

To whom it may concern,

I have attached photos and data for properties that have sold in my area in the recent past. Some are larger homes with more bedrooms and baths. The properties I have listed are valued proportionally at much less than mine with the exception of a few of the larger ones. All values listed were current from the auditor's website. My property has also been misrepresented on the auditors website which states it is 3 bed 2 bath when it is actually 2 bed 1 ½ baths.

When my wife and I bought our property in late 2019 and decided to build our dream home to retire in. The two properties to the south of ours were of a concern to us due to the condition of the existing buildings that were present on the properties. We were hopeful that those properties may improve in the future. Well they have not improved in fact they have gotten considerably worse with multiple campers set up and people living in them violating all sorts of zoning laws. If the county and the twp enforced the zoning laws this build up of campers and trailers would never had happen. I thought about contacting the zoning director myself but found out that he drives by their everyday evidently he is not concerned. If I personally push to have something done about it I am the "bad neighbor". I really don't want to cause anyone less fortunate than me any grief and do not even like complaining about it, I can live with it. But those properties affect the value of my property. The last few photos are of the 2 properties to the south of mine. Bottom line I feel my property has been over valued and even more so if you take into consideration the neighboring properties. You know what they say about real estate " location location location". My house in a different location may bring the value you put on it but not in this neighborhood.



4 bd 3 ba 2,522 sqft
5830 Lenox New Lyme Rd, Jefferson, OH 44047

Sale Date 21-MAR-2023
Sale Price \$280,000

Year	2023
Appraised Land	\$32,400
Appraised Building	\$246,500
Appraised Total	\$278,900
CAUV	\$0



4 bd 2 ba 1,596 sqft
2189 Sentinel Rd, Dorset, OH 44032

Sale Date	01-MAR-2024
Sale Price	\$181,300

Year	2023
Appraised Land	\$29,100
Appraised Building	\$152,200
Appraised Total	\$181,300
CAUV	\$0



3 bd 2 ba 1,850 sqft
624 W Windsor Rd, Rome, OH 44085

Sale Date 01-MAR-2023
Sale Price \$240,000

Year	2023
Appraised Land	\$22,100
Appraised Building	\$175,200
Appraised Total	\$197,300
CAUV	\$0



4 bd 3 ba 1,920 sqft
7133 State Route 46, Orwell, OH 44076

Sale Date 28-MAR-2023
Sale Price \$290,000

Year	2023
Appraised Land	\$33,500
Appraised Building	\$202,300
Appraised Total	\$235,800
CAUV	\$0



3 bd 2 ba 1,836 sqft

703 Dodgeville Rd E, Jefferson, OH 44047

Sale Date	18-JUL-2023
Sale Price	\$226,050

Year	2023
Appraised Land	\$38,800
Appraised Building	\$19,600
Appraised Total	\$58,400
CAUV	\$0



3 bd2 ba 1,688 sqft
1793 Dodgeville Rd #R, Rome, OH 44085

Sale Date 20-SEP-2021
Sale Price \$165,000

Year	2023
Appraised Land	\$12,600
Appraised Building	\$152,900
Appraised Total	\$165,500
CAUV	\$0



3 bd 2 ba 1,352 sqft
6588 Fee Rd, Rome, OH 44085

Sale Date	09-MAY-2023
Sale Price	\$200,000

Year	2023
Appraised Land	\$25,800
Appraised Building	\$177,800
Appraised Total	\$203,600
CAUV	\$0



3 bd 2 ba 1,400 sqft
7733 State Route 46, New Lyme, OH 44076

Sale Date 14-DEC-2022
Sale Price \$179,000

Year	2023
Appraised Land	\$13,200
Appraised Building	\$134,700
Appraised Total	\$147,900
CAUV	\$0



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