

Tax year 2023
 County Ashtabula

BOR no. 0094 FILED ON
 Date received FEB 29 2024

DTE 1
 Rev. 12/22

Complaint Against the Valuation of Real Property

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

Attach additional pages if necessary.

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

Original complaint Counter complaint

Notices will be sent only to those named below.

	Name	Street address, City, State, ZIP code	
1. Owner of property	Jurson Bredac	515 S Parrish Rd Conneaut OH	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person			
216 375 1965 Jurson Bredac . @ gmail . com			
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	
12-322-00-024-00		515 S Parrish Rd Conneaut OH	
7. Principal use of property			
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
12-322-00-024-00	244,000	262,000	-18,000
9. The requested change in value is justified for the following reasons: appraisals value is lower than your market value			

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

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 02-29-24 Complainant or agent (printed) Jürgen Probst Title (if agent) _____

Complainant or agent (signature) Jürgen Probst

Sworn to and signed in my presence, this 29th day of February 2024
(Date) (Month) (Year)

Notary Melissa A Colucci



MELISSA A. COLUCCI
Notary Public, State of Ohio
My Commission Expires
05/29/2028

Situs : 515 PARRISH RD S

Map ID: 12-322-00-024-00

LUC: 101

Card: 1 of 1

Tax Year: 2023

Printed: 02/29/24

CURRENT OWNER
BRADAC JURGEN
BRADAC SHEILA
7709 HIDDEN VALLEY DR
WILLOUGHBY OH 44094

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 322-00 024-00
Class A
Living Units 1
Neighborhood 88500
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
T 13--48 W M

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	H	11500	1.0000	100	0			14,950
A	0	0	.2980		0			
A	S	11500	12.8470	37	0	1	-45	39,080
								54,030

Total Acres: 14.145 Legal Acres: 14.15 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	18,900	54,000	54,000	0	0
Building	72,800	208,000	208,000	0	0
Total	91,700	262,000	262,000	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	32,400	12,500	44,900
2021	41,600	115,700	157,300
2022	41,600	166,400	208,000

Permit Information

Date Issued	Number	Price	Purpose	Note	Status
04/08/21	R20210016	40,000		Residential Addition/Alteration	Close Permit
03/05/21	R20210008	9,800		Residential Small Project	Close Permit
12/24/20	R20200105	36,000		Residential Detached Garage	Close Permit
06/17/20	R20200035	230,000		Residential Industrialized Unit	Close Permit

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
05/12/17	58,000	2-Land And Building	0-Validated Sale	635/2250	SV-Survivorship	MCKINLEY TERRI L
08/04/11	27,000	1-Land Only	0-Validated Sale		WD-Warranty Deed	NEUBAUER DAVID D
07/12/06		1-Land Only	U-Not Validated	0074/3459	ET-Temp Exempt	NEUBAUER DAVID D
01/20/06	16,000	2-Land And Building	U-Not Validated	0074/3459	WD-Warranty Deed	NEUBAUER RICHARD W

Entrance Information

Date	ID	Entry Code	Source
12/07/13	WPW	6-Occupant Not Home	3-Other
08/10/21	CC	6-Occupant Not Home	3-Other
09/13/22	CC	3-Info At Door	1-Owner

Property Notes
Note Codes:

Situs : 515 PARRISH RD S

Parcel Id: 12-322-00-024-00

LUC: 101

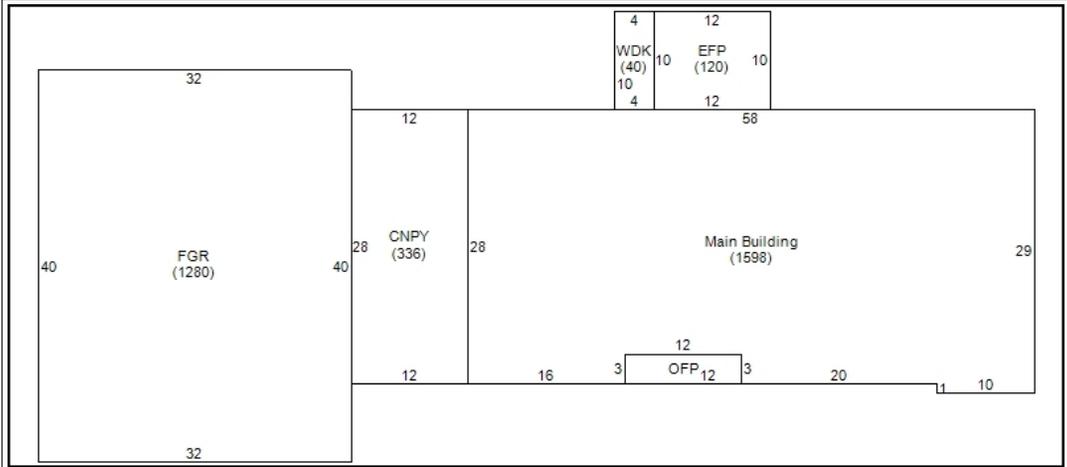
Card: 1 of 1

Tax Year: 2023

Printed: 02/29/24

Dwelling Information

Valuation Method	Total Rooms 6
Override Model	Dining Rooms
Story Height 1	Bedrooms 3
Construction 1-Wood/Vinyl	Family Rooms
Style 03-Ranch	Full Baths 1
Year Built 2020	Half Baths 1
Eff Year Built	Add. Fixtures
Year Remodeled	Total Fixtures 8
Kitchen Remod	Unfinished Area
Bath Remod	T2 Rec Rm Area
Lower Level 4-Full Basement	T3 Rec Rm Area
Heating 3-Central A/C	T4 Rec Rm Area
Heat Fuel Type	Fin Bsmt Liv Area
System	WBFP Stacks
Attic 0-None	WBFP Openings
Phy. Condition	WBFP Add'l Stry
Int vs Ext Cond	Prefab Fireplace
Well / Septic 2	Prefab Add'l Stry
Bsmt Gar # Cars	
Misc 1 Desc	Misc 1 Qty
Misc 2 Desc	Misc 2 Qty
Grade D	Cost & Design 0
CDU AV-AVERAGE	Functional
% Good Ovr	Economic
% Complete 100	NBHD Fact 1.25
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					1,598						
1		OFF			36						600
2		EFP			120						3,700
3		WDK			40						400
4		CNP			336						1,900
5		FGR			1,280						22,400

Dwelling Computations

Base Price	77,770	% Good	97
Plumbing	3,400	Market Adj	
Basement	20,140	Functional	
Heating	3,540	Economic	
Attic	0	% Complete	100
Other Features	0	C&D Factor	
		Adj Factor	1.25
Subtotal	104,850	Additions	28,100
Ground Floor Area	1,598	Dwelling Value	172,010
Total Living Area	1,598		

Dwelling Notes

Outbuilding Data

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	AP2-Pole Bldg	2014		30x50	1,500	C	1		A				15,600
2	AP2-Pole Bldg	2020		32x40	1,280	C	1	27	A	A		100	20,400

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 : 515 PARRISH RD S

Parcel Id: 12-322-00-024-00

LUC: 101

Card: 1 of 1

Tax Year: 2023

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Comments

Number	Code	Status	Comment
11	FLD		PER OWNER, NO N/C 1-1-22. NO RECK PER INTEGRITY.
10	FLD		DWG AND AP2 100% 1-1-22.
9	FLD		DWG 75% (100%NOW) 1-1-21; RECK 22.
8	FLD	RV	REV 2020 PICKED UP POLR BRN FOR REAL EST SIZE GIS
7	OFC	SS	NEW SURVEY UPDATE AUG 4 2011
1	OFC	FM	20060120 KO C#01 - 1-20-06:REVALUE PER 10-13-05 APPRAISAL(BOB ENGLISH) AND
2	OFC	FM	20060120 KO C#01 - COURT ORDER. ADD 10% OBS.DEPR TO MAKE VALUE \$0 AND REPRICE
3	OFC	FM	20060120 KO C#01 - LAND FOR 1-1-06. *COST TO DEMOLISH IS \$6000.
4	FLD	RV	20080123 JC C#01 - 1/17/08 DWLG AND SHED GONE

Situs : 515 PARRISH RD S

Parcel Id: 12-322-00-024-00

LUC: 101

Card: 1 of 1

Tax Year: 2023

Printed: 02/29/24

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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



37721 Vine Street, Ste 3
Willoughby, OH 44094

UNIFORM RESIDENTIAL APPRAISAL REPORT

File No. 2024074

Property Description, SUBJECT, NEIGHBORHOOD, PUD, SITE, DESCRIPTION OF IMPROVEMENTS, COMMENTS. Includes fields for Property Address, Assessor's Parcel No., Borrower, Appraiser, Location, Zoning, Utilities, and various improvement details.

UNIFORM RESIDENTIAL APPRAISAL REPORT

File No. 2024074

Valuation Section

COST APPROACH section containing ESTIMATED SITE VALUE, ESTIMATED REPRODUCTION COST-NEW-OF IMPROVEMENTS, and INDICATED VALUE BY COST APPROACH.

SALES COMPARISON ANALYSIS table with columns for ITEM, SUBJECT, COMPARABLE NO. 1, COMPARABLE NO. 2, and COMPARABLE NO. 3. Includes rows for Address, Proximity to Subject, Sales Price, Price/Gross Living Area, Data and/or Verification Source, VALUE ADJUSTMENTS, and various property characteristics.

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.

Table with columns for ITEM, SUBJECT, COMPARABLE NO. 1, COMPARABLE NO. 2, and COMPARABLE NO. 3. Rows include Date, Price and Data Source, for prior sales within year of appraisal.

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 = \$

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 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 and SUPERVISORY APPRAISER (ONLY IF REQUIRED) signature and certification information.

Supplemental Addendum

File No. 2024074

Borrower/Client	Not Applicable				
Property Address	515 S Parrish Rd				
City	Conneaut	County	Ashland	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**

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



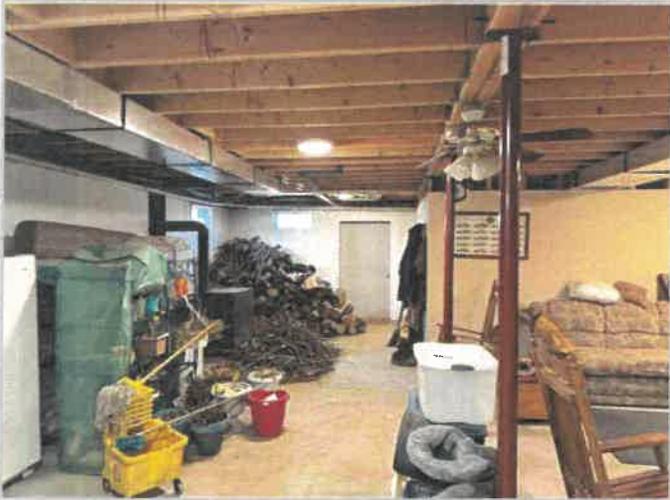
Basement



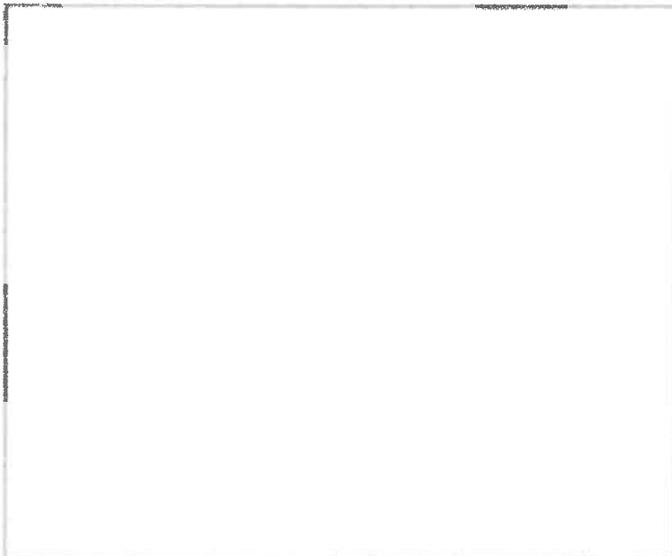
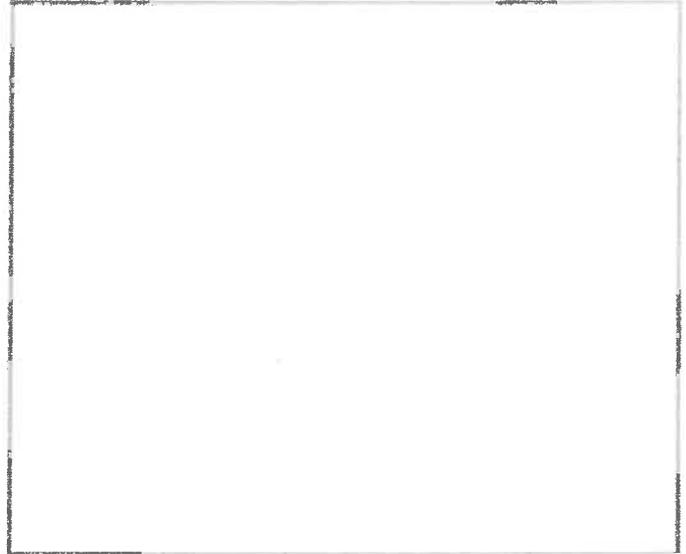
Basement

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



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

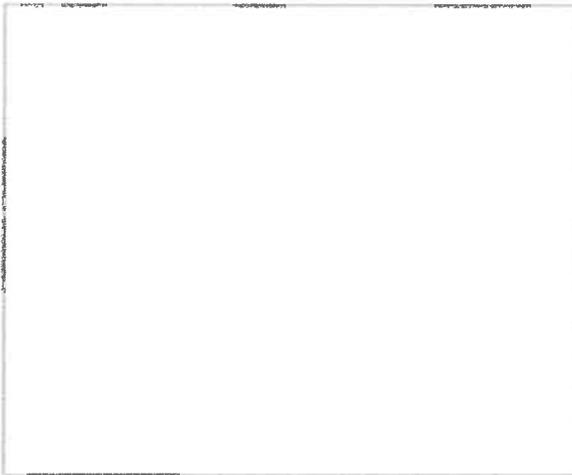
Comparable Photo Page

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



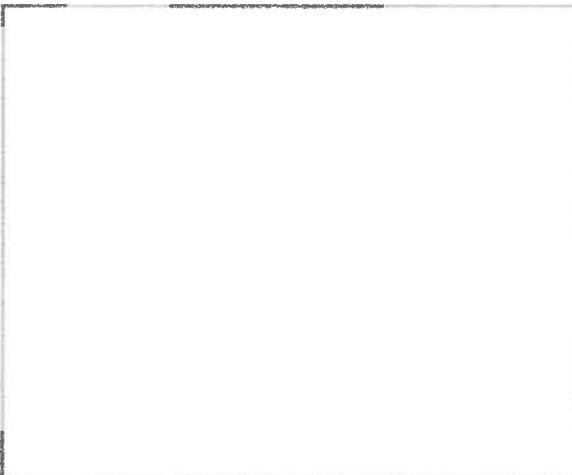
Comparable 4

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

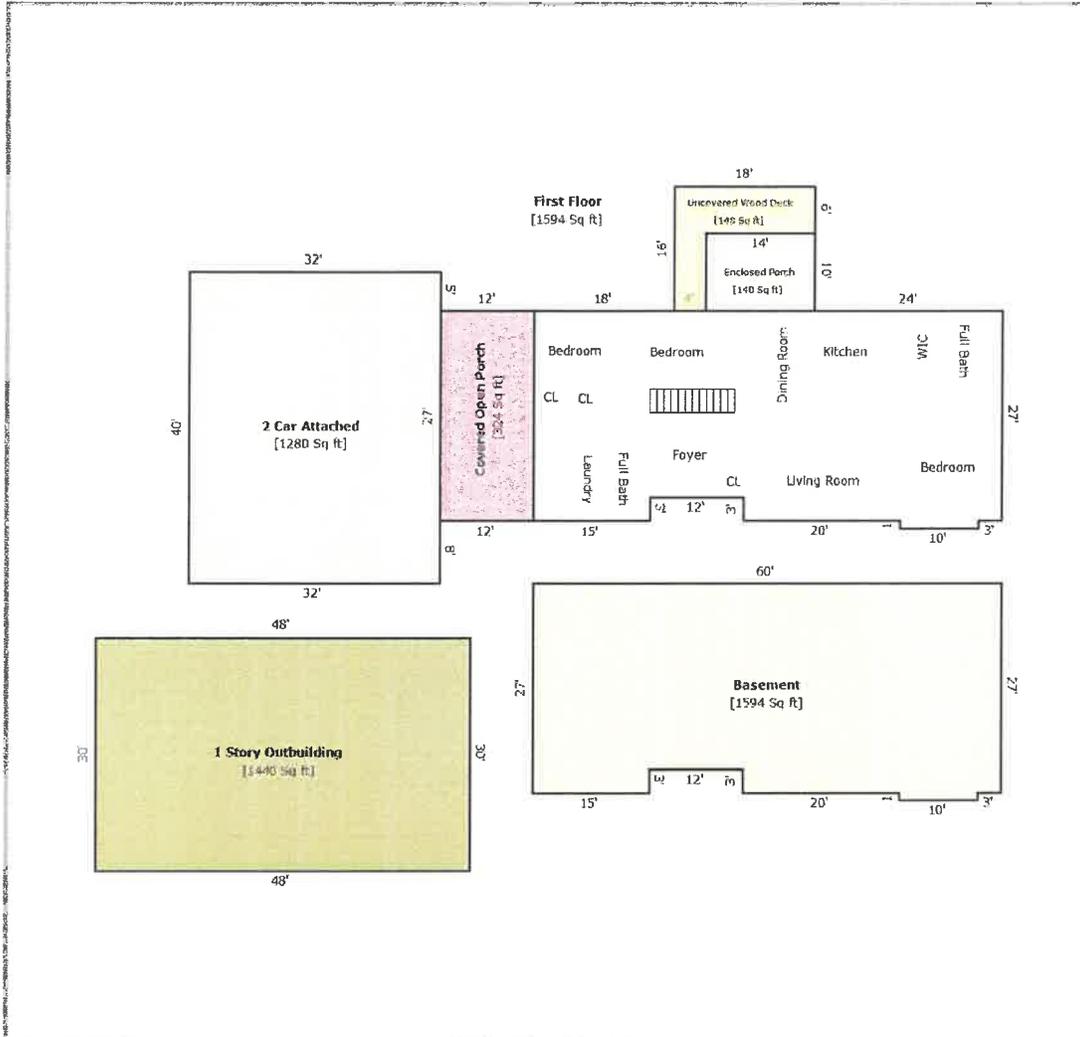


Comparable 6

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

Building Sketch

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



TOTAL Sketch by a la mode

Area Calculations Summary

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



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				



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
Lender	Private Appraisal	State	OH
		Zip Code	44030

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:

Signature: Scott Hivnor

Name: Scott Hivnor, SRA, AI-RRS

State Certification #: 397555

or State License #:

State: OH Expiration Date of Certification or License: 11/04/2024

Date of Signature and Report: 02/13/2024

Effective Date of Appraisal: 01/01/2023

Inspection of Subject: None Interior and Exterior Exterior-Only

Date of Inspection (if applicable): 01/01/2023

SUPERVISORY or CO-APPRAISER (if applicable):

Signature: _____

Name: _____

State Certification #:

or State License #:

State: _____ Expiration Date of Certification or License: _____

Date of Signature: _____

Inspection of Subject: None Interior and Exterior Exterior-Only

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:
 Signature: Scott Hivnor
 Name: Scott Hivnor, SRA, AI-RRS
 Title: _____
 State Certification #: 397555
 or State License #: _____
 State: OH Expiration Date of Certification or License: 11/04/2024
 Date Signed: 02/13/2024

SUPERVISORY or CO-APPRAISER (if applicable):
 Signature: _____
 Name: _____
 State Certification #: _____
 or State License #: _____
 State: _____ Expiration Date of Certification or License: _____
 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
 Certified Residential
 Licensed Residential
 Temporary General Licensed

Certification/Licensure Number: 397555
Certification/Licensure State: OH Expires: 11/04/2024

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:



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

LICENS# NUMBER:
000397555

LIC LEVEL:
Certified Residential Real Estate Appraiser

Ohio Department of Commerce
Division of Real Estate & Professional Licensure

CURRENT ISSUE DATE: 10/27/2023
EXPIRES DATE: 11/04/2024
MSRP OBS DATE: 11/04/2024

SCH Resume - Page 1



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-RESIDENTIAL
02/14/2022 THINKING OUTSIDE THE FORM: TOOLS, TECHNIQUES AND OPPORTUNITIES 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 USPAP 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 UPDATE 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 TESTIMONY, 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	38007C0087D
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	\$85,060	\$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	\$44,800
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	\$963		
2021	\$3,000	\$2,137	247.71%
2022	\$3,848	\$848	28.25%

CHARACTERISTICS

Universal Land Use	Field & Seed	Cooling Type	Central
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Property Details Courtesy of Kelly Bundick, 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 recipients of this report with the appropriate county or municipality.

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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	1,988	Roof Type	
Above Gnd Sq Ft	1,588	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	
Bsmnt 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	
Fireplace		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

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

(1) ReaIAVM™ 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 ranges from 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 related 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	3006108	MLS Sale Price	\$58,000
MLS Status	Closed	Days on Market	20
MLS Listing Date	04/04/2017	MLS Listing Agent	408337-Rick L. Furrnaga
MLS Current List Price	\$58,000	MLS Listing Broker	BHHS PROFESSIONAL REALTY
MLS Orig. List Price	\$58,000	MLS Selling Agent	408337-Rick L. Furrnaga
MLS Status Change Date	05/15/2017	MLS Selling Broker	BHHS PROFESSIONAL REALTY
MLS Pending Date	04/24/2017	MLS Area	CONNEAUT

Property Details Courtesy of Kelly Rundick, 615 Now

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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	06/08/2008	06/08/2008	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	06/08/2017	08/03/2011	07/11/2006	01/13/2006
Sale Price	\$58,000	\$27,000		\$16,000
Nominal			Y	
Buyer Name	Bradec 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	382-1961
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 Comenaut 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

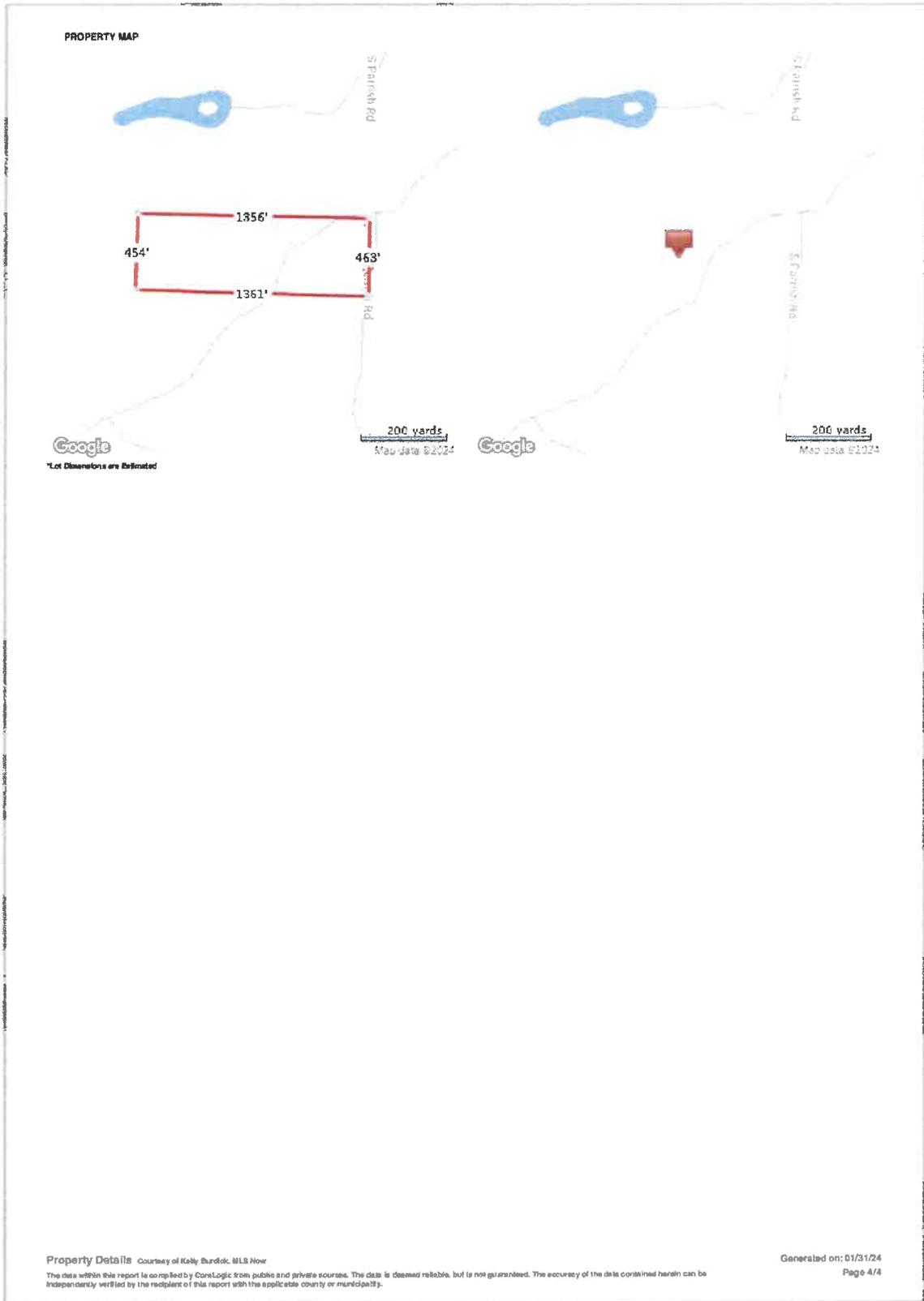
Document Type
Default Date
Foreclosure Filing Date
Recording Date
Document Number
Book Number
Page Number
Default Amount
Final Judgment Amount
Original Doc Date
Original Document Number
Original Book Page
Lien Type

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

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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

May 14, 2024

B.O.R. CASE NUMBER: 2023-0094

JURGEN & SHEILA BRADAC
515 S PARRISH RD
CONNEAUT OH 44030

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

June 12, 2024 at 9:45 AM

at the Ashtabula County Courthouse, 2nd floor, Room 205, in connection with B.O.R. case number: 2023-0094 filed for tax year 2023 by JURGEN & SHEILA BRADAC and described as follows:

Parcel ID(s):

1) 12-322-00-024-00 located at 515 PARRISH RD, the market value is \$262,000. The market value sought is \$244,000.

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 2023-0094, JURGEN & SHEILA BRADAC is being recorded and the date is 6/12/2024.

Board Members

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

Others present:

Janet Discher, Commissioner Alternate

Alex Iarocci, Treasurer Alternate

Jurgen Bradac, owner

Scott Hivnor, owner appraiser via phone

Complainant Seeks: \$244000

Subject Parcel: 123220002400

Auditor Value: \$262000

Hearing No # 4

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: 2023-0094

JURGEN & SHEILA BRADAC
 515 S PARRISH RD
 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
12-322-00-024-00	101-GRAIN GEN FARM	12-CONNEAUT CITY-CONNEAUT CSD		2023
	LAND	IMPR	TOTAL	
Original Value:	\$54,000	\$208,000	\$262,000	
Adjustment:	\$0	-\$20,400	-\$20,400	
New Value:	\$54,000	\$187,600	\$241,600	

RESULT:VALUE DECREASE.SET VALUE AT \$241,600 CORRECTING DATA BASED ON TESTIMONY PROVIDED AT HEARING



Board of Revision