



February 27, 2025

Stewart David M Personal Rep
6101 Atlantic Avenue
Apt 203
Ocean City, MD 21842

RE: Account #17141641547 – 215 SPRINGFIELD RD, GLENN DALE MD

Dear Stewart David M Personal Rep,

This letter is in response to the questions presented to Prince George's County Assessment office on February 4, 2025, by CPJ Associates. Questions and answers are below.

1. **CPJ requests that SDAT confirm from SDAT that CPJ's response to Council direction No. 1 accurately reflects SDAT's procedures for review, calculation and determination of property land area for individual tax accounts.**
SDAT can confirm that CPJ's response to Council direction No. 1 accurately reflects SDAT's procedures for review, calculation and determination of property land area for individual tax accounts. SDAT does not, however, make any representation as to the accuracy of the remainder of CPJ's response to Council direction No. 1.
2. **To the extent that SDAT's procedures for review, calculation and determination of property land area for individual tax accounts differ from those described in CPJ's response to Council direction No. 1, CPJ requests additional information and/or clarity from SDAT regarding such procedures.**
SDAT was able to revise the land area as requested, due to the provisions of a newer, current deed with a recorded survey.
3. **CPJ requests that SDAT confirm that, as of January 31, 2025, SDAT's online real property database reflects a property land area of 12.0091 acres for the Property.**
SDAT can confirm that as of January 31, 2025, our database reflects 12.0091 acres. With the review of older map books and of prior deeds, including Book 40916 Page 567, SDAT was able to verify the land area previously reflected 11.94 acres. However, with the recording of a current survey and deed, recorded on January 10, 2025, among the Land Records of Prince Georges County at Book 50486 Page 221, the land area was changed to 12.0091 acres.
4. **CPJ requests that SDAT confirm that, as of January 31, 2025, the property land area for the Property listed on SDAT's online database was calculated solely from the deed (including**



the legal description) referenced in Deed Book 50486 starting at Page 221.

SDAT calculated the land area solely from the survey and deed's legal description using metes and bounds.

5. **CPJ requests that SDAT confirm that, as of January 31, 2025, the Property (i.e., Parcel 131) consists solely of the land described in the deed (including the legal description) referenced in Deed Book 50486 starting at Page 221.**

SDAT cannot confirm this because it does not perform title review, survey land, or verify the accuracy of a legal description, as CPJ as referenced in its response to #1. SDAT cannot confirm exactly what land the property consists of.

SDAT can confirm that the legal description in SDAT records comes from solely from the legal description in the deed and the survey.

6. **CPJ requests that SDAT confirm that SDAT does not investigate for the existence of easements or other nonpossessory interests that might exist on a property without evidence in the land records.**

SDAT confirms that it does not investigate the existence of easements or nonpossessory interests.

7. **CPJ requests that SDAT confirm that, in determining the property land area of the Property, SDAT did not specifically identify nor exclude the land/acreage/square footage of any prescriptive easement from the property land area of the Property.**

SDAT determined the land area solely from the legal description of recorded deeds.

8. **CPJ requests that SDAT confirm that SDAT did not investigate nor find evidence of any conveyance of the land/acreage/square footage of any prescriptive easement area out of the Property.**

SDAT reviewed old map books and deeds dating back to that deed recorded at Book 5227 page 168 on February 15, 1980, with no mention of easements being conveyed.

9. **CPJ requests that SDAT confirm that SDAT did not investigate nor find any evidence to indicate that the prescriptive easement area should not be included in the property land area of the Property.**

SDAT did not investigate for any prescriptive easements.

10. **CPJ requests that SDAT confirm that, as of January 31, 2025, SDAT has found no evidence of a separate deed reference for the prescriptive easement area other than the deed located at Deed Book 50486 starting at Page 221.**

SDAT did not look for such a separate deed, and as such, has uncovered none.



11. CPJ requests that SDAT confirm that the language from the SDAT real property database described in Council direction No. 4 (i.e., *"ALL PAR 131 (RECOMB/DEL 10.0AC FROM 3830957 7/1/10)—and the total combined acreage of Parcel 131 after 10.0AC was RECOMB/DEL from 3830957 on 7/1/10—and whether the land/acreage/square-footage for the prescriptive easement is included or excluded from the RECOMB/DEL 10.0AC"*) (a) are intended to be used by SDAT staff to note in the file, for SDAT's internal purposes, how areas are accounted for from previous tax account numbers, and (b) are internal notation, which should not be interpreted as the legal description of the property and are not intended to be relied upon by others.

The purpose of the notation "(RECCOMB/DEL 10.0AC FROM 3830957 7/1/10)" was for SDAT's internal purposes, to allow the property owner to receive a homestead credit. SDAT previously had to create an account for 1 acre, or the amount of land zoning required for a homesite, in order for the property to qualify for the homestead credit. SDAT has combined the split account back together now that its database can be coded for both the homesite and excess land that would not qualify for the homestead credit.

If you have any questions regarding this matter, please contact me on the number provided below.

Sincerely,

A handwritten signature in black ink that reads "Kim Jackson". The signature is written in a cursive, flowing style.

Kim Jackson
Supervisory of Assessments