

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

**Fiscal Year 2023-2024
Special Tax Report**



MAY 10, 2023

PREPARED BY:

MUNICAP, INC.
— PUBLIC FINANCE —

CITY OF HYATTSVILLE
SPECIAL OBLIGATION REFUNDING BONDS
UTC PROJECT SERIES 2016

Fiscal Year 2023-2024
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 2023-2024.

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 2023-2024. Special taxes equal to \$1,302,000 will have to be collected for fiscal year 2023-2024. Each of these numbers is explained in the following sections.

Debt Service

Debt service includes interest on the bonds payable on January 1, 2024 and July 1, 2024. Each semi-annual interest payment is equal to \$328,750 on the terms bonds shown below.

Term 2027 Bonds of \$3,080,000 at 5.00%	\$77,000
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:	<u><u>\$328,750</u></u>

A principal payment of \$675,000 is due on July 1, 2024. As a result, total debt service for fiscal year 2023-2024 is \$1,332,500.

Table A
Special Tax Requirement
Fiscal Year 2023-2024

Debt service:	Amount
Interest on January 1, 2024	\$328,750
Interest on July 1, 2024	\$328,750
Principal on July 1, 2024	\$675,000
<i>Sub-total debt service</i>	<i>\$1,332,500</i>
Administrative expenses	\$33,886
Contingency	\$13,672
<i>Total expenses</i>	<i>\$1,380,058</i>
Reserve fund investment income	(\$61,831)
Surplus from prior year	(\$16,227)
<i>Funds available to be applied for FY23-24</i>	<i>(\$78,058)</i>
Special Tax Requirement	\$1,302,000

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 \$8,097. The fees and expenses of the administrator are estimated to be \$14,526. The expenses of the city are estimated to be \$11,260. Accordingly, the total administrative expenses are estimated at \$33,886.

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, 2023, the balance in the reserve fund was \$1,730,533, which consists of the reserve requirement of \$1,694,000 and investment income posted to the account in the amount of \$36,534. 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, 2023. The reserve fund proceeds are held in First America Treasury Obligation money market fund earning approximately 3.65 percent per annum. At this rate of return, \$10,305 in interest income is estimated to be earned by the next debt service payment on July 1, 2023. An additional \$61,831 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 2023-2024.

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 2023-2024. Special taxes in the amount of \$1,330,000 were billed for collection in fiscal year 2022-2023. As of April 30, 2023, Prince George's County has reported collecting special taxes in the amount of \$1,329,556 (*includes interest and penalties on delinquencies*) for fiscal year 2022-2023. This amount represents 99.97 percent of the total special taxes billed for collection during fiscal year 2022-2023. As of April 30, 2023, all special taxes collected for fiscal year 2022-2023 have been transferred to the trustee.

As of April 30, 2023, the balance in the special tax fund and debt service fund were \$1,040,594 and \$1,141, respectively. As mentioned above, an additional \$36,534 in interest income is also available in the reserve fund. An additional \$10,305 in interest income is estimated to be earned by the next debt service payment on July 1, 2023. As a result, \$46,839 (\$36,534 + \$10,305 = \$46,839) in interest income is estimated to be earned by the next debt service payment on July 1, 2023. A portion of these funds will be used to pay debt service due on July 1, 2023, which consists of an interest payment and principal payment of \$344,125 and \$615,000, respectively, as shown on Table B below.

Table B
Surplus from Prior Year

	Series 2016
Available Funds:	
Special tax fund balance 4-30-2023	\$1,040,594
Debt service fund	\$1,141
Estimated reserve fund interest	\$46,839
<i>Total funds available</i>	<i>\$1,088,574</i>
Interest payment on July 1, 2023	(\$344,125)
Principal payment	(\$615,000)
Administrative expenses	(\$33,222)
<i>Subtotal expenses</i>	<i>(\$992,347)</i>
<i>Contingency for future principal payment</i>	<i>(\$80,000)</i>
Surplus from prior year	\$16,227

Administrative expenses for fiscal year 2022-2023 were estimated to be \$33,222 and were to be funded with special taxes collected in fiscal year 2022-2023. Administrative Expenses Fund remains to be funded with special assessments collected in fiscal year 2022-2023. Accordingly, special assessments in the aggregate amount of \$33,222 will be transferred to Administrative Expenses Fund. A contingency in the amount of \$80,000 will be retained to make future principal payment. Accordingly, an estimated aggregate surplus

of \$16,227 will be available to pay debt service and administrative expenses for fiscal year 2023-2024.

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	5	1,044,091	0.70	730.86
Retail	5	211,829	1.02	216.07
Residential	136	716	1.00	716.00
Parking	3	1,392	0.02	27.84
Total	148			1,690.77

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 2023-2024, the special tax requirement is equal to \$1,302,000. The equivalent use factors for all parcels within the district are equal to 1,690.77. As a result, the special tax to be collected per each equivalent use factor is equal to \$770.06 ($\$1,302,000 \div 1,690.77 = \770.06). 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 2023-2024

Land Use Class	Equivalent Use Factors	Special Tax Per EUF	Special Tax
Office	731	\$770.06	\$562,811.58
Retail	216	\$770.06	\$166,384.25
Residential	716	\$770.06	\$551,365.59
Parking	28	\$770.06	\$21,438.57
Total	1,691		\$1,302,000.00

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 2023-2024 are estimated to be equal to \$1,380,058. Surplus revenues from prior year and projected interest income available to pay expenses are estimated to be \$78,058. Accordingly, the special tax requirement is equal to \$1,302,000 ($\$1,380,058 - \$78,058 = \$1,302,000$).

The special taxes to be collected on each parcel for fiscal year 2023-2024 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 2023

Parcel Account #	Parcel	Building	Owner	Special Tax FY2023-2024
356694-0	I	Metro I	NEW TOWN METRO I LLC	\$168,870.80
372073-7	R	The Highline	3700 EAST WEST LLC	\$261,513.62
372074-5	S	Retail/Parking	ECHO UTC LLC	\$69,923.94
337808-0	G	Metro IV	GIP HYATTSVILLE LLC	\$101,350.62
366669-0	L	Metro III	6525 BELCREST ROAD LLC	\$263,324.35
383475-1	T	GHS/Garage	VIE AT UNIVERSITY TOWERS I	\$196,012.01
383475-1	T	Garage	Vie at University Towers LLC	\$0.00
383474-4	U	Garage/Retail	BE UTC GSA THEATRE LLC	\$27,839.87
366671-6	M	Retail	BE UTC GSA THEATRE LLC	\$9,537.90
366672-4	N	Land	TDC GRIFFIN HYATTSVILLE O	\$0.00
372072-9	Q	Retail	BE UTC GSA THEATRE LLC	\$8,284.30
573091-0	P	Office	BE UTC RETAIL LLC	\$29,265.81
573092-1	P	Retail	BE UTC RETAIL LLC	\$62,888.25
393532-7	201	1 Independence Plaza	HUDSON DABNEY S	\$770.06
393533-5	202	1 Independence Plaza	ESCOBAR FRANCISCO J	\$770.06
393534-3	203	1 Independence Plaza	REPOLE MARIO	\$770.06
393535-0	204	1 Independence Plaza	BARKSDALE EDDIE ETAL	\$770.06
393536-8	205	1 Independence Plaza	MOORE KAREN LT	\$770.06
393537-6	206	1 Independence Plaza	CRAIG ULANDERS	\$770.06
393538-4	207	1 Independence Plaza	ZHANG CHAOXING	\$770.06
393539-2	208	1 Independence Plaza	ODUNLAMI OLADIPUPO ETAL	\$770.06
393540-0	209	1 Independence Plaza	WARD MILTON	\$770.06
393541-8	210	1 Independence Plaza	WUSU PROSPER O	\$770.06
393542-6	211	1 Independence Plaza	KUMAZAH INNOCENT K	\$770.06
393543-4	212	1 Independence Plaza	BRECHTEL COLT	\$770.06
393544-2	213	1 Independence Plaza	THOMAS LEEAN	\$770.06
393545-9	214	1 Independence Plaza	GOLDBERG BENAMOU INNA I	\$770.06
393546-7	215	1 Independence Plaza	PRINCE LOUISE L	\$770.06
393547-5	216	1 Independence Plaza	ADOLPHUS MARCUS	\$770.06
393548-3	301	1 Independence Plaza	WURM MEGAN ELIZABETH	\$770.06
393549-1	302	1 Independence Plaza	PERDUE SAMUEL F	\$770.06

Parcel Account #	Parcel	Building	Owner	Special Tax FY2023-2024
393550-9	303	1 Independence Plaza	HARRIS CAMERON ETAL	\$770.06
393551-7	304	1 Independence Plaza	BROWN LARRY S	\$770.06
393552-5	305	1 Independence Plaza	AKEEM KHADIJAH JINNAH KI	\$770.06
393553-3	306	1 Independence Plaza	SUN LUYU	\$770.06
393554-1	307	1 Independence Plaza	LEE HOYOUNG ETAL	\$770.06
393555-8	308	1 Independence Plaza	CHATMAN VANESSA	\$770.06
393556-6	309	1 Independence Plaza	HERNANDEZ ALEX F	\$770.06
393557-4	310	1 Independence Plaza	MARFO KOJO A	\$770.06
393558-2	311	1 Independence Plaza	KWAMIN MARIAM	\$770.06
393559-0	312	1 Independence Plaza	KIRUTHI FAMILY TRS DR GAC	\$770.06
393560-8	313	1 Independence Plaza	PANDE MEENAKSHI A	\$770.06
393561-6	314	1 Independence Plaza	MARCSIMO REAL ESTATE VEN	\$770.06
393562-4	315	1 Independence Plaza	BURSE-MONROE BARBARA	\$770.06
393563-2	316	1 Independence Plaza	WHITE MATTIE E & BRIAN TU	\$770.06
393564-0	401	1 Independence Plaza	LI KIT Y	\$770.06
393565-7	402	1 Independence Plaza	KAPLAN MORIEL E	\$770.06
393566-5	403	1 Independence Plaza	BRANCH DAVID G	\$770.06
393567-3	404	1 Independence Plaza	HONG YOONJEE ETAL	\$770.06
393568-1	405	1 Independence Plaza	DEFLOMIMONTE MELENA S	\$770.06
393569-9	406	1 Independence Plaza	ELLISON RAFE R	\$770.06
393570-7	407	1 Independence Plaza	BERHANE SABA	\$770.06
393571-5	408	1 Independence Plaza	POE FAMILY REVOCABLE LT	\$770.06
393572-3	409	1 Independence Plaza	KWON TAE H	\$770.06
393573-1	410	1 Independence Plaza	HAWKINS RODGER L III	\$770.06
393574-9	411	1 Independence Plaza	MEZGHEBE BSRA ETAL	\$770.06
393575-6	412	1 Independence Plaza	SAMANTA LISA T	\$770.06
393576-4	413	1 Independence Plaza	KACHEL CHRISTIAN	\$770.06
393577-2	414	1 Independence Plaza	ASTARABADI SYED MORTEZA	\$770.06
393578-0	415	1 Independence Plaza	DAVER ZANEETA E	\$770.06
393579-8	416	1 Independence Plaza	OVERTON CHRISTINA N	\$770.06
393580-6	501	1 Independence Plaza	SAAD DORY W	\$770.06
393581-4	502	1 Independence Plaza	BAGHDADI LAYA	\$770.06
393582-2	503	1 Independence Plaza	CANELA AMIR	\$770.06
393583-0	504	1 Independence Plaza	BREEDLOVE HAROLD ETAL	\$770.06
393584-8	505	1 Independence Plaza	NZONDJOU PATRICIA E	\$770.06
393585-5	506	1 Independence Plaza	LEWIN GREGORY	\$770.06
393586-3	507	1 Independence Plaza	SAIDI DIDIER MUHAFU	\$770.06
393587-1	508	1 Independence Plaza	WILLIAMS BRIAN A	\$770.06
393588-9	509	1 Independence Plaza	NGUYEN SAM M	\$770.06
393589-7	510	1 Independence Plaza	TRAN KY	\$770.06
393590-5	511	1 Independence Plaza	BROWN BRITTANY	\$770.06
393591-3	512	1 Independence Plaza	JAKCSON HAROLD III	\$770.06

Parcel Account #	Parcel	Building	Owner	Special Tax FY2023-2024
393592-1	513	1 Independence Plaza	LEE CHAN HWI	\$770.06
393593-9	514	1 Independence Plaza	MITCHELL CHASE ETAL	\$770.06
393594-7	515	1 Independence Plaza	DE SILVA DUSHANI	\$770.06
393595-4	516	1 Independence Plaza	REDMOND KAREEM	\$770.06
393596-2	601	1 Independence Plaza	JACOB VARGESE ETAL	\$770.06
393597-0	602	1 Independence Plaza	WEINSTEIN DANIEL B	\$770.06
393598-8	603	1 Independence Plaza	ANWUKAH UZOMA T	\$770.06
393599-6	604	1 Independence Plaza	ELLERBEE DIASIA	\$770.06
393600-2	605	1 Independence Plaza	BROWN JEFFREY E JR	\$770.06
393601-0	606	1 Independence Plaza	HAFER JEFFREY H ETAL	\$770.06
393602-8	607	1 Independence Plaza	TEJADA VERA BETZAIDA	\$770.06
393603-6	608	1 Independence Plaza	ESPINOSA ALBERTO JOSE	\$770.06
393604-4	609	1 Independence Plaza	GONZALES ERIC E ETAL	\$770.06
393605-1	610	1 Independence Plaza	NGUYEN TAN ETAL	\$770.06
393606-9	611	1 Independence Plaza	BRAGDON J S & HIROMI H	\$770.06
393607-7	612	1 Independence Plaza	PANDIT SUNIL K	\$770.06
393608-5	613	1 Independence Plaza	PERI DAVID	\$770.06
393609-3	614	1 Independence Plaza	CARROLL TYLER	\$770.06
393610-1	615	1 Independence Plaza	BAKER AJA S	\$770.06
393611-9	616	1 Independence Plaza	TRAINOR PATRICK	\$770.06
393612-7	701	1 Independence Plaza	MATTEI ENRICO A	\$770.06
393613-5	702	1 Independence Plaza	ROSADO DOUGLAS	\$770.06
393614-3	703	1 Independence Plaza	SALAAM AKBAR TALUT	\$770.06
393615-0	704	1 Independence Plaza	GEORGE T K & IVY G S ETL	\$770.06
393616-8	705	1 Independence Plaza	CHATO JENNIFER	\$770.06
393617-6	706	1 Independence Plaza	FLORES MARIA A LT	\$770.06
393618-4	707	1 Independence Plaza	NGUYEN TRANG T	\$770.06
393619-2	708	1 Independence Plaza	EVERETT BRITTNEY L	\$770.06
393620-0	709	1 Independence Plaza	VOGEL RONALD	\$770.06
393621-8	710	1 Independence Plaza	LANHAM JASMINE	\$770.06
393622-6	711	1 Independence Plaza	ODARE STEPHEN JAMES	\$770.06
393623-4	712	1 Independence Plaza	PAULSON STANLEY L	\$770.06
393624-2	713	1 Independence Plaza	YU HAO	\$770.06
393625-9	714	1 Independence Plaza	CANELA AMIR	\$770.06
393626-7	715	1 Independence Plaza	EDWARD FISHER B	\$770.06
393627-5	716	1 Independence Plaza	LEWIS E JENE	\$770.06
393628-3	801	1 Independence Plaza	BHAVNANI KISHIN K ETAL	\$770.06
393629-1	802	1 Independence Plaza	CASKEY DAVID L ETAL	\$770.06
393630-9	803	1 Independence Plaza	CHANG JAY C	\$770.06
393631-7	804	1 Independence Plaza	POWERS JOSEPH C	\$770.06
393632-5	805	1 Independence Plaza	MCCARTHY K A & JOHN D	\$770.06
393633-3	806	1 Independence Plaza	MORRIS A VINCENT III	\$770.06

Parcel Account #	Parcel	Building	Owner	Special Tax FY2023-2024
393634-1	807	1 Independence Plaza	SMALL STACY N & JUDITH A	\$770.06
393635-8	808	1 Independence Plaza	GIPSON TANYA L	\$770.06
393636-6	809	1 Independence Plaza	CHATO JOHN ETAL	\$770.06
393637-4	810	1 Independence Plaza	DALE KIVA C	\$770.06
393638-2	811	1 Independence Plaza	SNOWDEN SAMUEL	\$770.06
393639-0	812	1 Independence Plaza	GENSHEIMER KATHLEEN	\$770.06
393640-8	813	1 Independence Plaza	KUNG FAITH	\$770.06
393641-6	814	1 Independence Plaza	SINGH SATINDER ETAL	\$770.06
393642-4	815	1 Independence Plaza	DUBARD KAMILAH	\$770.06
393643-2	816	1 Independence Plaza	ELLISON RAFE R	\$770.06
402119-2	200	Plaza Lofts 22	LADEIRA BRUNA D P	\$770.06
402120-0	201	Plaza Lofts 22	ASANTE SELINA ETAL	\$770.06
402121-8	202	Plaza Lofts 22	ANIKPO MELEI Y	\$770.06
402122-6	203	Plaza Lofts 22	AMOS RALPH E JR	\$770.06
402123-4	204	Plaza Lofts 22	ALDRIDGE TOAYOA DIJON	\$770.06
402124-2	205	Plaza Lofts 22	NORTON E V REVOC TRUST	\$770.06
402125-9	206	Plaza Lofts 22	RZIHAN FAHD ANWAR	\$770.06
402126-7	207	Plaza Lofts 22	BONADUCE THERESA A	\$770.06
402127-5	208	Plaza Lofts 22	WILLIAMS LANA RAE	\$770.06
402128-3	209	Plaza Lofts 22	YANG GIYOUNG	\$770.06
402129-1	210	Plaza Lofts 22	MCCLEAN KYLE	\$770.06
402130-9	400	Plaza Lofts 22	ABENGOWE C BARNABAS	\$770.06
402131-7	401	Plaza Lofts 22	GRAHAM LISA	\$770.06
402132-5	402	Plaza Lofts 22	CHAQUEA JUAN S	\$770.06
402133-3	403	Plaza Lofts 22	PANOVSKI NAUM ETAL	\$770.06
402134-1	404	Plaza Lofts 22	WILLIS DONALD	\$770.06
402135-8	405	Plaza Lofts 22	CODY THERESA T ETAL	\$770.06
402136-6	406	Plaza Lofts 22	CRADDOCK CLARISSA ETAL	\$770.06
402137-4	407	Plaza Lofts 22	SLOAN JONCIER GIAVONNA	\$770.06
402138-2	408	Plaza Lofts 22	BRIGADOON VALHALLA PROI	\$770.06
402139-0	409	Plaza Lofts 22	WONG GORDON Y	\$770.06
402140-8	410	Plaza Lofts 22	SCHEER RICHARD M ETAL	\$770.06
Total				\$1,302,000.00

APPENDIX B

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

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	
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	198052	
0042	00A2	0000	10017.17	7016				2022	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	
						01/01/2022		07/01/2022		07/01/2023	
Land:				1,401,900		1,401,900					
Improvements				17,251,700		22,697,900					
Total:				18,653,600		24,099,800		20,469,000		22,284,400	
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: NON-ARMS LENGTH OTHER				Deed1: /11044/ 00033				Deed2:			
Seller:				Date:				Price:			
Type:				Deed1:				Deed2:			
Exemption Information											
Partial Exempt Assessments:				Class				07/01/2022		07/01/2023	
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:			

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	
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	209054	
0042	00A2	0000	10017.17	7016				2022	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		
					01/01/2022		07/01/2022		07/01/2023		
Land:			1,875,200		1,875,200						
Improvements			47,824,800		54,709,500						
Total:			49,700,000		56,584,700		51,994,900		54,289,800		
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: NON-ARMS LENGTH OTHER				Deed1: /08751/ 00443				Deed2:			
Exemption Information											
Partial Exempt Assessments:				Class				07/01/2022		07/01/2023	
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:				

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

Principal Residence: NO

Mailing Address: 560 EPSILON DR
PITTSBURGH PA 15238-0000

Deed Reference: /35579/ 00001

Location & Structure Information

Premises Address: 6401 AMERICA BLVD
HYATTSVILLE 20782-0000

Legal Description: PARCEL S

Map: 0042

Grid: 00A2

Parcel: 0000

Neighborhood: 10017.17

Subdivision: 7016

Section:

Block:

Lot:

Assessment Year: 2022

Plat No: 209054

Plat Ref:

Town: HYATTSVILLE

Primary Structure Built
2016

Above Grade Living Area
199,058 SF

Finished Basement Area

Property Land Area
3.4900 AC

County Use
005

Stories

Basement

Type
MARKET

Exterior
/

Quality
C3

Full/Half Bath

Garage

Last Notice of Major Improvements
2016

Value Information

Base Value

Value

Phase-in Assessments

As of
01/01/2022

As of
07/01/2022

As of
07/01/2023

Land: 2,280,300

Improvements 20,905,200

Total: 23,185,500

Preferential Land: 0

2,280,300

25,249,200

27,529,500

0

24,633,500

26,081,500

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: NON-ARMS LENGTH OTHER

Deed1: /08751/ 00443

Deed2:

Seller:

Date:

Price:

Type:

Deed1:

Deed2:

Exemption Information

Partial Exempt Assessments:Class

County: 000

State: 000

Municipal: 000

07/01/2022

0.00

0.00

0.00|0.00

07/01/2023

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:

View Map

View GroundRent Redemption

View GroundRent Registration

Special Tax Recapture: None

Account Identifier:District - 17 Account Number - 3378080

Owner Information

Owner Name:NGP VII HYATTSVILLE MD LLC

Use:COMMERCIAL

Principal Residence:NO

Mailing Address:SUITE 1500
1650 TYSONS BLVD
MCLEAN VA 22102-

Deed Reference:/47827/ 00184

Location & Structure Information

Premises Address:3311 TOLEDO RD
HYATTSVILLE 20782-0000

Legal Description:PARCEL G

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	192019
0042	00A2	0000	10017.17	7016				2022	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
		01/01/2022	07/01/2022	07/01/2023
Land:	659,900	659,900		
Improvements	16,211,400	20,579,300		
Total:	16,871,300	21,239,200	18,327,267	19,783,233
Preferential Land:	0	0		

Transfer Information

Seller: GIP HYATTSVILLE LLC	Date: 06/17/2022	Price: \$45,000,000
Type: ARMS LENGTH IMPROVED	Deed1: /47827/ 00184	Deed2:

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:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2022	07/01/2023
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:

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

Map:

Grid:

Parcel:

Neighborhood:

Subdivision:

Section:

Block:

Lot:

Assessment Year:

Plat No:

205042

0042

00A2

0000

10017.17

7016

2022

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

01/01/2022

07/01/2022

07/01/2023

Land:

Improvements

Total:

Preferential Land:

2,219,000

5,781,000

8,000,000

0

2,219,000

5,984,900

8,203,900

0

8,067,967

8,135,933

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: NON-ARMS LENGTH OTHER

Deed1: /12085/ 00627

Deed2:

Exemption Information

Partial Exempt Assessments:

Class

07/01/2022

07/01/2023

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:

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 2000
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

Map:0042

Grid:00A2

Parcel:0000

Neighborhood:10017.17

Subdivision:7017

Section:

Block:

Lot:

Assessment Year:2022

Plat No:217014

Plat Ref:

Town: HYATTSVILLE

Primary Structure Built2006

Above Grade Living Area389,030 SF

Finished Basement Area

Property Land Area1.4300 AC

County Use004

Stories

Basement

TypeAPARTMENT

Exterior/

QualityC4

Full/Half Bath

Garage

Last Notice of Major Improvements

Value Information

Base Value

Value

Phase-in Assessments

Land:

Improvements

Total:

Preferential Land:

As of01/01/2022

As of07/01/2022

As of07/01/2023

934,300

66,168,000

67,102,300

0

934,300

74,942,200

75,876,500

0

70,027,033

72,951,767

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: NON-ARMS LENGTH OTHER

Deed1: /20005/ 00685

Deed2:

Exemption Information

Partial Exempt Assessments:

County:

State:

Municipal:

Class

000

000

000

07/01/2022

0.00

0.00

0.00|0.00

07/01/2023

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:

View Map

View GroundRent Redemption

View GroundRent Registration

Special Tax Recapture: None

Account Identifier:District - 17 Account Number - 3834744

Owner Information

Owner Name:BE UTC RETAIL LLC

Use:COMMERCIAL

Mailing Address:BERMAN ENTPR STE 220
5410 EDSON LN
ROCKVILLE MD 20852-

Principal Residence:NO

Deed Reference:/48336/ 00121

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)

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	217014
0042	00A2	0000	10017.17	7017				2022	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

Land:

Improvements

Total:

Preferential Land:

1,692,300

5,657,700

7,350,000

0

As of
01/01/2022

1,692,300

6,706,900

8,399,200

0

As of
07/01/2022

7,699,733

As of
07/01/2023

8,049,467

Transfer Information

Seller: BE UTC GSA THEATRE LLC
Type: NON-ARMS LENGTH OTHER

Date: 11/30/2022
Deed1: /48336/ 00121

Price: \$0
Deed2:

Seller: HYATTSVILLE PROP HLDNGS LLC
Type: NON-ARMS LENGTH OTHER

Date: 06/13/2014
Deed1: /36078/ 00001

Price: \$25,100,000
Deed2:

Seller: HYATTSVILLE PROP HLDNGS LLC
Type: NON-ARMS LENGTH OTHER

Date: 03/29/2012
Deed1: /33490/ 00376

Price: \$0
Deed2:

Exemption Information

Partial Exempt Assessments:

County:

State:

Municipal:

Class

000

000

000

07/01/2022

0.00

0.00

0.00|0.00

07/01/2023

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:

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 RETAIL LLC

Use:COMMERCIAL

Principal Residence:NO

Mailing Address:STE 220 BERMAN ENTPR
5410 EDSON LN
ROCKVILLE MD 20852-

Deed Reference:/48336/ 00121

Location & Structure Information

Premises Address:6450 AMERICA BLVD
HYATTSVILLE 20782-0000

Legal Description:PARCEL M

Map:0042

Grid:00A2

Parcel:0000

Neighborhood:10017.17

Subdivision:7016

Section:

Block:

Lot:

Assessment Year:2022

Plat No:205043

Plat Ref:

Town:HYATTSVILLE

Primary Structure Built2007

Above Grade Living Area12,143 SF

Finished Basement Area

Property Land Area24,784 SF

County Use005

Stories

Basement

TypeRESTAURANT

Exterior/

QualityC5

Full/Half Bath

Garage

Last Notice of Major Improvements

Value Information

Base Value

Value

Phase-in Assessments

As of01/01/2022

As of07/01/2022

As of07/01/2023

Land:371,700

Improvements1,803,300

Total:2,175,000

Preferential Land:0

2,349,600

2,524,200

Transfer Information

Seller: BE UTC GSA THEATRE LLC

Date: 11/30/2022

Price: \$0

Type: NON-ARMS LENGTH OTHER

Deed1: /48336/ 00121

Deed2:

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:

Exemption Information

Partial Exempt Assessments:

Class

07/01/2022

07/01/2023

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:

View Map

View GroundRent Redemption

View GroundRent Registration

Special Tax Recapture: None

Account Identifier:District - 17 Account Number - 3666724

Owner Information

Owner Name:TDC GRIFFIN HYATTSVILLE OWNER LLC

Use:COMMERCIAL

Mailing Address:STE 820
1850 M ST NW
WASHINGTON DC 20036-

Principal Residence:NO

Deed Reference:/47926/ 00456

Location & Structure Information

Premises Address:6400 AMERICA BLVD
HYATTSVILLE 20782-0000

Legal Description:PARCEL 1

Map:0042

Grid:00A2

Parcel:0000

Neighborhood:10017.17

Subdivision:0045

Section:

Block:

Lot:

Assessment Year:2022

Plat No:263007

Plat Ref:263/ 007

Town:HYATTSVILLE

Primary Structure Built

Above Grade Living Area

Finished Basement Area

Property Land Area
2.4215 AC

County Use
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
01/01/2022

As of
07/01/2022

As of
07/01/2023

Land:

1,898,600

1,898,600

Improvements

0

0

Total:

1,898,600

1,898,600

1,591,733

1,898,600

Preferential Land:

0

0

Transfer Information

Seller: BE UTC PARCEL N LLC

Date: 07/15/2022

Price: \$5,900,000

Type: ARMS LENGTH VACANT

Deed1: /47926/ 00456

Deed2:

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:

Exemption Information

Partial Exempt Assessments:

Class

07/01/2022

07/01/2023

County:

000

0.00

0.00

State:

000

0.00

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:

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 RETAIL LLC				Use:		COMMERCIAL	
								Principal Residence:		NO	
Mailing Address:				STE 220 BERMAN ENTPR 5410 EDSON LN ROCKVILLE MD 20852-				Deed Reference:		/48336/ 00121	
Location & Structure Information											
Premises Address:				6451 AMERICA BLVD HYATTSVILLE 20782-0000				Legal Description:		PARCEL Q	
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	209054	
0042	00A2	0000	10017.17	7016				2022	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		
					01/01/2022		07/01/2022		07/01/2023		
Land:			352,800		352,800						
Improvements			1,514,900		2,153,300						
Total:			1,867,700		2,506,100		2,080,500		2,293,300		
Preferential Land:			0		0						
Transfer Information											
Seller: BE UTC GSA THEATRE LLC				Date: 11/30/2022				Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /48336/ 00121				Deed2:			
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:			
Exemption Information											
Partial Exempt Assessments:				Class				07/01/2022		07/01/2023	
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:				

View Map

View GroundRent Redemption

View GroundRent Registration

Special Tax Recapture: None

Account Identifier:District - 17 Account Number - 5730910

Owner Information

Owner Name:BE UTC RETAIL LLC

Use:COMMERCIAL

Principal Residence:NO

Mailing Address:STE 220 BERMAN ENTPR
5410 EDSON LN
ROCKVILLE MD 20852-

Deed Reference:/48336/ 00121

Location & Structure Information

Premises Address:6501 AMERICA BLVD
HYATTSVILLE 20782-0000

Legal Description:UNIT 1

Map:0042

Grid:00A2

Parcel:0000

Neighborhood:10017.17

Subdivision:1818

Section:

Block:

Lot:

Assessment Year:2022

Plat No:209053

Plat Ref:261/ 094

Town:HYATTSVILLE

Primary Structure Built2009

Above Grade Living Area

SF

54,292 SF

Finished Basement Area

Property Land Area1 SF

County Use005

Stories

Basement

TypeOFFICE BUILDING

Exterior/

QualityC5

Full/Half Bath

Garage

Last Notice of Major Improvements

Value Information

Base Value

Value

Phase-in Assessments

Land:6,689,000

As of01/01/2022

As of07/01/2022

As of07/01/2023

Improvements12,486,200

15,607,800

Total:19,175,200

22,296,800

21,256,267

Preferential Land:0

0

Transfer Information

Seller:BE UTC GSA THEATRE LLC

Date:11/30/2022

Price:\$0

Type:NON-ARMS LENGTH OTHER

Deed1:/48336/ 00121

Deed2:

Seller:

Date:

Price:

Type:

Deed1:

Deed2:

Seller:

Date:

Price:

Type:

Deed1:

Deed2:

Exemption Information

Partial Exempt Assessments:

Class

07/01/2022

07/01/2023

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:

View Map

View GroundRent Redemption

View GroundRent Registration

Special Tax Recapture: None

Account Identifier:District - 17 Account Number - 5730921

Owner Information

Owner Name:BE UTC RETAIL LLC

Use:COMMERCIAL

Principal Residence:NO

Mailing Address:STE 220 BERMAN ENTPR
5410 EDSON LN
ROCKVILLE MD 20852-

Deed Reference:/48336/ 00121

Location & Structure Information

Premises Address:6501 AMERICA BLVD
HYATTSVILLE 20782-0000

Legal Description:UNIT 2
PT PARCEL P

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	261094
0042	00A2	0000	10017.17	1818				2022	Plat Ref:	261/ 094

Town: HYATTSVILLE

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
2009	80,065 SF		2.6900 AC	005

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

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2022	07/01/2022	07/01/2023
Land:	2,283,100	1,597,300		
Improvements	4,261,800	3,727,300		
Total:	6,544,900	5,324,600		5,324,600
Preferential Land:	0	0		

Transfer Information

Seller: BE UTC GSA THEATRE LLC	Date: 11/30/2022	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /48336/ 00121	Deed2:

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

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

Exemption Information

Partial Exempt Assessments:	Class	07/01/2022	07/01/2023
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: