

Tax year 2023

BOR no. 0044

FILED ON

DTE 1
Rev. 08/21

County Ashtabula

Date received FEB 05 2024

Complaint Against the Valuation of Real Property

Answer all questions and type or print all information. Read instructions on back before completing form.

Attach additional pages if necessary.

This form is for full market value complaints only. All other complaints should use DTE Form 2

Original complaint Counter complaint

Notices will be sent only to those named below.

Name		Street address, City, State, ZIP code	
1. Owner of property		North Star Equestrian Center LTD	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number of contact person		(216) 409-6153	
5. Email address of complainant		aspasquale@windstream.net	
6. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" on back.			
7. Parcel numbers from tax bill		Address of property	
61-007-00-006-01		8360 State Route 534 Windsor Oh 44099	
8. Principal use of property			
Residential dwelling and Ag building			
9. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
61-007-00-006-01	\$275,000.00	\$305,300.00	\$30,300.00
10. The requested change in value is justified for the following reasons: Property was recently appraised by a 3rd party vendor and order by a bank to determine market value for a potential sale of the property. The resulting valuation was \$30,300.00 below the county valuation. A full copy of the report is attached to the complaint.			

11. Was property sold within the last three years? Yes No Unknown If yes, show date of sale _____ and sale price \$ _____ ; and attach information explained in "Instructions for Line 11" on back.

12. If property was not sold but was listed for sale in the last three years, attach a copy of listing agreement or other available evidence.

13. If any improvements were completed in the last three years, show date _____ and total cost \$ _____ .

14. Do you intend to present the testimony or report of a professional appraiser? Yes No Unknown

15. If you have filed a prior complaint on this parcel since the last reappraisal or update of property values in the county, the reason for the valuation change requested must be one of those below. Please check all that apply and explain on attached sheet. See R.C. section 5715.19(A)(2) for a complete explanation.

The property was sold in an arm's length transaction.

The property lost value due to a casualty.

A substantial improvement was added to the property.

Occupancy change of at least 15% had a substantial economic impact on my property.

I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 02/03/2024 Complainant or agent [Signature] Title (if agent) _____ Manager _____
Signature

Situs : 8360 STATE ROUTE 534

Map ID: 61-007-00-006-01

LUC: 111

Card: 1 of 1

Tax Year: 2023

Printed: 02/05/24

CURRENT OWNER
NORTH STAR EQUESTRIAN
CENTER LTD

CAUV Y
Field Review Flag:

GENERAL INFORMATION
Routing No. 007-00 006-01
Class A
Living Units 1
Neighborhood 20000
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
SEC 3--3
CAUV # 1946

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	0	0	.1800		0			
A	S	12500	3.8300	58	0	5	-10	32,490
A	H	12500	1.0000	100	0			16,250
								48,740

Total Acres: 5.01 Legal Acres: 5.01 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	7,800	48,700	48,700	0	0
Building	89,810	256,600	256,600	0	0
Total	97,610	305,300	305,300	0	0

Manual Override Reason
Base Date of Value
Effective Date of Value

Value Flag 1-COST APPROACH

Current Value

Year	Land	Building	Total Value
2020	37,500	183,300	220,800
2021	37,500	183,300	220,800
2022	37,500	183,300	220,800

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
09/02/03		2-Land And Building	I-Error In Description	0229/1028	ET-Temp Exempt	PASQUALE ADRIAN M
12/20/02	185,000	2-Land And Building	U-Not Validated	0220/0160	WD-Warranty Deed	BROWN LYNN F
10/09/02	150,000	2-Land And Building	U-Not Validated	0042/1928	WD-Warranty Deed	TEICHMAN JANET L

Entrance Information

Date	ID	Entry Code	Source
02/24/14	MJB	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

Situs : 8360 STATE ROUTE 534

Parcel Id: 61-007-00-006-01

LUC: 111

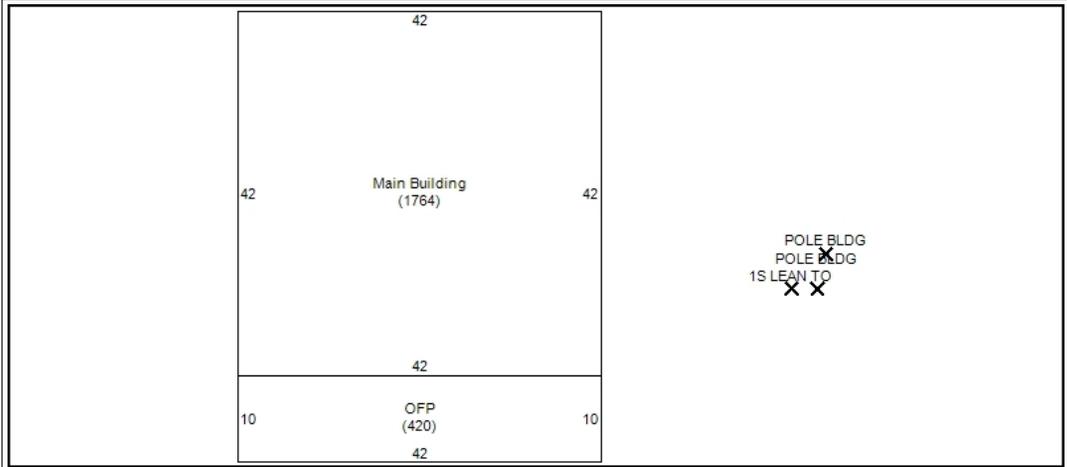
Card: 1 of 1

Tax Year: 2023

Printed: 02/05/24

Dwelling Information

Valuation Method D	Total Rooms 9
Override Model	Dining Rooms 1
Story Height 2	Bedrooms 4
Construction 1-Wood/Vinyl	Family Rooms 1
Style 13-Other	Full Baths 2
Year Built 2001	Half Baths 0
Eff Year Built	Addl. Fixtures 0
Year Remodeled	Total Fixtures 9
Kitchen Remod	Unfinished Area 0
Bath Remod	T2 Rec Rm Area
Lower Level 0-No Basement	T3 Rec Rm Area
Heating 2-Basic	T4 Rec Rm Area
Heat Fuel Type	Fin Bsmt Liv Area 0
System	WBFP Stacks 0
Attic 0-None	WBFP Openings 0
Phy. Condition A-Average Condition	WBFP Add'l Stry
Int vs Ext Cond	Prefab Fireplace
Well / Septic 3	Prefab Add'l Stry
Bsmt Gar # Cars	
Misc 1 Desc	Misc 1 Qty
Misc 2 Desc	Misc 2 Qty
Grade D+2	Cost & Design 0
CDU AV-AVERAGE	Functional
% Good Ovr	Economic 100
% Complete 100	NBHD Fact 1.4
GRM Econ Rents	GRM Factor 1
GRM Units	GRM Value 0



Additions

Line	Low	1st	2nd	3rd	Area	Yr Blt	Eff Yr	Grade	%Comp	CDU	Value
0					1,764						
1		OFF			420						7,900

Dwelling Computations

Base Price 159,580	% Good 85
Plumbing 5,000	Market Adj
Basement 0	Functional
Heating 0	Economic 100
Attic 0	% Complete 100
Other Features 0	C&D Factor
	Adj Factor 1.4
Subtotal 164,580	Additions 6,700
Ground Floor Area 1,764	
Total Living Area 3,528	Dwelling Value 218,340

Dwelling Notes

Outbuilding Data

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	AP1-Pole Bldg	1999		40x88	3,520	C	1		A				23,100
2	AP1-Pole Bldg	1999		16x16	256	C	1		A				4,600
3	AL1-1s Lean Tr	1999		16x16	256	C	1		A				800
4	AP1-Pole Bldg	2007		24x32	768	C	1		A				9,800
5	RS4-Shed Pp	1111		x		C	1		A				

Condominium / Mobile Home Information

Complex #	Level	MH Make
Type	Elevator	MH Model
Unit No	Location	Serial#
Condo Style	View	MH Title#
Cmplx Name		Park Code

Misc & Gross Blding Values

Misc Building No	Misc Adjusted Value
Gross Building:	

Situs : 8360 STATE ROUTE 534

Parcel Id: 61-007-00-006-01

LUC: 111

Card: 1 of 1

Tax Year: 2023

Printed: 02/05/24

Comments

Number	Code	Status	Comment
1	FLD	RV	20020621 DC C#01 - DWLG 100% FOR 1/1/02 PICKED UP POLE BARN, OFFICE & LEAN TO
2	FLD	RV	20020621 DC C#01 - FOR REVAL
3	FLD	RV	20021011 C#01 - SOLD AT AUCTION - 150,000 NOT VALID
4	OFC	LC	20021011 C#01 - SPLIT 14.468 AC TO 61-007-00-006-00 ON 8/27/02 CONV #3260
5	OFC	LC	20021011 C#01 - DROP BY SURVEY FROM 5.532 AC TO 5.01 AC ON 10/9/02 CONV 3919
6	FLD	NC	20080409 DC C#01 - 3/31/08 TENANT POLE BRN 100% 1/1/08

Situs : 8360 STATE ROUTE 534**Parcel Id: 61-007-00-006-01****LUC: 111****Card: 1 of 1****Tax Year: 2023****Printed: 02/05/24**

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APPRAISAL OF REAL PROPERTY



LOCATED AT

8360 State Route 534
Windsor, OH 44099
SEC 3--3 CAUV # 1946 & PART OF LOT 3 CAUV # 1946

FOR

Civista Bank - Beachwood
303 Howard Drive, Sandusky OH 44870

OPINION OF VALUE

275,000

AS OF

1/4/2024

BY

Seth J. Ringwalt
Agricultural Appraisals Unlimited
3000 E Main Street, Suite B, Box 145
Columbus, OH 43209
614-999-2657
sringwalt@agriculturalappraisalsunlimited.com

Borrower	Odin Londono	File No.	56-29488
Property Address	8360 State Route 534		
City	Windsor	County	Ashtabula
Lender/Client	Civista Bank - Beachwood	State	OH
		Zip Code	44099

APPRAISAL AND REPORT IDENTIFICATION

This Appraisal Report is one of the following types:

Self Contained (A written report prepared under Standards Rule 2-2(a) , pursuant to the Scope of Work, as disclosed elsewhere in this report.)

Summary (A written report prepared under Standards Rule 2-2(b) , pursuant to the Scope of Work, as disclosed elsewhere in this report.)

Restricted Use (A written report prepared under Standards Rule 2-2(c) , pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use by the specified client or intended user.)

Comments on Standards Rule 2-3

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Reasonable Exposure Time

My Opinion of Reasonable Exposure Time for the subject property at the market value stated in this report is: 30 days.

Comments on Appraisal and Report Identification

Note any USPAP-related issues requiring disclosure and any state mandated requirements:

None.

APPRAISER:

Signature: 

Name: Seth J. Ringwalt

Designation: Certified General Appraiser

Date Signed: 01/05/2024

State Certification #: 2022002874

or State License #: _____

State: OH

Expiration Date of Certification or License: 01/17/2024

Effective Date of Appraisal: 1/4/2024

SUPERVISORY APPRAISER (only if required):

Signature: _____

Name: _____

Designation: _____

Date Signed: _____

State Certification #: _____

or State License #: _____

State: _____

Expiration Date of Certification or License: _____

Supervisory Appraiser inspection of Subject Property:

Did Not Exterior-only from street Interior and Exterior

Small Residential Income Property Appraisal Report

File # 56-29488

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

SUBJECT

Property Address 8360 State Route 534 City Windsor State OH Zip Code 44099
 Borrower Odin Londono Owner of Public Record NORTH STAR EQUESTRIAN CENTER LTD County Ashtabula
 Legal Description SEC 3--3 CAUV # 1946 & PART OF LOT 3 CAUV # 1946
 Assessor's Parcel # 61-007-00-006-01 Tax Year 2022 R.E. Taxes \$ 1,308.60
 Neighborhood Name Ashtabula County Map Reference 11780 Census Tract 0014.01
 Occupant Owner Tenant Vacant Special Assessments \$ 0 PUD HOA \$ 0 per year per month
 Property Rights Appraised Fee Simple Leasehold Other (describe)
 Assignment Type Purchase Transaction Refinance Transaction Other (describe)
 Lender/Client Civista Bank - Beachwood Address 303 Howard Drive, Sandusky OH 44870
 Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? Yes No
 Report data source(s) used, offering price(s), and date(s). The property was not marketed for sale. It is in contract with the current tenant of the duplex and leasee of the ancillary agricultural land and improvements.

CONTRACT

I did did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed. The contract price includes the purchase of additional land and agricultural improvements appraised in a separate report.
 Contract Price \$ 575,000 Date of Contract 1/31/2024 Is the property seller the owner of public record? Yes No Data Source(s) County Auditor
 Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? Yes No
 If Yes, report the total dollar amount and describe the items to be paid.

NEIGHBORHOOD

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics			2-4 Unit Housing Trends			2-4 Unit Housing		Present Land Use %	
Location	<input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input checked="" type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	60 %		
Built-Up	<input type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input checked="" type="checkbox"/> Under 25%	Demand/Supply	<input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit	10 %		
Growth	<input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time	<input type="checkbox"/> Under 3 mths <input checked="" type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	15	Low	Multi-Family	10 %		
Neighborhood Boundaries	Ashtabula County is bound by Lake Erie to the north, Orwell to the south, the Ohio-Pennsylvania border to the east and Hartsgrove to the west.			3,256	High	Commercial	10 %		
Neighborhood Description	See attached addenda.			350	Pred.	Other	10 %		

Market Conditions (including support for the above conclusions) See attached addenda.

SITE

Dimensions n/a Area 5.01 ac Shape Rectangular View Woods
 Specific Zoning Classification None Zoning Description None
 Zoning Compliance Legal Legal Nonconforming (Grandfathered Use) No Zoning Illegal (describe)
 Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? Yes No If No, describe

Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements - Type	Public	Private
Electricity	<input checked="" type="checkbox"/>		Water	<input type="checkbox"/>	Street Paved	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas	<input type="checkbox"/>	<input checked="" type="checkbox"/> Private Propane	Sanitary Sewer	<input type="checkbox"/>	Alley None	<input type="checkbox"/>	<input type="checkbox"/>

FEMA Special Flood Hazard Area Yes No FEMA Flood Zone X FEMA Map # 39007C0395D FEMA Map Date 12/18/2007
 Are the utilities and/or off-site improvements typical for the market area? Yes No If No, describe
 Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? Yes No If Yes, describe

IMPROVEMENTS

General Description		Foundation		Exterior Description		materials/condition		Interior		materials/condition	
Units	<input checked="" type="checkbox"/> Two <input type="checkbox"/> Three <input type="checkbox"/> Four	<input checked="" type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space	Foundation Walls	Concrete Block, Good	Floors	Wood/Carpet, Good					
<input type="checkbox"/> Accessory Unit (describe below)		<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls	Vinyl Siding, Good	Walls	Drywall/Paint, Good					
# of Stories	2 # of bldgs. 2	Basement Area	0 sq.ft.	Roof Surface	Shingles, Good	Trim/Finish	Wood, Good				
Type	<input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Finish	0 %	Gutters & Downspouts	Yes/yes, Good	Bath Floor	Laminate, Good				
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.		<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type	Double Hung, Good	Bath Wainscot	None					
Design (Style)	Duplex	Evidence of <input type="checkbox"/> Infestation	Storm Sash/Insulated	Yes/yes, Good	Car Storage						
Year Built	1955	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens	Yes, Good	<input checked="" type="checkbox"/> None	Driveway # of Cars	4				
Effective Age (Yrs)	20	Heating/Cooling		Amenities		<input checked="" type="checkbox"/> Driveway Surface	Gravel				
Attic	<input checked="" type="checkbox"/> None	<input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	<input type="checkbox"/> Fireplace(s) #	0 <input type="checkbox"/> Woodstove(s) #	0	Garage # of Cars					
<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs		<input type="checkbox"/> Other Fuel Propane	<input checked="" type="checkbox"/> Patio/Deck	<input checked="" type="checkbox"/> Fence	Wooden	Carport # of Cars					
<input type="checkbox"/> Floor <input type="checkbox"/> Scuttle		Cooling <input checked="" type="checkbox"/> Central Air Conditioning	<input type="checkbox"/> Pool	None	<input checked="" type="checkbox"/> Porch	Front					
<input type="checkbox"/> Finished <input type="checkbox"/> Heated		<input type="checkbox"/> Individual <input type="checkbox"/> Other	<input type="checkbox"/> Other			<input type="checkbox"/> Att. <input type="checkbox"/> Det. <input type="checkbox"/> Built-in					
# of Appliances	Refrigerator 2 Range/Oven 2 Dishwasher 0 Disposal 0 Microwave 2 Washer/Dryer 0	Other (describe)									
Unit # 1 contains:	6 Rooms 2 Bedrooms 1 Bath(s) 1,622 Square Feet of Gross Living Area										
Unit # 2 contains:	6 Rooms 2 Bedrooms 1 Bath(s) 1,622 Square Feet of Gross Living Area										
Unit # 3 contains:	Rooms Bedrooms Bath(s) Square Feet of Gross Living Area										
Unit # 4 contains:	Rooms Bedrooms Bath(s) Square Feet of Gross Living Area										

Additional features (special energy efficient items, etc.). None.

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). The property is in good condition. No items of deferred maintenance were noted.

Small Residential Income Property Appraisal Report

File # 56-29488

IMPROVEMENTS

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? Yes No If Yes, describe.

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? Yes No If No, describe.

Is the property subject to rent control? Yes No If Yes, describe.

The following properties represent the most current, similar, and proximate comparable rental properties to the subject property. This analysis is intended to support the opinion of the market rent for the subject property.

FEATURE	SUBJECT	COMPARABLE RENTAL # 1			COMPARABLE RENTAL # 2			COMPARABLE RENTAL # 3			
Address	8360 State Route 534 Windsor, OH 44099	15755 Grove St Middlefield, OH 44062			201 N Hambden St Chardon, OH 44024			11414 Concord Hambden Rd Concord Township, OH 44077			
Proximity to Subject		8.72 miles SW			14.62 miles W			18.65 miles NW			
Current Monthly Rent	\$ 1,200	\$ 1,150			\$ 2,500			\$ 4,400			
Rent/Gross Bldg. Area	\$ 0.37 sq.ft.	\$ 0.74 sq.ft.			\$ 0.82 sq.ft.			\$ 1.83 sq.ft.			
Rent Control	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Data Source(s)	Occupant	Property Management			Property Management			Property Management			
Date of Lease(s)	N/A	MTM			5/6/2023			6/1/2023			
Location	Rural	Suburban			Suburban			Suburban			
Actual Age	69	54			78			18			
Condition	Good	Good			Good			Good			
Gross Building Area	3,244	1,553			3,050			2,400			
Unit Breakdown	Rm Count	Size Sq. Ft.	Rm Count	Size Sq. Ft.	Monthly Rent	Rm Count	Size Sq. Ft.	Monthly Rent	Rm Count	Size Sq. Ft.	Monthly Rent
	Tot Br Ba	3,244	Tot Br Ba	1,553	1,150	Tot Br Ba	3,050	2,500	Tot Br Ba	2,400	4,400
Unit # 1	6 2 1	1,622	6 2 1	1,553	\$ 1,150	7 2 1	1,300	\$ 1,200	7 2 2	1,200	\$ 2,200
Unit # 2	6 2 1	1,622			\$	7 3 1	1,750	\$ 1,300	7 2 2	1,200	\$ 2,200
Unit # 3					\$			\$			\$
Unit # 4					\$			\$			\$
Utilities Included	Water & Trash	Water & Trash				Water & Trash			Water & Trash		

Analysis of rental data and support for estimated market rents for the individual subject units reported below (including the adequacy of the comparables, rental concessions, etc.) **The in place rents are supported by market rents.**

Rent Schedule: The appraiser must reconcile the applicable indicated monthly market rents to provide an opinion of the market rent for each unit in the subject property.

Unit #	Leases		Actual Rents			Opinion of Market Rent		
	Lease Date		Per Unit		Total Rents	Per Unit		Total Rents
	Begin Date	End Date	Unfurnished	Furnished		Unfurnished	Furnished	
1	MTM	MTM	\$	\$ 1,200	\$ 1,200	\$ 1,200	\$	\$ 1,200
2	Vacant	Vacant			0	1,350		1,350
3								
4								
Comment on lease data			Total Actual Monthly Rent			Total Gross Monthly Rent		
The appraiser was not given a lease. The lease data was communicated verbally from property contact.			\$ 1,200			\$ 2,550		
			Other Monthly Income (itemize)			\$		
			Total Actual Monthly Income			\$ 1,200		
			Total Estimated Monthly Income			\$ 2,550		
Utilities included in estimated rents <input type="checkbox"/> Electric <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Sewer <input type="checkbox"/> Gas <input type="checkbox"/> Oil <input checked="" type="checkbox"/> Trash collection <input type="checkbox"/> Cable <input type="checkbox"/> Other								
Comments on actual or estimated rents and other monthly income (including personal property) The in place rents are supported by market rents. The vacant unit has recently been remodeled.								

I did did not research the sale or transfer history of the subject property and comparable sales. If not, explain

My research did did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s) **County Auditor**

My research did did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data Source(s) **County Auditor**

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3
Date of Prior Sale/Transfer	9/2/2003			
Price of Prior Sale/Transfer	0			
Data Source(s)	County Auditor	County Auditor	County Auditor	County Auditor
Effective Date of Data Source(s)	1/4/2024	1/4/2024	1/4/2024	1/4/2024

Analysis of prior sale or transfer history of the subject property and comparable sales **Neither the subject or the comparable sales have sold within the last three years.**

Small Residential Income Property Appraisal Report

File # 56-29488

There are 76 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 98,000 to \$ 786,000		There are 589 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 121,900 to \$ 786,000	
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2
Address	8360 State Route 534 Windsor, OH 44099	13753 Spring St Burton, OH 44021	214 S Hambden St Chardon, OH 44024
Proximity to Subject		11.62 miles W	14.49 miles W
Sale Price	\$ 575,000	\$ 225,000	\$ 326,500
Sale Price/Gross Bldg. Area	\$ 177.25 sq.ft.	\$ 98.60 sq.ft.	\$ 99.12 sq.ft.
Gross Monthly Rent	\$ 2,550	\$ 2,200	\$ 3,394
Gross Rent Multiplier	225.49	102.27	96.20
Price per Unit	\$ 287,500	\$ 112,500	\$ 163,250
Price per Room	\$ 47,917	\$ 18,750	\$ 20,406
Price per Bedroom	\$ 143,750	\$ 56,250	\$ 54,417
Rent Control	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Data Source(s)		MLS Now MLS#: 4493128	MLS Now
Verification Source(s)		RE Agent	RE Agent
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) Adjustment
Sale or Financing Concessions		ArmLth 0	
Date of Sale/Time		10/31/2023	0
Location	Rural	Suburban	0
Leasehold/Fee Simple	Fee Simple	Fee Simple	
Site	5.01 ac	1.00 ac	+10,000
View	Woods	Residential	0
Design (Style)	Duplex	Duplex	
Quality of Construction	Q3	Q3	
Actual Age	69	124	+5,000
Condition	Good	Good	
Gross Building Area	3,244	2,282	+24,000
Unit Breakdown	Total Bdrms Baths	Total Bdrms Baths	
Unit # 1	6 2 1	6 2 1	
Unit # 2	6 2 1	6 2 1	
Unit # 3			
Unit # 4			
Basement Description	0	800 sf	0
Basement Finished Rooms	0	0	0
Functional Utility	Good	Good	
Heating/Cooling	FWA/CAC	FWA/CAC	
Energy Efficient Items	None	None	
Parking On/Off Site	4dw	2gd2dw	-25,000
Porch/Patio/Deck	yes/yes/yes	yes/yes/yes	
Machinery Shed	9800 sf	0 sf	+15,000
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 24,000
Adjusted Sale Price of Comparables		Net Adj. 10.7 % Gross Adj. 32.9 %	\$ 249,000
Adjusted Price Per Unit (Adj. SP Comp / # of Comp Units)			\$ 124,500
Adjusted Price Per Room (Adj. SP Comp / # of Comp Rooms)			\$ 20,750
Adjusted Price Per Bedrm (Adj. SP Comp / # of Comp Bedrooms)			\$ 62,250
Value per Unit	\$ 125,000 X	2 Units = \$	250,000
Value per Rm.	\$ 20,500 X	12 Rooms = \$	246,000
Value per GBA	\$ 85.59 X	3,244 GBA = \$	277,654
Value per Bdrms.	\$ 54,500 X	4 Bdrms. = \$	218,000
Summary of Sales Comparison Approach including reconciliation of the above indicators of value. The subject is reconciled in the sales comparison approach slightly below the value/sf calculation and above the value/unit calculation. All value indications above were calculated using the central tendencies from the comparable set.			
Indicated Value by Sales Comparison Approach \$ 277,000			
Total gross monthly rent \$ 2,550 X gross rent multiplier (GRM) 105 = \$ 267,750 Indicated value by the Income Approach			
Comments on income approach including reconciliation of the GRM The GRM selected is slightly above that of the two most comparable sales, sale 1 and sale 2.			
Indicated Value by: Sales Comparison Approach \$ 277,000 Income Approach \$ 267,750 Cost Approach (if developed) \$			
The income approach is the most applicable approach for multi-family real estate. The sales comparison approach is used for support and development of the GRM. The cost approach does not apply. The subject value is reconciled slightly below the sales comparison approach and slightly above the income approach.			
This appraisal is made <input type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, <input checked="" type="checkbox"/> subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or <input type="checkbox"/> subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair. It was reported that the updates to the bottom unit were completed after the date of inspection. The report assumes this condition.			
Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 275,000 , as of 1/4/2024 , which is the date of inspection and the effective date of this appraisal.			

This report form is designed to report an appraisal of a two- to four-unit property, including a two- to four-unit property in a planned unit development (PUD). A two- to four-unit property located in either a condominium or cooperative project requires the appraiser to inspect the project and complete the project information section of the Individual Condominium Unit Appraisal Report or the Individual Cooperative Interest Appraisal Report and attach it as an addendum to this report.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements, including each of the units. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

Small Residential Income Property Appraisal Report

File # 56-29488

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the interior and exterior areas of the subject property, including all units. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison and income approaches to value. I have adequate market data to develop reliable sales comparison and income approaches to value for this appraisal assignment. I further certify that I considered the cost approach to value but did not develop it, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

Small Residential Income Property Appraisal Report

File # 56-29488

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.

4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.

5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER

Signature 
 Name Seth J. Ringwalt
 Company Name Agricultural Appraisals Unlimited
 Company Address 3000 E Main Street, Suite B, Box 145
Columbus, OH 43209
 Telephone Number 614-999-2657
 Email Address sringwalt@agriculturalappraisalsunlimited.com
 Date of Signature and Report 01/05/2024
 Effective Date of Appraisal 1/4/2024
 State Certification # 2022002874
 or State License # _____
 or Other (describe) _____ State # _____
 State OH
 Expiration Date of Certification or License 01/17/2024

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
 Name _____
 Company Name _____
 Company Address _____
 Telephone Number _____
 Email Address _____
 Date of Signature _____
 State Certification # _____
 or State License # _____
 State _____
 Expiration Date of Certification or License _____

ADDRESS OF PROPERTY APPRAISED

8360 State Route 534
Windsor, OH 44099

APPRAISED VALUE OF SUBJECT PROPERTY \$ 275,000

LENDER/CLIENT

Name No AMC
 Company Name Civista Bank - Beachwood
 Company Address 303 Howard Drive, Sandusky OH 44870
 Email Address n/a

SUBJECT PROPERTY

Did not inspect subject property
 Did inspect exterior of subject property from street
 Date of Inspection _____
 Did inspect interior and exterior of subject property
 Date of Inspection _____

COMPARABLE SALES

Did not inspect exterior of comparable sales from street
 Did inspect exterior of comparable sales from street
 Date of Inspection _____

Subject Photo Page

Borrower	Odin Londono				
Property Address	8360 State Route 534				
City	Windsor	County	Ashtabula	State	OH Zip Code 44099
Lender/Client	Civista Bank - Beachwood				



Subject Front

8360 State Route 534
Sales Price 575,000
Gross Building Area 3,244



Subject Rear



Subject Street

Photograph Addendum

Borrower	Odin Londono				
Property Address	8360 State Route 534				
City	Windsor	County	Ashtabula	State	OH Zip Code 44099
Lender/Client	Civista Bank - Beachwood				



Exterior Side 1



Exterior Side 2



Unit 1 Entrance



Unit 1 Bedroom 1



Unit 1 Bedroom 2



Unit 1 Dining Room

Photograph Addendum

Borrower	Odin Londono				
Property Address	8360 State Route 534				
City	Windsor	County	Ashtabula	State	OH Zip Code 44099
Lender/Client	Civista Bank - Beachwood				



Unit 1 Kitchen



Unit 1 Bathroom



Unit 2 Dining Room



Unit 2 Living Room



Unit 2 Bedroom 1



Unit 2 Bathroom

Photograph Addendum

Borrower	Odin Londono				
Property Address	8360 State Route 534				
City	Windsor	County	Ashtabula	State	OH Zip Code 44099
Lender/Client	Civista Bank - Beachwood				



Unit 2 Bedroom 2



Unit 2 Kitchen



Machinery Shed Exterior



Machinery Shed Interior

Comparable Photo Page

Borrower	Odin Londono				
Property Address	8360 State Route 534				
City	Windsor	County	Ashtabula	State	OH Zip Code 44099
Lender/Client	Civista Bank - Beachwood				



Comparable 1

13753 Spring St
Sales Price 11.62 miles W
G.B.A. 225,000



Comparable 2

214 S Hambden St
Sales Price 14.49 miles W
G.B.A. 326,500



Comparable 3

15848 W High St
Sales Price 8.41 miles SW
G.B.A. 140,000

Rental Photo Page

Borrower	Odin Londono			
Property Address	8360 State Route 534			
City	Windsor	County Ashtabula	State OH	Zip Code 44099
Lender/Client	Civista Bank - Beachwood			



Rental 1

15755 Grove St
 Proximity to Subj. 8.72 miles SW
 GBA 1,553
 Age/Year Built 54



Rental 2

201 N Hambden St
 Proximity to Subj. 14.62 miles W
 GBA 3,050
 Age/Year Built 78

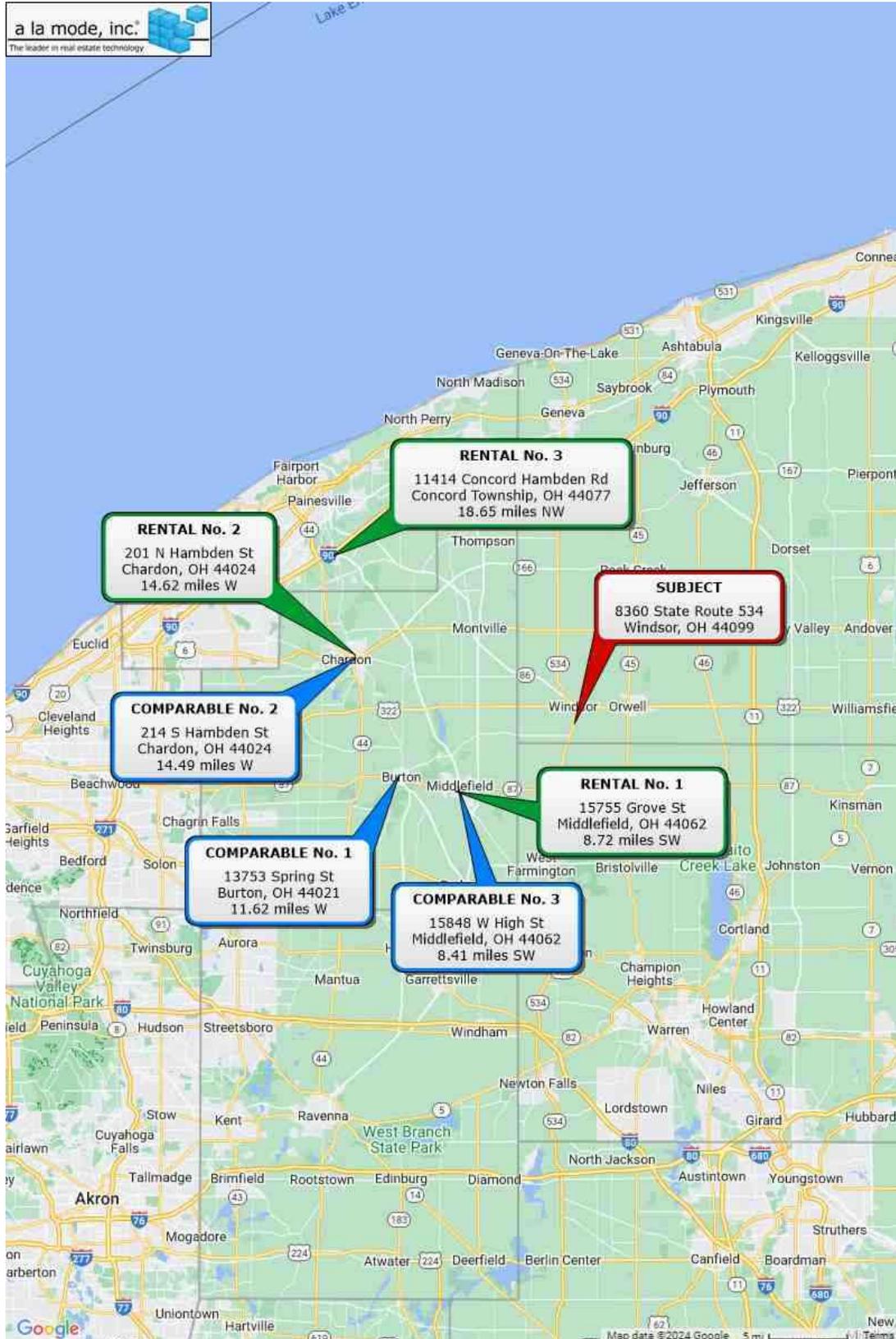


Rental 3

11414 Concord Hambden Rd
 Proximity to Subj. 18.65 miles NW
 GBA 2,400
 Age/Year Built 18

Location Map

Borrower	Odin Londono						
Property Address	8360 State Route 534						
City	Windsor	County	Ashtabula	State	OH	Zip Code	44099
Lender/Client	Civista Bank - Beachwood						



Ohio Department of Commerce
Division of Real Estate & Professional Licensing

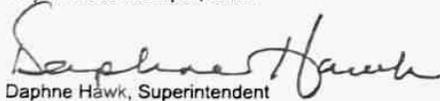
Seth Jacob Ringwalt
Certified General Real Estate Appraiser

Appraiser Number: 2022002874
Original Issue Date: 01/17/2023

HAS QUALIFIED UNDER THE LAWS AND RULES OF THE STATE OF OHIO AND THE REQUIREMENTS OF THE REAL ESTATE APPRAISER BOARD AND IS DULY QUALIFIED TO ENGAGE IN THE PRACTICE OF REAL ESTATE APPRAISAL. WITNESS THE SEAL OF THE OHIO DEPARTMENT OF COMMERCE, DIVISION OF REAL ESTATE & PROFESSIONAL LICENSING AND THE SIGNATURES OF THE MEMBERS OF THIS BOARD. THIS CERTIFICATE OR LICENSE IS NOT VALID UNLESS TIMELY RENEWED IN ACCORDANCE WITH ALL STATE OF OHIO REQUIREMENTS.



Guy T. Wesselkamper, Chair



Daphne Hawk, Superintendent

Seth Jacob Ringwalt
3000 E Main St Ste B
Columbus, OH 43209-3717

HUDSON INSURANCE COMPANY
100 William Street, 5th Floor
New York, NY 10038



REAL ESTATE APPRAISERS ERRORS AND OMISSIONS INSURANCE POLICY DECLARATIONS

NOTICE: THIS IS A "CLAIMS MADE AND REPORTED" POLICY. THIS POLICY REQUIRES THAT A CLAIM BE MADE AGAINST THE INSURED DURING THE POLICY PERIOD AND REPORTED TO THE INSURER, IN WRITING, DURING THE POLICY PERIOD OR AUTOMATIC EXTENDED REPORTING PERIOD.

THIS POLICY MAY CONTAIN PROVISIONS WHICH LIMIT THE AMOUNT OF CLAIM EXPENSES THE INSURER IS RESPONSIBLE TO PAY IN CONNECTION WITH CLAIMS. CLAIM EXPENSES SHALL BE SUBJECT TO ANY DEDUCTIBLE AMOUNT. THE PAYMENT OF CLAIM EXPENSES WILL REDUCE THE LIMITS OF LIABILITY STATED IN ITEM 4. OF THE DECLARATIONS. PLEASE READ YOUR POLICY CAREFULLY.

PLEASE READ THIS POLICY CAREFULLY.

Policy Number: PRA-2AX-1016149 **Renewal of:**
1. Named Insured: Seth Ringwalt
2. Address: 3000 East Main Street Suite B
Box 145
Columbus, OH 43209
3. Policy Period: **From:** January 30, 2023 **To:** January 30, 2024

12:01 A.M. Standard Time at the address of the **Named Insured** as stated in Number 2 above

4. Limit of Liability	Each Claim	Policy Aggregate
Damages Limit of Liability	A. \$1,000,000	B. \$1,000,000
Claims Expense Limit of Liability	C. \$1,000,000	D. \$1,000,000
5. Deductible (Inclusive of Claims Expenses):		
5A. \$ 500 Each Claim	5B. \$ 1,000	Aggregate
6. Policy Premium: \$515.00	State Taxes/Surcharges:	\$0.00
7. Retroactive Date: <u>January 30, 2023</u>		
8. Notice to Company:	Notice of a Claim or Potential Claim should be sent to: Hudson Insurance Group 100 William Street, 5 th Floor New York, NY 10038 Fax: 646-216-3786 Email: HUDSONCLAIMS300@HUDSONINSGROUP.COM	
9. A. Program Administrator:	Riverton Insurance Agency Corp.	
B. Agent/Broker:	OREP Insurance Services, LLC (888) 347-5273	

IN WITNESS WHEREOF, We have caused this policy to be executed by our President and our Corporate Secretary at New York, New York

President

Secretary

ASHTABULA COUNTY
25 W Jefferson Street
Jefferson OH 44047-1092
(440) 576-1484 Fax: (440) 576-3446

BOARD OF REVISION HEARING NOTICE TO
ASHTABULA COUNTY PROPERTY OWNER OR HIS/HER AGENT

B.O.R. CASE NUMBER: 2023-0044

April 17, 2024

NORTH STAR EQUESTRIAN CENTER LTD
14870 HITCHING POST LN
RUSSELL OH 44072

The Board, in accordance with Ohio Revised Code 5715.19, has scheduled a hearing on:

May 22, 2024 at 11:30 AM

at the Ashtabula County Courthouse, 2nd floor, Room 205, in connection with B.O.R. case number: 2023-0044 filed for tax year 2023 by NORTH STAR EQUESTRIAN CENTER LTD and described as follows:

Parcel ID(s):

1) 61-007-00-006-01 located at 8360 STATE ROUTE 534 , the market value is \$305,300. The market value sought is \$275,000.

You or a representative must appear at this hearing or the case will be dismissed.

If you have any questions, please call (440) 576-1484.

Ashtabula County Board of Revision

HEARING MINUTES

Case Type VL

The Hearing of Board of Revision Case 2023-0044, NORTH STAR EQUESTRIAN CENTER LTD is being recorded and the date is 5/22/2024.

Board Members

Auditor, David Thomas Treasurer, Angie Maki Cliff Commissioner, Kathryn Whittington

Others present:

Scott Yamamoto, Auditor Alternate

Janet Discher, Commissioner Alternate

Adrian Pasquale, owner of LTD

Complainant Seeks: \$275,000

Subject Parcel: 610070000601

Auditor Value: \$305,300

Hearing No # 9

HEARING MINUTES

BOR Case: 2023-0044

Owner Name: NORTH STAR EQUESTRIAN CENTER LTD

Board Action

Motion to: Agree Set Value \$

CAUV Reinstatement- All Acres No Acres Set Acres _____

No Change Withdrawal Table No Show

Other _____

Based Upon:

failure to meet burden of proof, no weight given to appraisal submitted. Multiple

inaccuracies in appraisal. Year built is wrong, comparables used are out of county. Effective

date of appraisal was 1-4-24 and assignment was to determine value for potential sale.

Was Made by: Janet

2nd by: Angie

Roll: Yamamoto-yes/Maki Cliff-yes/Discher-yes

Motion therefore: Passed Failed

Decision Date: 5/22/24



David Thomas, Auditor
Secretary of the Board of Revision

Hearing No # 9

ASHTABULA COUNTY
 Board of Revision
 25 W Jefferson Street
 Jefferson OH 44047-1092
 (440) 576-1484 Fax: (440) 576-3446

Notice of Decision for BOR Case: 2023-0044

NORTH STAR EQUESTRIAN CENTER LTD
 14870 HITCHING POST LN
 RUSSELL OH 44072

<p>Based on the decision of the Board of Revision, the County Auditor is hereby authorized to adjust the Tax List accordingly. Result Below.</p>	<p>An appeal from this decision may be filed with the County Board of Revision and with either the Board of Tax Appeals, per Ohio R.C. 5717.01 or the Court of Common Pleas, per Ohio R.C. 5717.05. Appeals must be filed within thirty (30) days of the postmark of this Notice of Decision.</p>
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PARCEL	CLASS	TAXING DISTRICT		TAX YEAR
61-007-00-006-01	111-GRAIN/GEN FRM Q	61-WINDSOR TWP-GRAND VALLEY LSD		2023
	LAND	IMPR	TOTAL	
Original Value:	\$48,700	\$256,600	\$305,300	
Adjustment:	\$0	\$0	\$0	
New Value:	\$48,700	\$256,600	\$305,300	

RESULT: NO VALUE CHANGE FAILURE TO MEET BURDEN OF PROOF. NO WEIGHT GIVEN TO SUBMITTED APPRAISAL



Board of Revision