

SUMMARY OF SALIENT FACTS AND CONCLUSIONS

Location: Southeast quadrant of U. S. Route 340 and Maryland Route 17 just northwest of Brunswick in District 12 of Frederick County, Maryland. Tax Map - 91 (12) 205.

Land Area: 8.027 acres

Improvements: None

Zoning: HS (Highway Service)

Highest and Best Use: Potential selective commercial development

Valuation: Market Data Approach -
8.027 acres @ \$10,000/acre = \$80,000 (R)
Cost Approach - N/A
Income Approach - N/A
Final Estimate of Value - \$80,000

Date of Valuation: March 4, 1983