

Tax year 2023 BOR no. 0061 **FILED ON** DTE 1 Rev. 12/22
 County Ashtabula Date received FEB 06 2024

Complaint Against the Valuation of Real Property Ashtabula County
 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	<u>MARK VENDETTI</u>	<u>1038 GOLFVIEW DR. CONNEAUT OH 44030</u>	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person			
5. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill		Address of property	
<u>123470010100</u>		<u>1038 GOLFVIEW DR. CONNEAUT OH. 44030</u>	
7. Principal use of property <u>RESIDENCE</u>			
8. 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
<u>123470010100</u>	<u>112,000</u>	<u>166,300</u>	<u>54,300</u>
9. The requested change in value is justified for the following reasons:			

10. 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 10" on back.

11. 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.

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

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

FILED ON

14. 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.

15. If the complainant is a legislative authority and the complaint is an original complaint with respect to property not owned by the complainant, R.C. 5715.19(A)(8) requires this section to be completed.

- The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

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 1-17-2024 Complainant or agent (printed) Mark Vendetti Title (if agent) _____

Complainant or agent (signature) Mark Vendetti

Sworn to and signed in my presence, this 17th day of January, 2024
(Date) (Month) (Year)

Notary Trudi Jarvi



Situs : 1038 GOLF VIEW RD

Map ID: 12-347-00-101-00

LUC: 510

Card: 1 of 1

Tax Year: 2023

Printed: 02/12/24

CURRENT OWNER
VENDETTI MARK A
1038 GOLFVIEW DR
CONNEAUT OH 44030

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 347-00 101-00
Class Residential
Living Units 1
Neighborhood 87800
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
PART OF 18,19,20 & 21NORTHWOODS GOLF LANDS

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
F	1	225	99 143		.98	5	-15	24,120
								24,120

Total Acres: .325 Legal Acres: 0.33 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	8,440	24,100	24,100	0	0
Building	49,770	142,200	142,200	0	0
Total	58,210	166,300	166,300	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	18,600	98,100	116,700
2021	18,600	98,100	116,700
2022	18,600	98,100	116,700

Permit Information

Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
04/26/21		2-Land And Building	E-Exempt Conveyance (Sale Price O		QC-Quit Claim	VENDETTI MARK A
01/25/12			N-Not Open Market / Not Arm'S Leng		SV-Survivorship	VENDETTI ANTHONY
10/07/09		2-Land And Building	U-Not Validated	0450/0208	ET-Temp Exempt	VENDETTI ANTHONY
03/06/09	108,000	2-Land And Building	U-Not Validated	0077/6416	SV-Survivorship	SEARLES MARLENE E

Entrance Information

Date	ID	Entry Code	Source
11/15/13	DWP	6-Occupant Not Home	3-Other

Property Notes
Note Codes:

Situs : 1038 GOLF VIEW RD

Parcel Id: 12-347-00-101-00

LUC: 510

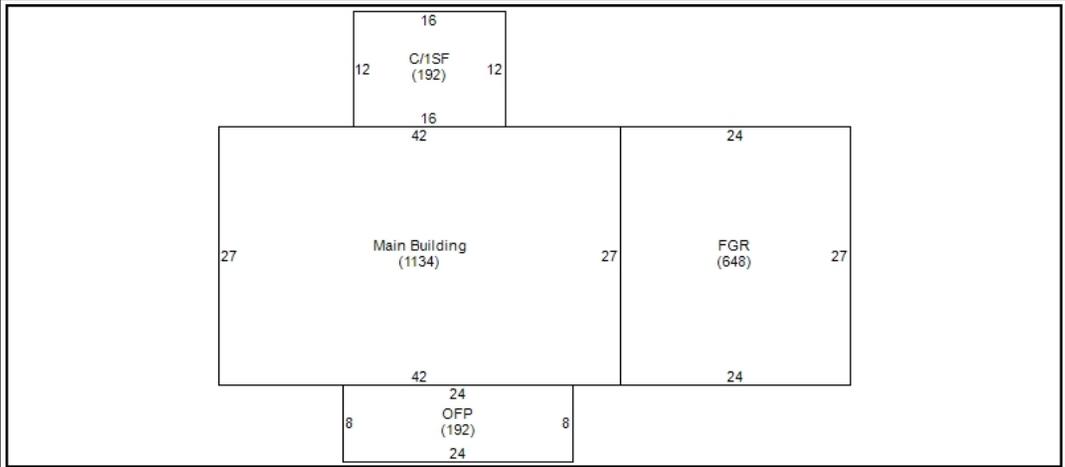
Card: 1 of 1

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Dwelling Information

Valuation Method D	Total Rooms 5
Override Model	Dining Rooms 0
Story Height 1	Bedrooms 2
Construction 1-Wood/Vinyl	Family Rooms 1
Style 03-Ranch	Full Baths 1
Year Built 1996	Half Baths 0
Eff Year Built 2001	Addl. Fixtures 0
Year Remodeled	Total Fixtures 6
Kitchen Remod	Unfinished Area 0
Bath Remod	T2 Rec Rm Area
Lower Level 4-Full Basement	T3 Rec Rm Area
Heating 4-Heat Pump	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 0	Prefab Add'l Stry
Bsmt Gar # Cars	
Misc 1 Desc	Misc 1 Qty
Misc 2 Desc	Misc 2 Qty
Grade C-1	Cost & Design 0
CDU AV-AVERAGE	Functional
% Good Ovr	Economic 100
% Complete 100	NBHD Fact 1.45
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					1,134						
1			FGR		648						13,500
2			OFF		192						3,800
3		CSP	1SF		192						9,800

Dwelling Computations

Base Price	72,290	% Good	80
Plumbing	1,300	Market Adj	
Basement	18,720	Functional	
Heating	3,290	Economic	100
Attic	0	% Complete	100
Other Features	0	C&D Factor	
		Adj Factor	1.45
Subtotal	95,600	Additions	21,600
Ground Floor Area	1,134	Dwelling Value	142,220
Total Living Area	1,326		

Dwelling Notes

Outbuilding Data

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
----	-----------	--------	--------	------	------	----	-----	-------	----	----	----	-------	-------

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 Bulding Values

Misc Building No	Misc Adjusted Value
Gross Building:	

Situs : 1038 GOLF VIEW RD

Parcel Id: 12-347-00-101-00

LUC: 510

Card: 1 of 1

Tax Year: 2023

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Comments

Number	Code	Status	Comment
1	FLD	BP	19960211 KO C#01 - BP #960407 FOR IND.UNIT. 100% 1/1/97
2	FLD	RV	19960816 C#01 - PICK UP NEW HOUSE 1997.
3	OFC	VP	19971119 MRI C#01 - NO 2 1/2%-NOT PRIMARY RESIDENCE.(SUMMER HOME)
4	FLD	BP	20010403 C#01 - 2/17/01 BP#P001009 FOR ADDN 100% COMP 1/1/01

Situs : 1038 GOLF VIEW RD**Parcel Id: 12-347-00-101-00****LUC: 510****Card: 1 of 1****Tax Year: 2023****Printed: 02/12/24**

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Borrower	Vendetti, Mark A.	File No.	092618
Property Address	1038 Golfview Dr		
City	Conneaut	County	Ashtabula
		State	OH
		Zip Code	44030
Lender/Client			

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Uniform Residential Appraisal Report

Vendetti
File # 092618

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.
Property Address 1038 Golfview Dr City Conneaut State OH Zip Code 44030
Borrower Vendetti, Mark A. Owner of Public Record Vendetti, Mark A. & Sharon County Ashtabula
Legal Description part of 18, 19, 20 & 21
Assessor's Parcel # 123470010100 Tax Year 2017 R.E. Taxes \$ 2,022.56
Neighborhood Name Northwood Golf Map Reference 2B-1 Census Tract 0001.01
Occupant [X] Owner [] Tenant [] Vacant Special Assessments \$ 4.50 911 emergency [] PUD HOA \$ [] per year [] per month
Property Rights Appraised [X] Fee Simple [] Leasehold [] Other (describe)
Assignment Type [] Purchase Transaction [] Refinance Transaction [X] Other (describe) Market Value
Lender/Client Mark A Vendetti Address 1038 Golfview Dr. Conneaut, OH 44030
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 [X] No
Report data source(s) used, offering price(s), and date(s).

I [] did [X] 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. Not a purchase
Contract Price \$ Date of Contract Is the property seller the owner of public record? [] Yes [] No Data Source(s)
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. not a purchase

Note: Race and the racial composition of the neighborhood are not appraisal factors.
Neighborhood Characteristics One-Unit Housing Trends One-Unit Housing Present Land Use %
Location [] Urban [X] Suburban [] Rural Property Values [X] Increasing [] Stable [] Declining PRICE AGE One-Unit 70 %
Built-Up [] Over 75% [X] 25-75% [] Under 25% Demand/Supply [] Shortage [X] In Balance [] Over Supply \$ (000) (yrs) 2-4 Unit 5 %
Growth [] Rapid [X] Stable [] Slow Marketing Time [] Under 3 mths [X] 3-6 mths [] Over 6 mths 80 Low 1 Multi-Family 5 %
Neighborhood Boundaries South of Lake Rd.(Rt. 531) and East of Parrish Rd, 220 High 100 Commercial 20 %
110 Pred. 60 Other %
Neighborhood Description The northeast corner of Lake Erie, Conneaut is known for its world class fishing. The D-Day re-enactment takes place every year to honor the servicemen. Many covered bridges and local wineries are in the area.
Market Conditions (including support for the above conclusions) Marketing conditions have improved with interest rates and financing in favor of the homebuyer. Bank sales are being bought and resold. New construction has increased.

Dimensions 96 x 150 Area 14,400 sf Shape Rectangular View Residential
Specific Zoning Classification R-1 Zoning Description R-511
Zoning Compliance [X] 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? [X] Yes [] No If No, describe
Utilities Public Other (describe) Public Other (describe) Off-site Improvements - Type Public Private
Electricity [X] [] Water [X] [] Street [X] []
Gas [X] [] Sanitary Sewer [X] [] Alley [] []
FEMA Special Flood Hazard Area [] Yes [X] No FEMA Flood Zone X FEMA Map # 39007C0079D FEMA Map Date 12/18/2007
Are the utilities and off-site improvements typical for the market area? [X] Yes [] No If No, describe
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? [] Yes [X] No If Yes, describe
No adverse site conditions or external factors were observed.

Table with columns: General Description, Foundation, Exterior Description, materials/condition, Interior, materials/condition. Rows include Units, # of Stories, Type, Design (Style), Year Built, Effective Age (Yrs), Attic, Heating, Cooling, and Appliances.

Finished area above grade contains: 6 Rooms 2 Bedrooms 1 Bath(s) 1,326 Square Feet of Gross Living Area Above Grade
Additional features (special energy efficient items, etc.) No additional features
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.) The condition of the property is well maintained. No repairs and deterioration were observed.
The roof and all mechanicals appear to be in adequate working condition.
Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? [] Yes [X] No If Yes, describe
No physical or adverse conditions were observed that affect the livability, soundness or structural integrity of the property.
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? [X] Yes [] No If No, describe
The subject conforms to the neighborhood.

Uniform Residential Appraisal Report

Vendetti
File # 092618

There are comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ _____ to \$ _____		There are comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ _____ to \$ _____	
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2
Address	1038 Golfview Dr Conneaut, OH 44030	1040 Golfview Dr Conneaut, OH 44030	581 Lakeview Ave Conneaut, OH 44030
Proximity to Subject		0.02 miles SW	0.59 miles SE
Sale Price		\$ 89,500	\$ 107,000
Sale Price/Gross Liv. Area	\$ _____ sq.ft.	\$ 85.56 sq.ft.	\$ 102.88 sq.ft.
Data Source(s)		MLS# 4024160 Dom 49	MLS# 3952737 Dom 97
Verification Source(s)		County Records	County Records
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment
Sales or Financing Concessions		VA None Known	
Date of Sale/Time		09/17/2018	
Location	Average	Average	
Leasehold/Fee Simple	Fee Simple	Fee Simple	
Site	.33	0.27	
View	Residential	Residential	
Design (Style)	Ranch	Ranch	
Quality of Construction	Vinyl	Vinyl	
Actual Age	22	61	
Condition	Average	Average	
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths	
Room Count	6 2 1	6 2 1	
Gross Living Area	1,326 sq.ft.	1,046 sq.ft.	+2,800
Basement & Finished Rooms Below Grade	1,134 Sq.Ft. 80% FR/BD/BA	Full Partial Finish	
Functional Utility	Adequate	Adequate	
Heating/Cooling	FA/Cac	FA/Cac	+2,000
Energy Efficient Items	Standard	Standard	
Garage/Carport	2 Car Attach	2 Car Detach	
Porch/Patio/Deck	Porch /Patio	Patio	
Shed	Yes	Yes	
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 2,800	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 4,800
Adjusted Sale Price of Comparables		Net Adj. 3.1 % Gross Adj. 3.1 % \$ 92,300	Net Adj. 4.5 % Gross Adj. 4.5 % \$ 111,800
I <input checked="" type="checkbox"/> did <input type="checkbox"/> did not research the sale or transfer history of the subject property and comparable sales. If not, explain			
My research <input type="checkbox"/> did <input checked="" type="checkbox"/> 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) Owner and Records			
My research <input type="checkbox"/> did <input checked="" type="checkbox"/> 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) Ashtabula County Records			
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
Date of Prior Sale/Transfer	01/25/2012	02/13/1992	10/15/2016
Price of Prior Sale/Transfer	\$0	\$61,800	\$0
Data Source(s)	Ashtabula County Records	Ashtabula County Records	Ashtabula County Records
Effective Date of Data Source(s)	10/08/2018	10/08/2018	10/08/2018
Analysis of prior sale or transfer history of the subject property and comparable sales Research indicates no current or prior sales other than stated.			
Summary of Sales Comparison Approach All comparables are located in the subject's market area, are similar in quality and use.			
Indicated Value by Sales Comparison Approach \$ 112,000			
Indicated Value by: Sales Comparison Approach \$	112,000	Cost Approach (if developed) \$	114,620
		Income Approach (if developed) \$	112,095
This appraisal is made <input checked="" 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 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.			
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 \$ 112,000, as of 09/26/2018, which is the date of inspection and the effective date of this appraisal.			

Uniform Residential Appraisal Report

Vendetti
File # 092618

The following appraisal has been prepared for Mark Vendetti.
The reason for the report is for market value.

The subject property is a modular home built by Lake City Homes in 1996.
This home is not a HUD manufactured home, therefore comparables used are stick built home.
Comparables chosen were older homes because that is what has sold in area.
The golf course closed down and newer homes 2017 and recently 800 Whitney Rd sold for 215,000.
There is one across the street 1037 Golfview and is listed for \$284,900. It has been on the market for 147 days. It has over 2000ft2.
These cannot be used as comparables.

This 2 BR ranch with one bath, kitchen, dinette, sunroom, and living room is on the main level.
There is a partially finished basement with a recreation room, 2nd bath, and bedroom.
The furnace and utility room is unfinished.

There is a 2 car garage, concrete patio, a shed, and a vinyl fencing for privacy.

A food market (M&R) is located behind the home on Lake Rd.

ADDITIONAL COMMENTS

COST APPROACH TO VALUE (not required by Fannie Mae)

Provide adequate information for the lender/client to replicate the below cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)

Site value taken from County Records.

ESTIMATED	<input type="checkbox"/> REPRODUCTION OR	<input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE	= \$	18,000
Source of cost data	Building Cost Manual		DWELLING	1,326 Sq. Ft. @ \$ 65.00	= \$ 86,190
Quality rating from cost service	Avg	Effective date of cost data 2017		1,134 Sq. Ft. @ \$ 15.00	= \$ 17,010
Comments on Cost Approach (gross living area calculations, depreciation, etc.)			Landscaping/Fence		= \$ 6,000
Cost Approach supports the value.			Garage/Carport	648 Sq. Ft. @ \$ 20.00	= \$ 12,960
			Total Estimate of Cost-New		= \$ 122,160
	Less	Physical	Functional	External	
		30,540			= \$(30,540)
		Depreciated Cost of Improvements			= \$ 91,620
		As-is Value of Site Improvements			= \$ 5,000
Estimated Remaining Economic Life (HUD and VA only)	45	Years	INDICATED VALUE BY COST APPROACH		= \$ 114,620

COST APPROACH

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent \$ 795 X Gross Rent Multiplier 141 = \$ 112,095 Indicated Value by Income Approach
Summary of Income Approach (including support for market rent and GRM) Income Approach supports the indicted value.

INCOME

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)? Yes No Unit type(s) Detached Attached

Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Legal Name of Project

Total number of phases Total number of units Total number of units sold

Total number of units rented Total number of units for sale Data source(s)

Was the project created by the conversion of existing building(s) into a PUD? Yes No If Yes, date of conversion.

Does the project contain any multi-dwelling units? Yes No Data Source

Are the units, common elements, and recreation facilities complete? Yes No If No, describe the status of completion.

Are the common elements leased to or by the Homeowners' Association? Yes No If Yes, describe the rental terms and options.

Describe common elements and recreational facilities.

PUD INFORMATION

Uniform Residential Appraisal Report

Vendetti
File # 092618

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit, including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

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. 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 the 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.

Uniform Residential Appraisal Report

Vendetti
File # 092618

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. 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 approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, 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.

Uniform Residential Appraisal Report

Vendetti
File# 092618

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.

esign.alamode.com/verify Serial: 370EF3C2

APPRAISER

Signature: Kathleen P. Gentiluomo
Name: Kathleen Gentiluomo
Company Name: Gentiluomo Appraisal Services
Company Address: 9705 Smith Rd, Waite Hill, OH 44094
Telephone Number: 440-669-7038
Email Address: Kathleen.gentiluomo@yahoo.com
Date of Signature and Report: 10/09/2018
Effective Date of Appraisal: 09/26/2018
State Certification #: 416172
State: OH
Expiration Date of Certification or License: 09/05/2019

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

1038 Golfview Dr
Conneaut, OH 44030
APPRAISED VALUE OF SUBJECT PROPERTY \$ 112,000

LENDER/CLIENT

Name:
Company Name: Mark A Vendetti
Company Address: 1038 Golfview Dr. Conneaut, OH 44030
Email Address: mvendetti@aol.com

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

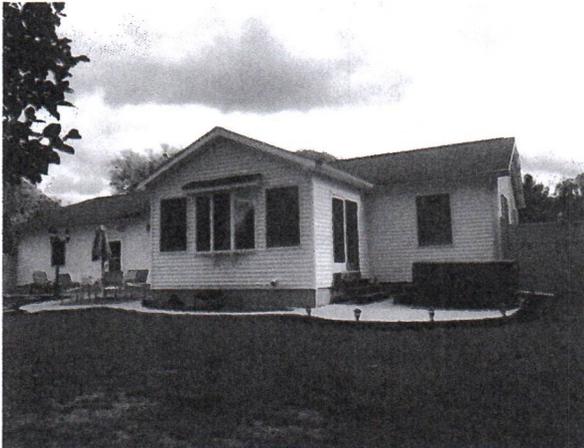
Subject Photo Page

Borrower	Vendetti, Mark A.				
Property Address	1038 Golfview Dr				
City	Conneaut	County	Ashtabula	State	OH Zip Code 44030
Lender/Client					

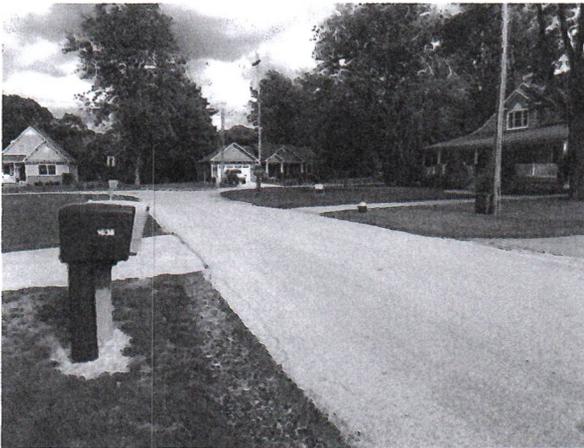


Subject Front

1038 Golfview Dr
Sales Price
Gross Living Area 1,326
Total Rooms 6
Total Bedrooms 2
Total Bathrooms 1
Location Average
View Residential
Site .33
Quality Vinyl
Age 22



Subject Rear



Subject Street

Comparable Photo Page

Borrower	Vendetti, Mark A.				
Property Address	1038 Golfview Dr				
City	Conneaut	County	Ashtabula	State	OH Zip Code 44030
Lender/Client					



Comparable 1

1040 Golfview Dr
 Prox. to Subject 0.02 miles SW
 Sale Price 89,500
 Gross Living Area 1,046
 Total Rooms 6
 Total Bedrooms 2
 Total Bathrooms 1
 Location Average
 View Residential
 Site 0.27
 Quality Vinyl
 Age 61



Comparable 2

581 Lakeview Ave
 Prox. to Subject 0.59 miles SE
 Sale Price 107,000
 Gross Living Area 1,040
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 1
 Location Average
 View Residential
 Site 0.52
 Quality Brk/Cedar/Vinyl
 Age 62



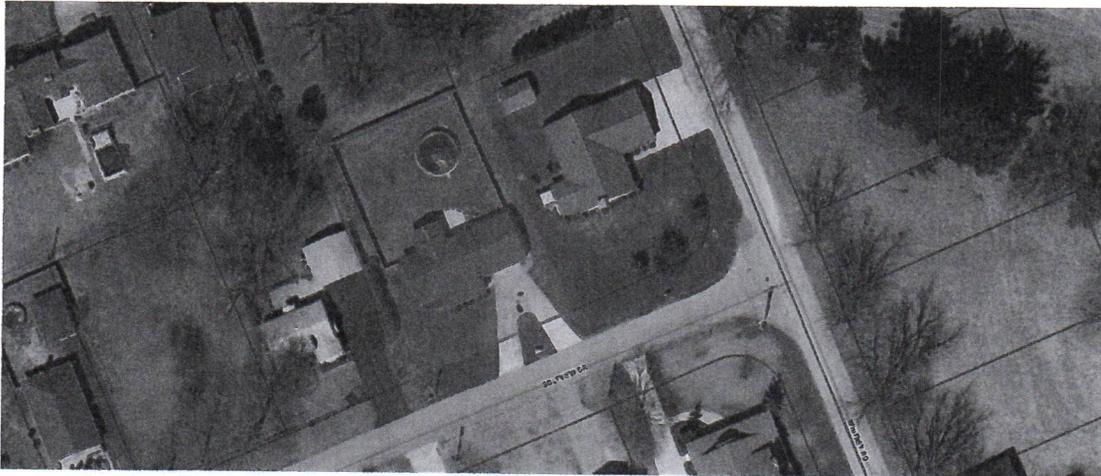
Comparable 3

680 Clinton Ave
 Prox. to Subject 0.47 miles SE
 Sale Price 107,500
 Gross Living Area 1,144
 Total Rooms 9
 Total Bedrooms 3
 Total Bathrooms 2
 Location Average
 View Residential
 Site 0.45
 Quality Brick
 Age 59

Edmund F. Blanton

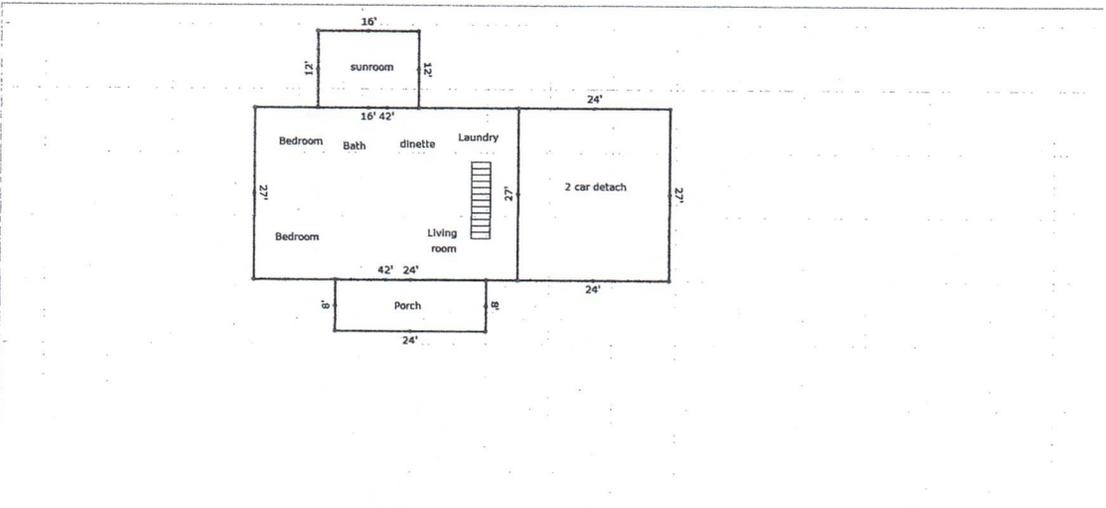
Plat Map

Borrower	Vendetti, Mark A.				
Property Address	1038 Golfview Dr				
City	Conneaut	County	Ashtabula	State	OH Zip Code 44030
Lender/Client					



Building Sketch

Borrower	Vendetti, Mark A.				
Property Address	1038 Golfview Dr				
City	Conneaut	County	Ashtabula	State	OH
				Zip Code	44030
Lender/Client					



APPRAISER DISCLOSURE STATEMENT
In Compliance with Ohio Revised Code Section 4763.12(C)

File No. **Vendetti**
092618

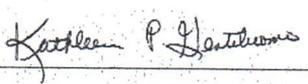
Name of Appraiser: Kathleen Gentiluomo

Class of Certification/Licensure: Certified General
 Certified Residential
 Licensed Residential
 Temporary General Licensed

Certification/Licensure Number: 416172

Scope: This Report is within the scope of my Certification or License
 is not within the scope of my Certification or License

Service Provided by: Disinterested & Unbiased Third Party
 Interested & Biased Third Party
 Interested Third Party on Contingent Fee Basis

Signature of person preparing and reporting the Appraisal:  Serial# 370EF3C2

This form must be included in conjunction with all appraisal assignments or specialized services performed by a state-certified or state-licensed real estate appraiser

State of Ohio
Department of Commerce
Division of Real Estate Appraiser Section
Cleveland (216) 787-3100

OHIO DEPARTMENT OF COMMERCE
DIVISION OF REAL ESTATE & PROFESSIONAL LICENSING

AN APPRAISER LICENSE/CERTIFICATE
has been issued under ORC Chapter 4763 to:

NAME: Kathleen Patrice Gentiluomo

LIC/CERT NUMBER: 000416172
LIC LEVEL: Licensed Residential Real Estate Appraiser
CURRENT ISSUE DATE: 08/15/2018
EXPIRATION DATE: 09/05/2019
USPAP DUE DATE: 09/05/2019

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: 2023-0061

April 17, 2024

MARK VENDETTI
1038 GOLFOVIEW DR
CONNEAUT OH 44030

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

May 22, 2024 at 9:45 AM

at the Ashtabula County Courthouse, 2nd floor, Room 205, in connection with B.O.R. case number: 2023-0061 filed for tax year 2023 by MARK VENDETTI and described as follows:

Parcel ID(s):

1) 12-347-00-101-00 located at 1038 GOLF VIEW RD, the market value is \$166,300. The market value sought is \$112,000.

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 2023-0061, MARK VENDETTI 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

Mark Vendetti, owner via phone hearing

Complainant Seeks: \$112,000

Subject Parcel: 123470010100

Auditor Value: \$166,300

HEARING MINUTES

BOR Case: 2023-0061

Owner Name: MARK VENDETTI

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 2018 appraisal submitted as it is too far

removed from the lien date. Owner testified that home is in good condition. Confirmed

Auditor data is accurate.

Was Made by: Angie

2nd by: Scott

Roll: Yamamoto-yes/Maki Cliff-yes/Whittington-not present

Motion therefore: Passed Failed

Decision Date: 5/22/24



David Thomas, Auditor
Secretary of the Board of Revision

Hearing No # 3

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: 2023-0061

MARK VENDETTI
 1038 GOLFPVIEW DR
 CONNEAUT OH 44030

Based on the decision of the Board of Revision, the County Auditor is hereby authorized to adjust the Tax List accordingly. **Result Below.**

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.

PARCEL	CLASS	TAXING DISTRICT		TAX YEAR
12-347-00-101-00	510-1FAMILY PLTD	12-CONNEAUT CITY-CONNEAUT CSD		2023
	LAND	IMPR	TOTAL	
Original Value:	\$24,100	\$142,200	\$166,300	
Adjustment:	\$0	\$0	\$0	
New Value:	\$24,100	\$142,200	\$166,300	

RESULT: NO VALUE CHANGE FAILURE TO MEET BURDEN OF PROOF. NO WEIGHT GIVEN TO SUBMITTED APPRAISAL WHICH IS TOO FAR REMOVED FROM THE LIEN DATE OF 1-1-23.



Board of Revision