

## Summary of Appraisals

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### **935 Spa Road (east side)**

**Appraisal performed by Peabody Associates**

#### **Tax Parcel ID**

Anne Arundel County Tax Map 51F, Grid 8, as Parcel 859

#### **Current Zoning**

R2, Single Family Residences and R3, General Residence  
Districts with RCA, LDA, and IDA Chesapeake Bay Critical Areas  
(City of Annapolis)

#### **Density**

64 Townhouse lots (7 of which are MPDU's)

#### **Highest /Best Use**

Eventual townhouse development under planned  
development use/alternative as defined by the zoning  
classification

#### **Appraised Value**

\$3,300,000

### **935 Spa Road (east Side)**

**Appraisal performed by Westholm Associates, LLC**

#### **Tax Parcel ID**

Anne Arundel County Tax Map 51F, Grid 8, as Parcel 859

#### **Current Zoning**

R-2 = 5.99 acres (+/-)  
R-3 = 2.25 acres (+/-)

Chesapeake Bay Critical Area Overlay Zoning

LDA = 5.99 acres (+/-)

IDA = 2.25 acres (+/-)

*Note: Nominal amount of RCA along southwesterly side  
property line of Parcel 859*

#### **Highest/Best Use**

Special Mixed Planned Development

#### **Appraised Value**

\$4,675,000

*Property descriptions from both appraisals are attached.*

## Summary of Appraisals

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### **Forest Drive, Sites 1 through 4, inclusive Appraisal performed by Wineholt Group**

#### **Tax Parcel ID**

Anne Arundel County Tax Map 51E, Block 23, as Parcels 1769, 1813 and 2355 in the Sixth Assessment District

#### **Current Zoning**

R2, Single Family Residence District and R3, General Residence District

#### **Highest/Best Use**

Site 1 - Development with a dwelling with the remainder of used to meet forest conservation requirements as support for sites 2, 3, and 4 under the same ownership;

Sites 2, 3, and 4 - Residential development with attached units as a part of a residential planned unit development.

#### **Appraised Value**

Site 1 - \$80,000  
Site 2, 3 and 4 - \$1,730,000

### **Forest Drive, Sites 1 through 4, inclusive Appraisal performed by Peabody Associates**

#### **Tax Parcel ID**

(4 Parcels) Annapolis, MD 21401, known as assemblage of 1769, 1813, and 2355/C and also Parcel 2355/B

#### **Current Zoning**

Parcel 1813 and 2355 (lots B and C) zoned R3, General Residence District  
Parcel 1769 zoned R2, Single Family Residence District

#### **Highest/Best Use**

Parcel 2355/B – Eventual assemblage with the adjoining American Legion property so as to provide the American Legion property both a corner location and an improved access to Forest Drive by way of Skippers Lane to the South Cherry Grove Avenue/Forest Drive intersection

Parcels 1769, 1813, and 2355C - Eventual rezoning to a commercial zoning classification for high exposure destination commercial use.

#### **Appraised Value**

Parcel 2355/B - \$220,000  
Parcels 1769, 1812, and 2355/C - \$1,700,000

*Property descriptions from both appraisals are attached.*