RESIDENTIAL APPRAISAL REPORT

Property Location:	515 S Parrish Rd Conneaut, OH 44030 T 13-48 W M
Borrower:	Not Applicable
Lender:	Private Appraisal
Opinion of Value:	244,000
Effective Date:	01/01/2023
Prepared By:	Scott Hivnor, SRA, AI-RRS (440) 946-8364 shivnor@advapp.com

Advanced Appraisal Services
37721 Vine Street, Ste 3
Willoughby, OH 44094

Property Description

UNIFORM RESIDENTIAL APPRAISAL REPORT

File No. 2024074

SUBJECT

Property Address 515 S Parrish Rd	City Conneaut	State OH	Zip Code 44030
Legal Description T 13-48 W M		County Ashtabula	
Assessor's Parcel No. 123220002400	Tax Year 2023	R.E. Taxes $ 4,258.78	Special Assessments $ 9.50
Borrower Not Applicable	Current Owner Bradac, Jurgen & Shelia	Occupant: [X] Owner [ ] Tenant [ ] Vacant	
Property rights appraised [X] Fee Simple [ ] Leasehold	Project Type [ ] PUD [ ] Condominium (HUD/VA only)	HOA $ 0 /Mo.	
Neighborhood or Project Name Connecticut Western Reserve	Map Reference MSA:11780	Census Tract 0001.01	
Sale Price $ N/A	Date of Sale N/A	Description and $ amount of loan charges/concessions to be paid by seller 0	
Lender/Client Private Appraisal	Address		
Appraiser Scott Hivnor, SRA, AI-RRS	Address 37721 Vine Street, Ste 3, Willoughby, OH 44094		

NEIGHBORHOOD

				Predominant occupancy	Single family housing PRICE $(000)	AGE (yrs)	Present land use %		Land use change
Location	[ ] Urban	[ ] Suburban	[X] Rural						
Built up	[ ] Over 75%	[X] 25-75%	[ ] Under 25%	[X] Owner	15 Low	13	One family	45	[ ] Not likely [ ] Likely
Growth rate	[ ] Rapid	[X] Stable	[ ] Slow	[ ] Tenant	590 High	162	2-4 family		[X] In process
Property values	[ ] Increasing	[X] Stable	[ ] Declining	[X] Vacant (0-5%)	Predominant		Multi-family		To: 1-Family Residential
Demand/supply	[X] Shortage	[ ] In balance	[ ] Over supply	[ ] Vac.(over 5%)	115	104	Commercial	5	
Marketing time	[X] Under 3 mos.	[ ] 3-6 mos.	[ ] Over 6 mos.				Vacant	50	

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

Neighborhood boundaries and characteristics: The subject is located North of Route 90, South of Lake Erie, East of Route 193, and West of the state line. The subject is currently tax assessed at $262,000. The best available data has been collected in completion of this private appraisal report.

Factors that affect the marketability of the properties in the neighborhood (proximity to employment and amenities, employment stability, appeal to market, etc.): The subject is located in Conneaut, Ohio and Ashtabula County. The subject is located in the Conneaut School District. The subject location is acceptable. All desired amenities are close and accessible. The subject is located on a residential street. There are no adverse external factors noted. This appraisal is written for private purposes. This appraisal is written to determine the fair market value with a retrospective effective date 01/01/2023. This appraisal is written for a property tax dispute. The subject was taxed for $208,000 in 2022. The proposed tax assessed value for 2023 is $262,000. This represents a 26% tax increase. This appraisal is not written for mortgage lending. The current owner and their assignees are the only intended users. No additional users are identified.

Market conditions in the subject neighborhood (including support for the above conclusions related to the trend of property values, demand/supply, and marketing time -- such as data on competitive properties for sale in the neighborhood, description of the prevalence of sales and financing concessions, etc.): Single family housing price and age ranges are extracted from the MLS source. The subject is neither an over or under improvement for the market. I have completed historical analysis for the 2 years prior to the effective date of this report. My analysis indicates a stable demand for comparable dwellings. My analysis indicates a very limited supply of listing inventory. My analysis indicates marketing times predominantly below 90 days. Typical marketing times are estimated to be 0-3 months. My analysis indicates rising median sales prices. However, I have utilized fairly recent comparable sales and positive date of sale adjustments are not reported. My analysis indicates generally stable marketing times. The typical sales to list price ratio is estimated to be 100%.

PUD

Project Information for PUDs (If applicable) - - Is the developer/builder in control of the Home Owners' Association (HOA)? [ ] Yes [ ] No

Approximate total number of units in the subject project ______ Approximate total number of units for sale in the subject project ______

Describe common elements and recreational facilities:

SITE

Dimensions 436 F.F. (see plat map)	Topography Level on grade
Site area 14.14 ac — Corner Lot [ ] Yes [X] No	Size Large to the Area
Specific zoning classification and description A-1: Agricultural	Shape Rectangular
Zoning compliance [X] Legal [ ] Legal nonconforming (Grandfathered use) [ ] Illegal [ ] No zoning	Drainage Appears adequate
Highest & best use as improved: [X] Present use [ ] Other use (explain)	View Resid/Woods

Utilities	Public	Other	Off-site Improvements	Type	Public	Private
Electricity	[X]		Street	Dirt/Gravel	[X]	[ ]
Gas	[ ]	Propane	Curb/gutter	Ditch	[X]	[ ]
Water	[X]		Sidewalk	None	[ ]	[ ]
Sanitary sewer	[ ]	Septic Tank	Street lights	None	[ ]	[ ]
Storm sewer	[ ]	Ditch	Alley	None	[ ]	[ ]

Landscaping	Minimal
Driveway Surface	Gravel
Apparent easements	Typical utility
FEMA Special Flood Hazard Area	[ ] Yes [X] No
FEMA Zone X	Map Date 12/18/2007
FEMA Map No.	39007C0087D

Comments (apparent adverse easements, encroachments, special assessments, slide areas, illegal or legal nonconforming zoning use, etc.): I have conducted no surveys or title searches. There are no apparent adverse easements or encroachments noted. There are typical, special assessments noted for 911 emergency and recycling. These assessments are annual and are not included in the above tax figure. The above noted property taxes are extracted from the auditors website.

DESCRIPTION OF IMPROVEMENTS

GENERAL DESCRIPTION		EXTERIOR DESCRIPTION		FOUNDATION		BASEMENT		INSULATION	
No. of Units	1	Foundation	Superior Wall	Slab	None	Area Sq. Ft.	1,594	Roof	[ ]
No. of Stories	1.0	Exterior Walls	Vinyl	Crawl Space	None	% Finished	0%	Ceiling	[ ]
Type (Det./Att.)	Detached	Roof Surface	Asphalt Shingle	Basement	Full	Ceiling	Open	Walls	[ ]
Design (Style)	Mod Ranch	Gutters & Dwnspts.	Aluminum	Sump Pump	No	Walls	Wood	Floor	[ ]
Existing/Proposed	Yes/No	Window Type	Double Hung	Dampness	None Observed	Floor	Concrete	None	[ ]
Age (Yrs.)	4	Storm/Screens	Yes/Yes	Settlement	None Observed	Outside Entry	Yes	Unknown X	[X]
Effective Age (Yrs.)	4	Manufactured House	No	Infestation	None Observed				

ROOMS	Foyer	Living	Dining	Kitchen	Den	Family Rm.	Rec. Rm.	Bedrooms	# Baths	Laundry	Other	Area Sq. Ft.
Basement												1,594
Level 1		1	1	1				3	2.0	X		1,594
Level 2												

Finished area above grade contains: 6 Rooms; 3 Bedroom(s); 2.0 Bath(s); 1,594 Square Feet of Gross Living Area

INTERIOR	Materials/Condition	HEATING		KITCHEN EQUIP.		ATTIC		AMENITIES		CAR STORAGE:	
Floors	Vinyl/Carpet-Average	Type	FWA	Refrigerator	[ ]	None	[ ]	Fireplace(s) # 0	[ ]	None	[ ]
Walls	Drywall/Average	Fuel	Propane	Range/Oven	[ ]	Stairs	[ ]	Patio None	[ ]	Garage	# of cars
Trim/Finish	Painted MDF/Average	Condition	Average	Disposal	[ ]	Drop Stair	[ ]	Deck Deck	[X]	Attached	2 Cars
Bath Floor	Vinyl/Average	COOLING		Dishwasher	[X]	Scuttle	[X]	Porch Open/Enclosed	[X]	Detached	
Bath Wainscot	Laminate/Average	Central	Yes	Fan/Hood	[ ]	Floor	[ ]	Fence None	[ ]	Built-In	
Doors	Wood/Average	Other	None	Microwave	[X]	Heated	[ ]	Pool None	[ ]	Carport	
		Condition	Average	Washer/Dryer	[ ]	Finished	[ ]	1,440 sf Outbuilding	[X]	Driveway	5 Cars

COMMENTS

Additional features (special energy efficient items, etc.): The subject offers: a covered open porch, an enclosed porch, a rear uncovered deck, an outbuilding, a hickory kitchen, a large wooded site, and a woodburning stove.

Condition of the improvements, depreciation (physical, functional, and external), repairs needed, quality of construction, remodeling/additions, etc.: The subject was owner occupied at observation. The subject is connected to non public utilities. This is typical of the subject market. The utilities were on at observation. The mechanical systems have not been evaluated. For the purposes of this assignment, the mechanical systems are assumed to be in an acceptable operating condition. The subject is adequately maintained. There are no needed repairs noted.

Adverse environmental conditions (such as, but not limited to, hazardous wastes, toxic substances, etc.) present in the improvements, on the site, or in the immediate vicinity of the subject property.: I am not an expert in the identification of hazardous or detrimental environmental conditions. However, no obvious adverse conditions are noted. There are no functional inadequacies noted. The subject offers a typical floorplan the flows well.

Valuation Section

UNIFORM RESIDENTIAL APPRAISAL REPORT

File No. 2024074

COST APPROACH

ESTIMATED SITE VALUE = $	Comments on Cost Approach (such as, source of cost estimate, site value, square foot calculation and for HUD, VA and FmHA, the estimated remaining economic life of the property): The cost approach is considered, but is not relevant. The cost approach is not applicable due to the difficulty in calculating accrued depreciation in older dwellings. The cost approach was not developed.
ESTIMATED REPRODUCTION COST-NEW-OF IMPROVEMENTS:	
Dwelling 1,594 Sq. Ft. @ $ = $	
1,594 Sq. Ft. @ $ =	
=	
Garage/Carport 1,280 Sq. Ft. @ $ =	
Total Estimated Cost New = $	
Less Physical Functional External	
Depreciation = $	
Depreciated Value of Improvements = $	
"As-is" Value of Site Improvements = $	
INDICATED VALUE BY COST APPROACH = $	

SALES COMPARISON ANALYSIS

ITEM	SUBJECT	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	515 S Parrish Rd Conneaut, OH 44030	2257 Forman Rd Jefferson, OH 44047		4182 Reger Rd Conneaut, OH 44030		5671 Monroe Center Rd Conneaut, OH 44030	
Proximity to Subject		20.25 miles SW		5.49 miles S		5.10 miles S	
Sales Price	$ N/A		$ 228,000		$ 197,500		$ 250,000
Price/Gross Living Area	$	$ 104.20		$ 130.62		$ 223.21	
Data and/or Verification Source	Inspection	MLS#4253875;DOM 55 Realist Doc#202100003587		MLS#4223264;DOM 55 Realist Doc#202100000139		MLS#4411570;DOM 43 Realist Doc#2022-00012308	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-)$ Adjust.	DESCRIPTION	+(-)$ Adjust.	DESCRIPTION	+(-)$ Adjust.
Sales or Financing Concessions		ArmLth FHA;Closing Costs	-2,500	ArmLth Conv;0		ArmLth VA;0	
Date of Sale/Time		s03/21;c03/21		s01/21;c11/20		s11/22;c10/22	
Location	Resid/Rural	Resid/Rural		Resid/Rural		Resid/Rural	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	14.14 ac	21.04 ac	-14,000	12.45 ac	+3,500	5.00 ac	+18,500
View	Resid/Woods	Residential		Residential		Residential	
Design and Appeal	Ranch	Ranch		Ranch		Ranch	
Quality of Construction	Modular	Manufactured	+25,000	Manufactured	+25,000	Stick Built	-50,000
Age	4	20	0	12	0	22	0
Condition	Average	Average		Average		Average	
Above Grade Room Count (Total / Bdrms / Baths)	6 / 3 / 2.0	7 / 4 / 2.0	0	5 / 3 / 2.0	0	6 / 3 / 3.0	-5,000
Gross Living Area	1,594 Sq. Ft.	2,188 Sq. Ft.	-18,000	1,512 Sq. Ft.	0	1,120 Sq. Ft.	+14,000
Basement & Finished Rooms Below Grade	1594 sf Unfinished Bsmt	2052 sf Unfinished Bsmt	-4,500	1512 sf Unfinished Bsmt	+1,000	1120 sf Unfinished Bsmt	+5,000
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	FWA,CAC	FWA,CAC		Ht Pump,CAC	0	FWA,CAC	
Energy Efficient Items	None	None		None		None	
Garage/Carport	2 GarAttached	On-Site Parking	+12,000	2 GarAttached		On-Site Parking	+12,000
Porch, Patio, Deck,	2,0,1	0,0,2	+4,000	0,0,0	+12,000	1,0,1	+4,000
Fireplace(s), etc.	1 WB Stove	1 Fireplace	0	0 Fireplaces	+2,500	1 Fireplace	0
Fence, Pool, etc.	1440 sf Outbuilding	1920 sf	-2,500	0 sf	+7,000	1152 sf Outbuilding	+1,500
School District	Conneaut	Jefferson	0	Buckeye	0	Conneaut	
Net Adj. (total)		☐ + ☒ -	$ -500	☒ + ☐ -	$ 51,000	☐ + ☐ -	$ 0
Adjusted Sales Price of Comparable		0.2 36.2	$ 227,500	25.8 25.8	$ 248,500	0.0 44.0	$ 250,000

Comments on Sales Comparison (including the subject property's compatibility to the neighborhood, etc.): The nature of the rural subject market has required that the normal 1 mile proximity parameter be exceeded. However, no location or view adjustments are necessary. No adjustments are necessary for the differences in School Districts. Date of sale adjustments are not reported. The subject is bracketed in acreage. All comps conform in terms of building style. Quality of construction adjustments are noted for the differences between stick built, modular, and manufactured dwellings. The subject and comps offer similar effective ages. Condition adjustments are not appropriate. No adjustments are necessary for the differences in bedrooms. The subject is bracketed in living space. Adjustments are noted for the difference garage storage, porch items, and fireplace/stove items. Adjustments are noted for outbuilding square footage. All comps are considered in the final analysis utilizing a weighted average.

ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Date, Price and Data Source, for prior sales within year of appraisal	No prior sales in the last 3 years. Realist 01/28/2024	No prior sales noted in the year prior to the date of the comparable sale Realist 01/29/2024	01/05/2021 $0 deed transfer Realist 01/29/2024	No prior sales noted in the year prior to the date of the comparable sale Realist 01/29/2024

Analysis of any current agreement of sale, option, or listing of subject property and analysis of any prior sales of subject and comparables within one year of the date of appraisal: There are no prior sales or listings noted for the subject in the last 3 years. There are no prior sales noted for comparables 1-4. A prior deed transfer is noted for comparable 2. Paired sales and cost less depreciation techniques are utilized in the development of adjustments. These comparables represent the best available at observation.

INDICATED VALUE BY SALES COMPARISON APPROACH $ 244,000

INDICATED VALUE BY INCOME APPROACH (if Applicable) Estimated Market Rent $ /Mo. x Gross Rent Multiplier = $

RECONCILIATION

This appraisal is made ☒ "as is" ☐ subject to the repairs, alterations, inspections or conditions listed below ☐ subject to completion per plans & specifications.

Conditions of Appraisal: This appraisal is written for private purposes. This appraisal is not written for mortgage lending. This appraisal is written to develop an opinion of market value. The definition of market value is found on the included statement of limiting conditions.

Final Reconciliation: The income approach is not relevant as the subject market is comprised of predominantly single family, owner occupied dwellings. The cost approach is not relevant due to difficulty in calculating depreciation in older dwellings. The sales comparison approach is the only the relevant approach to value for this assignment. The value opinion is well supported. The value opinion is bracketed by both the sales prices and the adjusted values.

The purpose of this appraisal is to estimate the market value of the real property that is the subject of this report, based on the above conditions and the certification, contingent and limiting conditions, and market value definition that are stated in the attached Freddie Mac Form 439/FNMA form 1004B (Revised 06/93).

I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE REAL PROPERTY THAT IS THE SUBJECT OF THIS REPORT, AS OF 01/01/2023 **(WHICH IS THE DATE OF INSPECTION AND THE EFFECTIVE DATE OF THIS REPORT) TO BE** $ 244,000

APPRAISER:	SUPERVISORY APPRAISER (ONLY IF REQUIRED):
Signature Scott Hivnor	Signature ☐ Did ☐ Did Not Inspect Property
Name Scott Hivnor, SRA, AI-RRS	Name
Date Report Signed 02/13/2024	Date Report Signed
State Certification # 397555 State OH	State Certification # State
Or State License # State	Or State License # State

UNIFORM RESIDENTIAL APPRAISAL REPORT
MARKET DATA ANALYSIS

These recent sales of properties are most similar and proximate to subject and have been considered in the market analysis. The description includes a dollar adjustment, reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to, or more favorable than, the subject property, a minus (-) adjustment is made, thus reducing the indicated value of the subject. If a significant item in the comparable is inferior to, or less favorable than, the subject property, a plus (+) adjustment is made, thus increasing the indicated value of the subject.

SALES COMPARISON ANALYSIS

ITEM	SUBJECT	COMPARABLE NO. 4		COMPARABLE NO. 5		COMPARABLE NO. 6	
Address	515 S Parrish Rd Conneaut, OH 44030	1504 Chapel Rd Jefferson, OH 44047					
Proximity to Subject		15.35 miles SW					
Sales Price	$ N/A		$ 280,000		$		$
Price/Gross Living Area	$ ⌂	$ 152.59 ⌂		$ ⌂		$ ⌂	
Data and/or Verification Sources	Inspection	MLS#4372642;DOM 81 Realist Doc#202200007499					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-)$ Adjust.	DESCRIPTION	+(-)$ Adjust.	DESCRIPTION	+(-)$ Adjust.
Sales or Financing Concessions		ArmLth Conv;0					
Date of Sale/Time		s07/22;c06/22					
Location	Resid/Rural	Resid/Rural					
Leasehold/Fee Simple	Fee Simple	Fee Simple					
Site	14.14 ac	5.08 ac	+18,000				
View	Resid/Woods	Residential					
Design and Appeal	Ranch	Ranch					
Quality of Construction	Modular	Stick Built	-50,000				
Age	4	7	0				
Condition	Average	Average					
Above Grade Room Count (Total / Bdrms / Baths)	6 / 3 / 2.0	6 / 2 / 2.0	0	Total / Bdrms / Baths		Total / Bdrms / Baths	
Gross Living Area	1,594 Sq. Ft.	1,835 Sq. Ft.	-7,000	Sq. Ft.		Sq. Ft.	
Basement & Finished Rooms Below Grade	1594 sf Unfinished Bsmt	1835 sf Unfinished Bsmt	-2,500				
Functional Utility	Average	Average					
Heating/Cooling	FWA,CAC	FWA,CAC					
Energy Efficient Items	None	None					
Garage/Carport	2 GarAttached	2 GarAttached					
Porch, Patio, Deck,	2,0,1	2,0,0	+4,000				
Fireplace(s), etc.	1 WB Stove	1 Fireplace	0				
Fence, Pool, etc.	1440 sf Outbuilding	0 sf	+7,000				
School District	Conneaut	Jefferson	0				
Net Adj. (total)		☐ + ☒ -	$ -30,500	☐ + ☐ -	$	☐ + ☐ -	$
Adjusted Sales Price of Comparable		10.9 31.6	$ 249,500		$		$
Date, Price and Data Source for prior sales within year of appraisal	No prior sales in the last 3 years. Realist 01/28/2024	No prior sales noted in the year prior to the date of the comparable sale Realist 01/29/2024					

COMMENTS

Comments: There are no prior sales noted for comparable 4 in the year prior to the date of the comparable sale. I have provided this additional comparable to better support the value opinion. Comparable 4 is a closed sale.

Supplemental Addendum

File No. 2024074

Borrower/Client	Not Applicable						
Property Address	515 S Parrish Rd						
City	Conneaut	County	Ashtabula	State	OH	Zip Code	44030
Lender	Private Appraisal						

Condition of the improvements:
I am not a home inspector or a pest inspector. Unless otherwise noted, there is no knowledge of hidden or unapparent condition that would impact the market value. No warranty to condition is given or implied. No liability to the condition, structure or the mechanical systems is given. This appraisal is not a home inspection and should not be construed as such. I am not required, to disturb or move those items which obstruct access or visibility. I observe only those areas which are readily available.

Adverse Environmental Conditions:
I am not an expert in the identification of hazardous or detrimental environmental conditions. The appraiser is not an expert in recognizing, detecting or measuring possible contamination from items such as lead based paint, radon, asbestos and others. The presence of these items could potentially have a negative impact on the market value of the subject.

Physical Locations/Mailing address comments:
Mailing addresses are determined by the U.S. POST OFFICE while actual locations are determined by city, village and township boundaries. Not every community has its own post,therefore, it is common for physical locations and mailing addresses to differ.

Sales Comparison Approach and Competency Comments:
Multiple comparable data sources are utilized including: County Auditor Web Sites, Realist and NEOHREX. It is quite common that these sources will differ from one another. The appraiser has made every effort to utilize the information that he/she believes to be correct. There are cases where the basement square footage, basement finished area, and above grade living space must be estimated due to weaknesses in the data sources. I physically tape measure subject properties. I am not responsible for inaccuracies reported by the mls source or county records. I have utilized the data that I believe to be the most accurate and reliable on the date of the inspection. The comparables utilized represent those which are considered to be best indicators of value on the date of observation. The adjustments noted to the comparables are market extracted and are not based on actual cost. I have extensive appraisal experiences in the markets that I appraise. I have geographic competency to complete this appraisal assignment. I have access to all necessary data sources to competently complete this assignment. If construction, repairs, and renovations are not completed as detailed on the report, it will likely affect assignment results.

I have made every effort to develop this appraisal report in conformance with the Uniform Standards of Professional Appraisal Practice. Analysis, opinions and conclusions were developed in conformity with code of professional ethics of the Appraisal Institute.

The purpose of this appraisal is to develop an opinion of market value. The intended use of this appraisal report is for private purposes. This appraisal is not written for mortgage lending. The use of this appraisal report for any other use other than stated intended use is prohibited.

The scope of this appraisal report includes, but is not limited to, observing the subject, analyzing market trends, collecting and analyzing pertinent data, developing an opinion of value, reporting the findings in a summary format, and completing future re inspections and progress reports when relevant. Data sources that the appraiser may consult in the development of this appraisal included, but are not limited to: Realist, Matrix, County Auditors web sites, FEMA Flood Maps, Marshall and Swift Residential Cost Estimator, Census tract data, zoning maps, real estate professionals, municipal offices and others.

No employee, director, officer or agent of the lender, or any other third party acting as a joint venture partner, independent contractor, appraisal management company or partner on behalf of the lender has influenced or attempted to influence the development, reporting, result or review of this assignment through coercion, extortion, collusion, compensation, instruction, inducement, intimidation, bribery or in any other manner. I have not been contacted by anyone other than the intended user (lender/client as identified on the 1st page of the report), borrower or designated contact to make an appointment to enter the property. I agree to immediately report any unauthorized contacts either personally by phone or electronically to vendor management.

Drilling Comments:
I have observed or found no oil drilling or fracking on the subject site as per my visual site inspection and per data reviewed during my normal course of business, unless otherwise identified. I have not completed any title searches and I have not reviewed active fracking permits in Northeast Ohio. I reserve the right to amend this report if additional information becomes available.

Subject Photo Page

Borrower/Client	Not Applicable						
Property Address	515 S Parrish Rd						
City	Conneaut	County	Ashtabula	State	OH	Zip Code	44030
Lender	Private Appraisal						

Subject Front

515 S Parrish Rd

Sales Price	N/A
Gross Living Area	1,594
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	2.0
Location	Resid/Rural
View	Resid/Woods
Site	14.14 ac
Quality	Modular
Age	4

Subject Rear

Subject Street

Main File No. 2024074

Photograph Addendum

Borrower/Client	Not Applicable						
Property Address	515 S Parrish Rd						
City	Conneaut	County	Ashtabula	State	OH	Zip Code	44030
Lender	Private Appraisal						

Subject Front

Subject Rear

Subject Front

Subject Address

Subject Side

Subject Side

Subject Side

Septic

Outside Entry from Lower Level

Deck

Propane Tank

Central Air Unit

Outbuilding

Outbuilding Interior

Outbuilding Interior

Photograph Addendum

Borrower/Client	Not Applicable						
Property Address	515 S Parrish Rd						
City	Conneaut	County	Ashtabula	State	OH	Zip Code	44030
Lender	Private Appraisal						

Garage Interior

Garage Interior

Porch

Porch

Utility

Laundry

Full Bath

Modular Home Label

Living Room

Kitchen

Dining Room

Bedroom

Full Bath View #1

Full Bath View #2

Walk-in Closet

Photograph Addendum

Borrower/Client	Not Applicable				
Property Address	515 S Parrish Rd				
City	Conneaut	County	Ashtabula	State OH	Zip Code 44030
Lender	Private Appraisal				


Bedroom


Bedroom


Basement


Outside Entry from Lower Level


Woodburning Stove


Basement


Basement


Basement


Basement


Basement


Basement


Service Panel


Basement

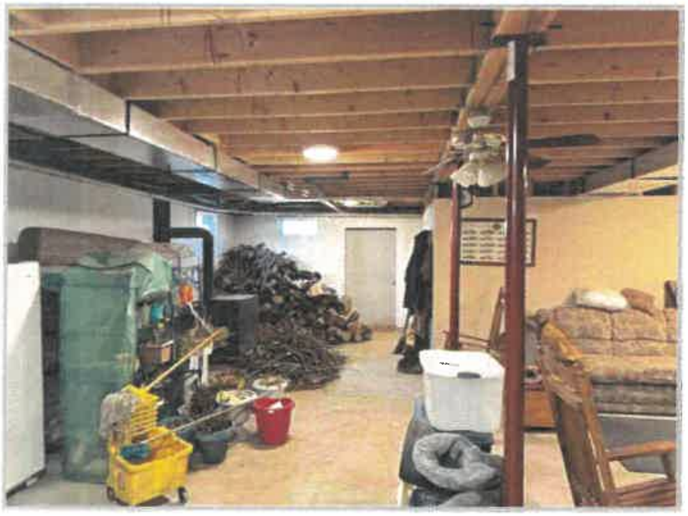

Basement


Basement

Main File No. 2024074

Photograph Addendum

Borrower/Client	Not Applicable						
Property Address	515 S Parrish Rd						
City	Conneaut	County	Ashtabula	State	OH	Zip Code	44030
Lender	Private Appraisal						



Basement

Main File No. 2024074

Comparable Photo Page

Borrower/Client	Not Applicable						
Property Address	515 S Parrish Rd						
City	Conneaut	County	Ashtabula	State	OH	Zip Code	44030
Lender	Private Appraisal						

Comparable 1

2257 Forman Rd

Prox. to Subject	20.25 miles SW
Sales Price	228,000
Gross Living Area	2,188
Total Rooms	7
Total Bedrooms	4
Total Bathrooms	2.0
Location	Resid/Rural
View	Residential
Site	21.04 ac
Quality	Manufactured
Age	20

Comparable 2

4182 Reger Rd

Prox. to Subject	5.49 miles S
Sales Price	197,500
Gross Living Area	1,512
Total Rooms	5
Total Bedrooms	3
Total Bathrooms	2.0
Location	Resid/Rural
View	Residential
Site	12.45 ac
Quality	Manufactured
Age	12

Comparable 3

5671 Monroe Center Rd

Prox. to Subject	5.10 miles S
Sales Price	250,000
Gross Living Area	1,120
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	3.0
Location	Resid/Rural
View	Residential
Site	5.00 ac
Quality	Stick Built
Age	22

Comparable Photo Page

Borrower/Client	Not Applicable						
Property Address	515 S Parrish Rd						
City	Conneaut	County	Ashtabula	State	OH	Zip Code	44030
Lender	Private Appraisal						

Comparable 4

1504 Chapel Rd	
Prox. to Subject	15.35 miles SW
Sales Price	280,000
Gross Living Area	1,835
Total Rooms	6
Total Bedrooms	2
Total Bathrooms	2.0
Location	Resid/Rural
View	Residential
Site	5.08 ac
Quality	Stick Built
Age	7

Comparable 5

Prox. to Subject
Sales Price
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location
View
Site
Quality
Age

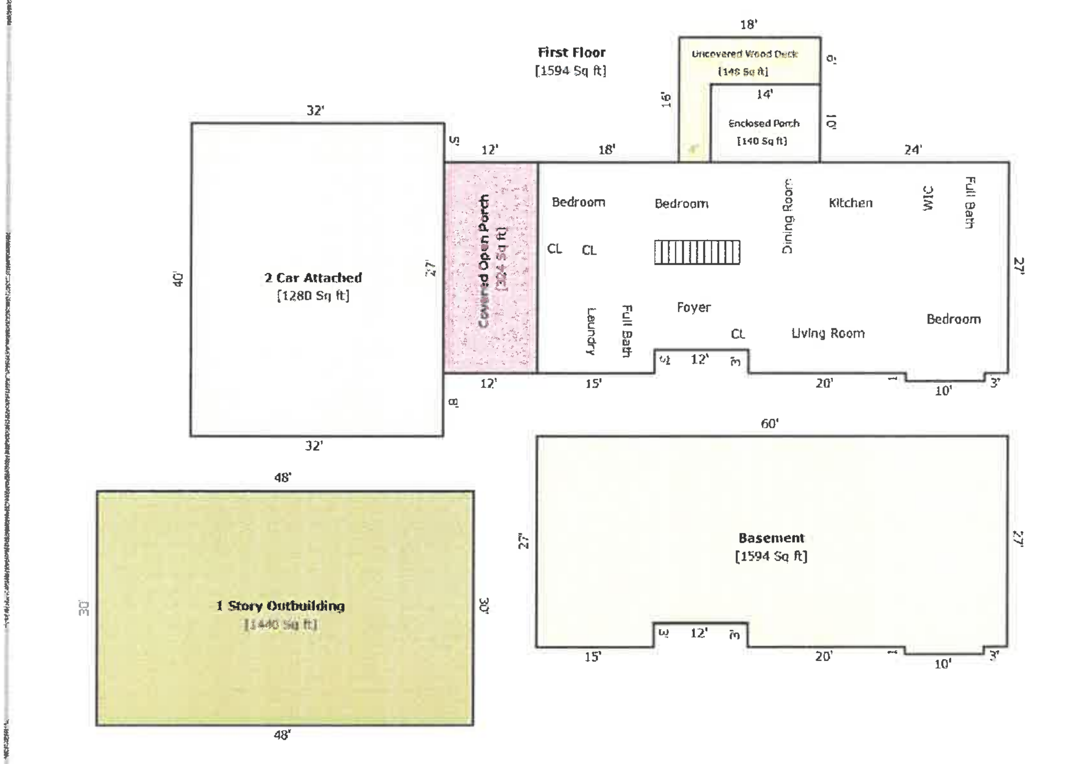
Comparable 6

Prox. to Subject
Sales Price
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location
View
Site
Quality
Age

Main File No. 2024074

Building Sketch

Borrower/Client	Not Applicable						
Property Address	515 S Parrish Rd						
City	Conneaut	County	Ashtabula	State	OH	Zip Code	44030
Lender	Private Appraisal						



Area Calculations Summary

Living Area		**Calculation Details**
First Floor	1594 Sq ft	60 × 24 = 1440 10 × 1 = 10 33 × 3 = 99 15 × 3 = 45
Total Living Area (Rounded):	**1594 Sq ft**	
Non-living Area		
Covered Open Porch	324 Sq ft	27 × 12 = 324
Enclosed Porch	140 Sq ft	14 × 10 = 140
2 Car Attached	1280 Sq ft	32 × 40 = 1280
Uncovered Wood Deck	148 Sq ft	6 × 14 = 84 4 × 16 = 64
1 Story Outbuilding	1440 Sq ft	30 × 48 = 1440
Basement	1594 Sq ft	10 × 1 = 10 60 × 24 = 1440 3 × 33 = 99 3 × 15 = 45

Location Map

Borrower/Client	Not Applicable						
Property Address	515 S Parrish Rd						
City	Conneaut	County	Ashtabula	State	OH	Zip Code	44030
Lender	Private Appraisal						

Main File No. 2024074

Plat Map

Flood Map

Borrower/Client	Not Applicable						
Property Address	515 S Parrish Rd						
City	Conneaut	County	Ashtabula	State	OH	Zip Code	44030
Lender	Private Appraisal						

InterFlood by a la mode

Prepared for Advanced Appraisal Services
515 S Parrish Rd
Conneaut, OH 44030

Powered by CoreLogic®

MAP DATA

FEMA Special Flood Hazard Area: No
Map Number: 39007C0087D
Zone: X
Map Date: December 18, 2007
FIPS: 39007

MAP LEGEND

- Areas inundated by 500-year flooding
- Areas inundated by 100-year flooding
- Velocity Hazard
- Protected Areas
- Floodway
- Subject Area

Aerial Map

Borrower/Client	Not Applicable						
Property Address	515 S Parrish Rd						
City	Conneaut	County	Ashtabula	State	OH	Zip Code	44030
Lender	Private Appraisal						

Borrower/Client	Not Applicable			File No.	2024074		
Property Address	515 S Parrish Rd						
City	Conneaut	County	Ashtabula	State	OH	Zip Code	44030
Lender	Private Appraisal						

APPRAISAL AND REPORT IDENTIFICATION

This Report is one of the following types:

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

☐ Restricted Appraisal Report (A written report prepared under Standards Rule 2-2(b), 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

(USPAP defines Exposure Time as the estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.)

My Opinion of Reasonable Exposure Time for the subject property at the market value stated in this report is: 0-3 months.

Comments on Appraisal and Report Identification

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

This report has been prepared in accordance with Title XI of FIRREA as amended, and any implementing regulations.

The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives. As of the date of this report, I Scott Hivnor, have completed the continuing education program for designated members of the Appraisal Institute.

APPRAISER:	SUPERVISORY or CO-APPRAISER (if applicable):
Signature: Scott Hivnor	Signature:
Name: Scott Hivnor, SRA, AI-RRS	Name:
State Certification #: 397555	State Certification #:
or State License #:	or State License #:
State: OH Expiration Date of Certification or License: 11/04/2024	State: Expiration Date of Certification or License:
Date of Signature and Report: 02/13/2024	Date of Signature:
Effective Date of Appraisal: 01/01/2023	
Inspection of Subject: ☐ None ☐ Interior and Exterior ☐ Exterior-Only	Inspection of Subject: ☐ None ☐ Interior and Exterior ☐ Exterior-Only
Date of Inspection (if applicable): 01/01/2023	Date of Inspection (if applicable):

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 they consider their own best interests; (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. (Source: FDIC Interagency Appraisal and Evaluation Guidelines, 2010.)

* 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 LIMITING CONDITIONS AND CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following 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. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is valued on the basis of it being under responsible ownership.

2. Any sketch provided in the appraisal report may show approximate dimensions of the improvements and is included only to assist the reader of the report in visualizing the property. The appraiser has made no survey of the property.

3. 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.

4. Any distribution of valuation between land and improvements in the report applies only under the existing program of utilization. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.

5. The appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous waste, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. 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. This appraisal report must not be considered an environmental assessment of the subject property.

6. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.

7. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.

8. 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 completion of the improvements will be performed in a workmanlike manner.

9. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

10. The appraiser is not an employee of the company or individual(s) ordering this report and compensation is not contingent upon the reporting of a predetermined value or direction of value or upon an action or event resulting from the analysis, opinions, conclusions, or the use of this report. This assignment is not based on a required minimum, specific valuation, or the approval of a loan.

CERTIFICATION: The appraiser certifies and agrees that:

1. The statements of fact contained in this report are true and correct.

2. 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.

3. 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.

4. 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.

5. I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.

6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.

7. 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.

8. 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.

9. Unless otherwise indicated, I have made a personal inspection of the interior and exterior areas of the property that is the subject of this report, and the exteriors of all properties listed as comparables.

10. 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).

ADDRESS OF PROPERTY ANALYZED: 515 S Parrish Rd, Conneaut, OH 44030

APPRAISER:	**SUPERVISORY or CO-APPRAISER (if applicable):**
Signature: Scott Hivnor	Signature:
Name: Scott Hivnor, SRA, AI-RRS	Name:
Title:	
State Certification #: 397555	State Certification #:
or State License #:	or State License #:
State: OH Expiration Date of Certification or License: 11/04/2024	State: Expiration Date of Certification or License:
Date Signed: 02/13/2024	Date Signed:
	☐ Did ☐ Did Not Inspect Property

APPRAISER DISCLOSURE STATEMENT

File No. 2024074

Name of Appraiser: Scott Hivnor, SRA, AI-RRS

Class of Certification/Licensure:

- [ ] Certified General
- [x] Certified Residential
- [ ] Licensed Residential
- [ ] Temporary [ ] General [ ] Licensed

Certification/Licensure Number: 397555

Certification/Licensure State: OH **Expires:** 11/04/2024

Scope: This Report

- [x] is within the scope of my Certification or License
- [ ] is not within the scope of my Certification or License

Service Provided By:

- [x] Disinterested & Unbiased Third Party
- [ ] Interested & Biased Third Party
- [ ] Interested Third Party on Contingent Fee Basis

Signature of person preparing and reporting the Appraisal:

Scott Hivnor

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.

SCH 2024 License

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

NAME
Scott Curtis Hivnor

LIC/CERT NUMBER:
000397555

LIC LEVEL:
Certified Residential Real Estate Appraiser

CURRENT ISSUE DATE:
10/27/2023

EXPIRATION DATE:
11/04/2024

USPAP DUE DATE:
11/04/2024

Ohio | Department of Commerce

Advanced Appraisal Services

SCOTT HIVNOR

37721 Vine St. Suite 3, Willoughby, OH 44094
440-946-8364

shivnor@advapp.com

OBJECTIVE

TO PROVIDE PROFESSIONAL REAL ESTATE APPRAISAL AND CONSULTING SERVICES WHICH ARE MEANINGFUL TO THE CLIENT.

WORK EXPERIENCE

NOVEMBER OF 1993 TO PRESENT

PRESIDENT AND CHIEF REAL ESTATE APPRAISER, ADVANCED APPRAISAL SERVICES #397555

SEPTEMBER OF 1992 TO NOVEMBER OF 1993

RESIDENTIAL REAL ESTATE APPRAISER, TONY WILIS APPRAISAL SERVICES

EDUCATION

JOHN CARROL UNIVERSITY, UNIVERSITY HEIGHTS, OHIO

GRADUATED IN AUGUST OF 1991

DEGREE: BACHELORS OF SCIENCE IN BUSINESS ADMINISTRATION

MAJOR: MANAGEMENT

CONCENTRATION: MIS AND QUALITY MANAGEMENT

PROFESSIONAL ORGINIZATIONS

THE APPRAISAL INSTITUTE

AFFILIATE MEMBER AS OF 11/1995

GAINED THE SRA DESIGNATION IN 2006

SERVED ON THE BOARD OF THE NE OHIO CHAPTER AS THE RESIDENTIAL CHAIR FROM 2008-2010

DEPARTMENT OF HUD

LENDER SELECTION APPRAISER (CHUMS #397555)

VETERANS ADMINISTRATION STAFF APPRAISER

LAKE COUNTY PROBATE COURT APPRAISER

GEAUGA COUNTY PROBATE COURT APPRAISER

SCH Resume - Page 2

APPRAISAL EDUCATION:

10/18/2023 BEST PRACTICES FOR COMPLETING BIFURCATED AND HYBRID APPRAISALS

10/15/2023 VA APPRAISAL REQUIREMENTS AND GUIDELINES

10/01/2023 RESIDENTIAL PROPERTY MEASUREMENT AND ANSI Z765

10/24/2022 2022-2023 7Hr NATIONAL USPAP COURSE

10/21/2022 REVIEW THEORY-RESIENTIAL

02/14/2022 THINKING OUTSIDE THE FORM: TOOLS, TECHNIQUES AND OPPORTUNITES FOR RESIDENTIAL APPRAISING

12/16/2021 MEASURE IT RIGHT-USING THE ANSI Z765

07/25/2021 UNDERSTANDING LUXURY HOME FEATURES

03/27/2021 THE FHA HANDBOOK 4000.1

02/25/2021 BUSINESS PRACTICES AND ETHICS

10/11/2020 2020-2021 7 HOUR NATIONAL USPAP UPDATE COURSE

09/11/2020 EVALUATIONS, DESKTOPS, AND OTHER LIMITED SCOPE APPRAISALS

06/30/2020 NEW CONSTRUCTION ESSENTIALS: LUXURY HOMES

10/04/2019 RESIDENTIAL PROPERTY INSPECTION FOR APPRAISERS

09/27/2019 RESIDENTIAL CONSTRUCTION AND THE APPRAISER

10/07/2018 NATIONAL USPAP UPDATE COURSE

09/16/2018 DIVORCER AND ESTATE APPRAISALS: ELEMENTS OF NON-LENDER WORK

09/16/2018 SUPPORTING YOUR ADJUSTMENTS: METHODS FOR RESIDENTIAL APPRAISERS

10/13/2017 HOW TO SUPPORT AND PROVE YOUR ADJUSTMENTS

09/10/2017 FHA APPRAISAL STANDARDS

10/21/2016 NATIONAL USPAP UPDATE

09/21/2016 ONLINE THINKING OUTSIDE THE FORM

09/01/2016 BUSINESS PRACTICES AND ETHICS

10/05/2015 MOBILE APPRAISER WORKFLOW

09/2014 THE NEW FHA HANDBOOK 4000.1 - MARKETABILITY STUDIES: SIX STEP PROCESS AND BASIC APPLICATIONS

05/2014 USPAP UPDATE

05/2013 SHALE-GAS VALUATION ISSUES -- OHIO AND PENNSYLVANIA

05/2013 USAP UPDATE

09/2012 APPRAISAL INSTITUTE RESIDENTIAL APPLICATIONS

02/2012 THINKING OUTSIDE THE FORM

10/2011 INTERACTIVE VALUATION MODELING AND CASE STUDIES NO. 226

08/2011 BUSINESS PRACTICES AND ETHICS

06/2011 THE UNIFORM APPRAISAL DATASET

SCH Resume - Page 3

APPRAISAL EDUCATION:

01/2011	USPAP UPDATE
03/2010	REVIEWING RESIDENTIAL APPRAISAL REPORTS
01/2010	APPRAISAL CURRICULUM OVERVIEW
03/2009	USPAP UPDATE
02/2009	PRACTICAL GUIDE TO FHA APPRAISAL, 1004MC, HVCC UPDATE
01/2009	DECLINING MARKETS AND SALES CONCESSIONS
09/2008	NORTHEASTERN OHIO RESIDENTIAL MARKET UPDATE
04/2008	RESIDENTIAL DESIGN AND FUNCTIONAL UTILITY
10/2007	WORLDWIDE ERC RELOCATION APPRAISAL TRAINING PROGRAM
06/2007	LIABILITY MANAGEMENT FOR RESIDENTIAL APPRAISERS
05/2007	RESIDENTIAL CONSTRUCTION MARKET AND VALUATION
09/2006	ADVANCED RESIDENTIAL REPORT WRITING PART II
09/2006	ADVANCED RESIDENTIAL APPLICATIONS AND CASE STUDIES PART I
06/2006	APPRAISAL REVIEW – GENERAL
05/2006	APPRAISING HIGH VALUE AND HISTORIC HOMES
06/2005	PROFESSIONALS GUIDE TO THE URAR
04/2005	APPRAISING MANUFACTURED HOUSING
10/2004	USPAP UPDATE
04/2004	RESIDENTIAL SALES COMPARISON
10/2003	SUBDIVISION ANALYSIS
10/2003	USPAP UDATE 2003 – STANDARDS AND ETHICS
10/2002	INCOME VALUATION OF SMALL, MIXED-USE PROPERTIES
11/2001	STANDARDS OF PROFESSIONAL PRACTICE PART C
04/2001	ADVANCED RESIDENTIAL FORM AND NARRATIVE REPORT WRITING
09/2000	ENTERPRISE LEVEL TECHNOLOGY - ALA MODE, INC
09/1999	FHA APPRAISAL GUIDELINES - MCKISSOCK DATA SYSTEMS
08/1999	APPRAISING SMALL RESIDENTIAL INCOME PROPERTIES - THE CHICOPEE
08/1999	INCOME CAPITALIZATION TECHNIQUES I - THE CHICOPEE
10/1996	STANDARDS OF PROFESSIONAL PRACTICE PART B
09/1996	APPRAISAL PROCEDURES
11/1995	STANDARDS OF PROFESSIONAL PRACTICE PART A
01/1995	FHA WORKSHOP - OHIO ASSOCIATION OF MORTGAGE BROKERS
10/1994	APPRAISAL PRINCIPLES
06/1993	COMPLETING THE URAR AND CONDO REPORTS - NATIONAL ASSOCIATION OF REAL ESTATE APPRAISERS

SCH Resume - Page 4

12/1992 BEING AN EXPERT WITNESS - NATIONAL ASSOCIATION OF REAL ESTATE APPRAISERS

10/1992 PROFESSIONAL ETHICS AND STANDARDS - NATIONAL ASSOCIATION OF REAL ESTATE APPRAISERS

09/1992 BASICS OF RESIDENTIAL APPRAISING - NATIONAL ASSOCIATION OF REAL ESTATE APPRAISERS

SUMMARY

I HAVE GAINED EXTENSIVE EXPERIENCE IN DEALING WITH ALL FACETS OF RESIDENTIAL APPRAISING. I HAVE EXPERIENCE IN 1 – FAMILY DWELLING, 2-4 UNIT INVESTMENT PROPERTIES, CONDOMINIUMS, VACANT LAND, NEW CONSTRUCTION, FHA APPRAISALS, VA APPRAISALS, EXPERT WITNESS TESTIMONEY, REO APPRAISALS, RELOCATION APPRAISALS, PROBATE COURT APPRAISALS AND CONSULTING ASSIGNMENTS. ODOT APPROVED TO COMPLETE CONSERVATION EASEMENT APPRAISAL ASSIGNMENTS.

REFERENCES AVAILABLE UPON REQUEST

Realist - Page 1

515 S Parrish Rd, Conneaut, OH 44030-9790, Ashtabula County

APN: 123220002400 CLIP: 4698815442

Beds	Full Baths	Half Baths	MLS Sale Price	MLS Sale Date
3	1	1	$58,000	05/12/2017
Bldg Sq Ft	**Lot Sq Ft**	**Yr Built**	**Type**	
1,598	616,156	2020	FIELD & SEED	

OWNER INFORMATION

Owner Name	Bradac Jurgen	Tax Billing Zip+4	9790
Owner Name 2	Bradac Sheila	Owner Vesting	
Tax Billing Address	515 S Parrish Rd	Owner Occupied	Yes
Tax Billing City & State	Conneaut, OH	Do Not Mail Flag	
Tax Billing Zip	44030		

COMMUNITY INSIGHTS

Median Home Value	$97,871	School District	CONNEAUT AREA CITY
Median Home Value Rating	1 / 10	Family Friendly Score	38 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	73 / 100	Walkable Score	51 / 100
Total Incidents (1 yr)	44	Q1 Home Price Forecast	$102,836
Standardized Test Rank	45 / 100	Last 2 Yr Home Appreciation	14%

LOCATION INFORMATION

School District Name	Conneaut Area Csd	Traffic	Nominal
Subdivision	Connecticut Western Reserve	Waterfront Influence	Type Unknown
Zip Code	44030	Township	Conneaut City
Carrier Route	R004	Flood Zone Code	X
Census Tract	1.01	Within 250 Feet of Multiple Flood Zone	No
Tract Number		Flood Zone Panel	39007C0087D
Zoning		Flood Zone Date	12/18/2007
Old Map		Building Number	R01
Map Page/Grid			

TAX INFORMATION

Formatted PID	123220002400	Tax Area	12
Parcel ID	123220002400	Tax Appraisal Area	12
Exemption(s)		Lot Number	48
% Improved	80%	Block Number	
Legal Description	T 13--48 W M		
Annual Tax			

ASSESSMENT & TAX

Assessment Year	2022	2021	2020
Assessed Value - Total	$72,800	$55,060	$15,720
Assessed Value - Land	$14,560	$14,560	$11,340
Assessed Value - Improved	$58,240	$40,500	$4,380
YOY Assessed Change ($)	$17,740	$39,340	
YOY Assessed Change (%)	32.22%	250.25%	
Market Value - Total	$208,000	$157,300	$44,900
Market Value - Land	$41,600	$41,600	$32,400
Market Value - Improved	$166,400	$115,700	$12,500
Exempt Building Value			
Exempt Land Value			
Exempt Total Value			

Tax Year	Total Tax	Change ($)	Change (%)
2020	$863		
2021	$3,000	$2,137	247.71%
2022	$3,848	$848	28.25%

CHARACTERISTICS

Universal Land Use	Field & Seed	Cooling Type	Central

Property Details Courtesy of Kelly Burdick, MLS Now

Generated on: 01/31/24

Realist - Page 2

County Land Use		Heat Type	Central
Style	Ranch	Fuel Type	Kerosene
Lot Frontage		Porch	
Lot Depth		Patio Type	
Lot Area	616,156	Garage Type	
Lot Acres	14.145	Garage Capacity	
Lot Shape		Garage Sq Ft	
Building Sq Ft	1,598	Roof Type	
Above Gnd Sq Ft	1,598	Roof Material	
Total Adj Bldg Area		Roof Frame	
Building Width		Roof Shape	
Building Depth		Construction	
Basement Type	Full	Interior Wall	
Basement Sq Feet		Exterior	Wood/Alum
Unfinished Basement Area		Floor Cover	
Bsmt Finish		Foundation	
Stories	1	Pool	
Condition	Average	Pool Size	
Quality		Year Built	2020
Total Units		Effective Year Built	
Total Rooms	6	Topography	On Street
Bedrooms	3	Other Impvs	
Total Baths	2	Other Rooms	
Full Baths	1	Electric Service Type	Type Unknown
Half Baths	1	Attic Type	
Bath Fixtures	8	No. of Porches	
Fireplaces		Porch 1 Area	
Condo Amenities		Porch Type	
Water	Individual	Patio/Deck 1 Area	
Sewer	Septic Tank	Patio/Deck 2 Area	

FEATURES

Feature Type	Unit	Size/Qty	Width	Depth	Year Built
Four Side Closed Wd Pole Bldg	S	1,500	30	50	2014
Four Side Closed Wd Pole Bldg	S	1,280	32	40	2020

Feature Type	Value
Four Side Closed Wd Pole Bldg	$12,500
Four Side Closed Wd Pole Bldg	$16,300

Building Description	Building Size

SELL SCORE

Rating		Value As Of	2024-01-28 04:40:04
Sell Score			

ESTIMATED VALUE

RealAVM™		Confidence Score	
RealAVM™ Range		Forecast Standard Deviation	
Value As Of			

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LISTING INFORMATION

MLS Listing Number	[illegible]	MLS Sale Price	$58,000
MLS Status	Closed	Days on Market	20
MLS Listing Date	04/04/2017	MLS Listing Agent	408337-Rick L Furmage
MLS Current List Price	$59,000	MLS Listing Broker	BHHS PROFESSIONAL REALTY
MLS Orig. List Price	$59,000	MLS Selling Agent	408337-Rick L Furmage
MLS Status Change Date	05/15/2017	MLS Selling Broker	BHHS PROFESSIONAL REALTY
MLS Pending Date	04/24/2017	MLS Area	CONNEAUT

Realist - Page 3

MLS Sale Date 05/12/2017

MLS Listing #	3146765	3052628	3039042	2502400
MLS Status	Closed	Expired	Withdrawn	Expired
MLS Listing Date	06/24/2010	06/08/2009	06/08/2009	12/01/2008
MLS Listing Price	$33,000	$45,000	$45,000	$45,000
MLS Orig Listing Price	$45,000	$45,000	$45,000	$45,000
MLS Listing Cancellation Date				
MLS Close Date	08/04/2011			
MLS Listing Close Price	$27,000			

LAST MARKET SALE & SALES HISTORY

Recording Date	05/12/2017	08/04/2011	07/12/2006	01/20/2006
Settle Date	05/08/2017	08/03/2011	07/11/2006	01/13/2006
Sale Price	$58,000	$27,000		$16,000
Nominal			Y	
Buyer Name	Bradac Jurgen & Sheila	Mckinley Terri L	Neubauer David D	Neubauer David D
Seller Name	Mckinley Terri L & Todd	Neubauer David D & Yvonne	Neubauer David D	Neubauer Richard W
Document Number	635-2250	499-1780	380-1088	362-1961
Document Type	Warranty Deed	Warranty Deed	Quit Claim Deed	Fiduciary Deed

MORTGAGE HISTORY

Mortgage Date	08/04/2011
Mortgage Amount	$23,200
Borrower Name	Mckinley Terri L
Borrower Name 2	
Mortgage Lender	Port Conneaut Fcu
Mortgage Code	Conventional
Mortgage Int Rate	
Mortgage Int Rate Type	
Mortgage Term	10
Mortgage Term Code	Years
Mortgage Type	Resale
Title Company	
Mortgage Doc #	499-1784

FORECLOSURE HISTORY

Document Type
Default Date
Foreclosure Filing Date
Recording Date
Document Number
Book Number
Page Number
Default Amount
Final Judgment Amount
Original Doc Date
Original Document Number
Original Book Page
Lien Type

Realist - Page 4

PROPERTY MAP

*Lot Dimensions are Estimated

Property Details Courtesy of Kelly Burdick, MLS Now

The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Generated on: 01/31/24