSVILLE PROP HLDNGS LLC	Date: 06/13/2014	Price: \$25,100,000
Type: NON-ARMS LENGTH OTHER	Deed1: /36078/ 00001	Deed2:
Seller: UTC RETAIL II LLC	Date: 11/18/2011	Price: \$25,100,000
Type: NON-ARMS LENGTH OTHER	Deed1: /33119/ 00001	Deed2:
Seller:	Date:	Price: \$0
Type:	Deed1: /20005/ 00700	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2020	07/01/2021
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application**Date:**

Real Property Data Search

Search Result for PRINCE GEORGE'S COUNTY

[View Map](#)[View GroundRent Redemption](#)[View GroundRent Registration](#)**Special Tax Recapture: None****Account Identifier:** District - 17 Account Number - 3666724

Owner Information

Owner Name:	BE UTC PARCEL N LLC	Use:	COMMERCIAL
Mailing Address:	KEVIN BERMAN BERMAN ENT 5410 EDSON LANE SUITE 220 ROCKVILLE MD 20852-	Principal Residence:	NO
		Deed Reference:	/36029/ 00586

Location & Structure Information

Premises Address:	6400 AMERICA BLVD HYATTSVILLE 20782-0000	Legal Description:	PARCEL N
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Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	205043
0042	00A2	0000	10017.17	7016				2019	Plat Ref:	

Town: HYATTSVILLE

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
			2.4200 AC	005

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
		/					

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2019	07/01/2020	07/01/2021
Land:	1,438,900	1,438,900		
Improvements	0	0		
Total:	1,438,900	1,438,900	1,438,900	1,438,900
Preferential Land:	0	0		

Transfer Information

Seller: HYATTSVILLE PROP HLDNGS LLC	Date: 05/27/2014	Price: \$700,000
Type: NON-ARMS LENGTH OTHER	Deed1: /36029/ 00586	Deed2:
Seller: UTC RETAIL III LLC	Date: 11/18/2011	Price: \$25,100,000
Type: NON-ARMS LENGTH OTHER	Deed1: /33119/ 00001	Deed2:
Seller:	Date:	Price: \$0
Type:	Deed1: /20005/ 00700	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2020	07/01/2021
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application**Date:**

Real Property Data Search

Search Result for PRINCE GEORGE'S COUNTY

[View Map](#)[View GroundRent Redemption](#)[View GroundRent Registration](#)**Special Tax Recapture: None****Account Identifier:** District - 17 Account Number - 3720729

Owner Information

Owner Name:	BE UTC GSA THEATRE LLC	Use:	COMMERCIAL
Mailing Address:	BERMAN ENTPR STE 220 5410 EDSON LN ROCKVILLE MD 20852-	Principal Residence:	NO
		Deed Reference:	/36078/ 00001

Location & Structure Information

Premises Address:	6451 AMERICA BLVD HYATTSVILLE 20782-0000	Legal Description:	PARCEL Q
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Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	209054
0042	00A2	0000	10017.17	7016				2019	Plat Ref:	

Town: HYATTSVILLE

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
2007	10,547 SF		23,522 SF	005

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
		RETAIL STORE	/	C4			

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2019	07/01/2020	07/01/2021
Land:	352,800	352,800		
Improvements	1,489,300	1,514,900		
Total:	1,842,100	1,867,700	1,859,167	1,867,700
Preferential Land:	0	0		

Transfer Information

Seller: HYATTSVILLE PROP HLDNGS LLC	Date: 06/13/2014	Price: \$25,100,000
Type: NON-ARMS LENGTH OTHER	Deed1: /36078/ 00001	Deed2:
Seller: UTC RETAIL VI LLC	Date: 11/18/2011	Price: \$25,100,000
Type: NON-ARMS LENGTH OTHER	Deed1: /33119/ 00001	Deed2:
Seller: PRINCE GEORGE CNTR II LP	Date: 05/02/2006	Price: \$211,600
Type: ARMS LENGTH VACANT	Deed1: /00000/ 00000	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2020	07/01/2021
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application**Date:**

Real Property Data Search

Search Result for PRINCE GEORGE'S COUNTY

[View Map](#)[View GroundRent Redemption](#)[View GroundRent Registration](#)**Special Tax Recapture: None****Account Identifier:** District - 17 Account Number - 3720687

Owner Information

Owner Name:	BE UTC GSA THEATRE LLC	Use:	COMMERCIAL
Mailing Address:	BERMAN ENTPR STE 220 5410 EDSON LN ROCKVILLE MD 20852-	Principal Residence:	NO
		Deed Reference:	/36078/ 00001

Location & Structure Information

Premises Address:	6501 AMERICA BLVD HYATTSVILLE 20782-0000	Legal Description:	PT PARCEL P
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Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	209053
0042	00A2	0000	10017.17	7016				2019	Plat Ref:	

Town: HYATTSVILLE

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
2009	72,576 SF		1.2400 AC	005

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
		OFFICE BUILDING	/	C5			

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2019	07/01/2020	07/01/2021
Land:	810,200	810,200		
Improvements	7,250,700	11,859,700		
Total:	8,060,900	12,669,900	11,133,567	12,669,900
Preferential Land:	0	0		

Transfer Information

Seller: HYATTSVILLE PROP HLDNGS LLC	Date: 06/13/2014	Price: \$25,100,000
Type: NON-ARMS LENGTH OTHER	Deed1: /36078/ 00001	Deed2:
Seller: UTC RETAIL IV LLC	Date: 11/18/2011	Price: \$25,100,000
Type: NON-ARMS LENGTH OTHER	Deed1: /33119/ 00001	Deed2:
Seller:	Date:	Price: \$0
Type:	Deed1: /20005/ 00705	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2020	07/01/2021
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**

Real Property Data Search

Search Result for PRINCE GEORGE'S COUNTY

[View Map](#)[View GroundRent Redemption](#)[View GroundRent Registration](#)**Special Tax Recapture: None****Account Identifier:** District - 17 Account Number - 3720703

Owner Information

Owner Name:	BE UTC GSA THEATRE LLC	Use:	COMMERCIAL
Mailing Address:	BERMAN ENTPR STE 220 5410 EDSON LN ROCKVILLE MD 20852-	Principal Residence:	NO
		Deed Reference:	/36078/ 00001

Location & Structure Information

Premises Address:	6501 AMERICA BLVD HYATTSVILLE 20782-0000	Legal Description:	PT PARCEL P
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Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	209053
0042	00A2	0000	10017.17	7016				2019	Plat Ref:	

Town: HYATTSVILLE

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
2007	79,373 SF		2.6900 AC	005

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
		CINEMA	/	C4			

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2019	07/01/2020	07/01/2021
Land:	1,757,600	1,757,600		
Improvements	10,786,800	12,062,900		
Total:	12,544,400	13,820,500	13,395,133	13,820,500
Preferential Land:	0	0		

Transfer Information

Seller: HYATTSVILLE PROP HLDNGS LLC	Date: 06/13/2014	Price: \$25,100,000
Type: NON-ARMS LENGTH OTHER	Deed1: /36078/ 00001	Deed2:
Seller: UTC RETAIL IV LLC	Date: 11/18/2011	Price: \$25,100,000
Type: NON-ARMS LENGTH OTHER	Deed1: /33119/ 00001	Deed2:
Seller: PRINCE GEORGE CTR II LTD P	Date: 05/02/2006	Price: \$1,054,500
Type: ARMS LENGTH IMPROVED	Deed1: /00000/ 00000	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2020	07/01/2021
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application**Date:**