

separate description of any land owned by the applicant, each of which descriptions:

(i) Shall include the area covered by it; and

(ii) Shall be referenced [by metes and bounds] to adjoining tracts IN THE MANNER GENERALLY ACCEPTED IN THE PROFESSION OF LAND SURVEYING;

(3) [(4)] A statement of the character and condition of any improvements on the land, or a statement that no improvements exist; and

(4) [(5)] A certification by the surveyor that the surveyor:

(i) Actually has run and measured on the land the distance of each boundary; and

(ii) Has complied with all the requirements of this subsection.

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(b) Within 30 days of receipt of the duplicate certificate, the supervisor shall have two assessors:

(1) Independently of each other, inspect and[, in accordance with Article 81, § 14(b) of the Code, assess the full cash value of the vacant land and any improvements on it, less the allowance for inflation provided for in that section;] ASSESS THE ACTUAL FAIR MARKET VALUE OF THE VACANT LAND AND ANY IMPROVEMENTS ON IT;

(2) Endorse the duplicate certificate with their joint determination of the assessed value of the vacant land and improvements;

(3) Prepare a statement of the reasons for the valuation;

(4) Sign and verify the endorsed duplicate certificate and the statement; and

(5) Return the endorsed duplicate certificate and the statement to the Commissioner.

(c) (1) Except as provided in paragraph (2) of this subsection, the purchase price for the vacant land shall be the assessed value of the land in the county or, if located in more than one county, the sum of the assessed values of the land in each county, as determined by the assessors under subsection (b) of this section, LESS ALL EXPENSES OF THE SURVEYOR, REASCNABLE ATTORNEY'S FEES, AND COSTS CHARGED BY THE COMMISSIONER.