RESIDENTIAL APPRAISAL REPORT

Property Location:	6785 Lake Rd W Geneva, OH 44041 Sec 4–19 (Geneva Twp)
Borrower:	Not Applicable
Lender:	Private Appraisal
Opinion of Value: Effective Date:	608,000 01/01/2023
Prepared By:	Scott Hivnor, SRA, AI-RRS (440) 946-8364 shivnor@advapp.com

37721 Vine Street, Ste 3
Willoughby, OH 44094

Property Description

UNIFORM RESIDENTIAL APPRAISAL REPORT

File No. 2024143

SUBJECT

Property Address 6785 Lake Rd W | City Geneva | State OH | Zip Code 44041

Legal Description Sec 4–19 (Geneva Twp) | County Ashtabula

Assessor's Parcel No. 170470019800 | Tax Year 2023 | R.E. Taxes $ 10,196.18 | Special Assessments $ 9.50

Borrower Not Applicable | Current Owner Douglass, William H | 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 Geneva Sec 04 | Map Reference MSA:11780 | Census Tract 0009.00

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	[X] Suburban	[ ] Rural					One family	50	[ ] Not likely [ ] Likely
Built up	[ ] Over 75%	[X] 25-75%	[ ] Under 25%					2-4 family		[X] In process
Growth rate	[ ] Rapid	[X] Stable	[ ] Slow		[X] Owner	19K Low	2	Multi-family	5	To: 1-Family Residential
Property values	[X] Increasing	[ ] Stable	[ ] Declining		[ ] Tenant	550K High	183	Commercial	5	
Demand/supply	[ ] Shortage	[X] In balance	[ ] Over supply		[X] Vacant (0-5%)	Predominant		Vacant	40	
Marketing time	[ ] Under 3 mos.	[X] 3-6 mos.	[ ] Over 6 mos.		[ ] Vac.(over 5%)	185K	62			

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

Neighborhood boundaries and characteristics: The subject is located North of Route 20, South of Lake Erie, East of the county line and West of Route 45. The subject is currently tax assessed at $644,300. 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 Geneva Township, Ohio and Ashtabula County. The subject is located in the Geneva School District. The subject location is acceptable. All desired amenities are close and accessible. The subject is located on a residential street on the shore of Lake Erie. 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 $483,400 in 2022. The proposed tax assessed value for 2023 is $644,300. This represents an approximate 33% 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.): The opinion of market value for the subject is above the predominant price for the market. The subject is not an over improvement for lakefront dwellings. No adverse value or marketability impact is noted. 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 and a limited listing inventory. My analysis indicates marketing times below 180 days. Typical marketing times are estimated to be 3-6 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.

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 92 F.F. (see plat map) | Topography Level on grade

Site area .53 ac | Corner Lot [ ] Yes [X] No | Size Average to the Area

Specific zoning classification and description R-1 Single and Two Family Residential | Shape Mostly 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 Residential

Utilities	Public	Other	Off-site Improvements	Type	Public	Private
Electricity	[X]		Street	Asphalt	[X]	[ ]
Gas	[X]		Curb/gutter	None	[ ]	[ ]
Water	[X]		Sidewalk	None	[ ]	[ ]
Sanitary sewer	[X]		Street lights	None	[ ]	[ ]
Storm sewer	[X]		Alley	None	[ ]	[ ]

Landscaping Conforming/Neat

Driveway Surface Concrete

Apparent easements Typical utility

FEMA Special Flood Hazard Area [ ] Yes [X] No

FEMA Zone X | Map Date 8/28/2019

FEMA Map No. 39007C0125E

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	Concrete Block	Slab	None	Area Sq. Ft.	2,130	Roof	[ ]
No. of Stories	2.0	Exterior Walls	Vinyl Shake	Crawl Space	None	% Finished	25%	Ceiling	[ ]
Type (Det./Att.)	Detached	Roof Surface	Asphalt Shingle	Basement	Full	Ceiling	Drywall	Walls	[ ]
Design (Style)	Contemp	Gutters & Dwnspts.	Aluminum	Sump Pump	Yes	Walls	Drywall	Floor	[ ]
Existing/Proposed	Yes/No	Window Type	Double Hung	Dampness	None Observed	Floor	LVT	None	[ ]
Age (Yrs.)	16	Storm/Screens	Yes/Yes	Settlement	None Observed	Outside Entry	Yes	Unknown X	[X]
Effective Age (Yrs.)	15	Manufactured House	No	Infestation	None Observed				

ROOMS	Foyer	Living	Dining	Kitchen	Den	Family Rm.	Rec. Rm.	Bedrooms	# Baths	Laundry	Other	Area Sq. Ft.
Basement							X		X			2,130
Level 1	X	1	1	1		1		1	1.5	X	Sunroom	2,130
Level 2								3	1.0			1,201

Finished area **above** grade contains: 9 Rooms; 4 Bedroom(s); 2.5 Bath(s); 3,331 Square Feet of Gross Living Area

INTERIOR	Materials/Condition	HEATING		KITCHEN EQUIP.		ATTIC		AMENITIES		CAR STORAGE:	
Floors	Carpet/HW-Average	Type	FWA	Refrigerator	[X]	None	[ ]	Fireplace(s) # 2	[X]	None	[ ]
Walls	Drywall/Average	Fuel	Gas (2)	Range/Oven	[ ]	Stairs	[ ]	Patio 2	[X]	Garage	# of cars
Trim/Finish	Painted Wood/Average	Condition	Average	Disposal	[X]	Drop Stair	[ ]	Deck None	[ ]	Attached	2 Cars
Bath Floor	Ceramic/Average	COOLING		Dishwasher	[X]	Scuttle	[X]	Porch 2	[X]	Detached	
Bath Wainscot	Granite/Average	Central	Yes	Fan/Hood	[X]	Floor	[ ]	Fence None	[ ]	Built-In	
Doors	Wood/Average	Other	N/A	Microwave	[ ]	Heated	[ ]	Pool None	[ ]	Carport	
		Condition	Average	Washer/Dryer	[ ]	Finished	[ ]	None	[ ]	Driveway	4 Cars

COMMENTS

Additional features (special energy efficient items, etc.): a front covered open porch, a generator system, a walk up basement, a paver patio with a trellis, a detached paver patio, a beach area, a 2nd floor balcony, 2 central air units, a cherry kitchen with granite tops, a security system, and a finished basement with a rec room and full bath

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

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. 2024143

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 3,331 Sq. Ft. @$ = $	
2,130 Sq. Ft. @$ =	
=	
Garage/Carport 696 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	6785 Lake Rd W Geneva, OH 44041	6209 Oakwood Beach Dr Ashtabula, OH 44004		5823 October Ln Madison, OH 44057		7593 Lakeshore Blvd Madison, OH 44057	
Proximity to Subject		6.33 miles E		4.57 miles SW		0.87 miles SW	
Sales Price	$ N/A		$ 575,000		$ 550,000		$ 675,000
Price/Gross Living Area	$	$ 202.89		$ 184.32		$ 254.81	
Data and/or Verification Source	Inspection	Matrix MLS#4296286;DOM 205 files, int/ext observation		Matrix MLS#4239759;DOM 291 files, int/ext observation		Matrix MLS#4396933;DOM 18 Realist Doc#2022R026332	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(–)$ Adjust.	DESCRIPTION	+(–)$ Adjust.	DESCRIPTION	+(–)$ Adjust.
Sales or Financing Concessions		ArmLth Conv;0		ArmLth Conv;0		ArmLth Cash;0	
Date of Sale/Time		s02/22;c01/22		s10/21;c09/21		s09/22;c08/22	
Location	Resid/Lake Front	Resid/Lake Front		Resid/Lake Front		Resid/Lake Front	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	.53 ac	.55 ac	-500	.73 ac	-5,000	.52 ac	+500
View	Lake Erie	Lake Erie		Lake Erie		Lake Erie	
Design and Appeal	Contemp	Contemp		Contemp		Ranch	0
Quality of Construction	Average	Average		Average		Average	
Age	16	66	0	54	0	19	0
Condition	Average	Average		Average		Average	
Above Grade Room Count (Total / Bdrms / Baths)	9 / 4 / 2.5	8 / 3 / 3.0	-5,000	8 / 4 / 3.0	-5,000	5 / 2 / 2.0	+5,000
Gross Living Area	3,331 Sq. Ft.	2,834 Sq. Ft.	+25,000	2,984 Sq. Ft.	+17,500	2,649 Sq. Ft.	+34,000
Basement & Finished	2130 sf	0 sf	+10,500	1939 sf	+1,000	2444 sf	-1,500
Rooms Below Grade	Rec Rm, F-Bath	No Basement	+30,000	Rec Room, Den	0	Rec, Bed, F-Bath	-5,000
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	FWA,CAC	FWA,CAC		HWS,Unit AC	+1,000	FWA,CAC	
Energy Efficient Items	None	None		None		None	
Garage/Carport	2 GarAttached	2 GarAttached		2 GarAtt/2 GarDet	-20,000	2 GarAttached	
Porch, Patio, Deck,	2,2,0	1,1,0	+10,000	1,1,2	0	1,0,1	+10,000
Fireplace(s), etc.	2 Fireplaces	1 Fireplace	+2,500	1 Fireplace	+2,500	3 Fireplaces	-2,500
Fence, Pool, etc.	No Pool	No Pool		No Pool		No Pool	
School District	Geneva	Ashtabula	0	Madison	0	Madison	0
Net Adj. (total)		[X] + [ ] - $	72,500	[ ] + [X] - $	-8,000	[X] + [ ] - $	40,500
Adjusted Sales Price of Comparable		Net 12.6 % Gross 14.5 % $	647,500	Net 1.5 % Gross 9.5 % $	542,000	Net 6.0 % Gross 8.7 % $	715,500

Comments on Sales Comparison (including the subject property's compatibility to the neighborhood, etc.): The lakefront location has required that the normal 1 mile proximity parameter be exceeded. All provide sales are lakefront. Comps 1 and 4 are located in Ashtabula County and comps 2 and 3 are located in the adjacent Lake County. Date of sale adjustments are not reported. Site adjustments are noted based on 25K per acre rounded. The subject is bracketed in acreage. The subject and comps offer similar effective ages. Room count adjustments are noted based on 10K per full bath and 5K per half bath. Living area adjustments are noted based on $50 per sf rounded. The applicable basement area and basement finish adjustments are noted. Garage storage adjustments are noted based on 10K per additional garage bay. Porch adjustments are noted based on 5K per additional item. All comps are considered in the final analysis utilizing a weighted average. Comps 2 and 3 are given the most weight.

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 01/29/2024	01/19/2022 $0 deed transfer Realist 02/20/2024	No prior sales noted in the year prior to the date of the comparable sale Realist 02/20/2024	06/18/2021 $599,900 Realist 02/20/2024

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: Research reveals no prior sales or listing activity for the subject in the last 3 years. A prior deed transfer is noted for comparable 1. A prior arms length sale is noted for comparable 3. Note the included comparable 4. Paired sales and cost less depreciation techniques are utilized in the development of adjustments.

INDICATED VALUE BY SALES COMPARISON APPROACH $ 608,000

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

RECONCILIATION

This appraisal is made [X] "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** $ 608,000

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 03/12/2024	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	6785 Lake Rd W Geneva, OH 44041	2521 Walnut Blvd Ashtabula, OH 44004					
Proximity to Subject		9.81 miles E					
Sales Price	$ N/A	$	470,000	$		$	
Price/Gross Living Area	$ ⊄	$ 195.59 ⊄		$ ⊄		$ ⊄	
Data and/or Verification Sources	Inspection	Matrix MLS#4258304;DOM 18 Realist Doc#202100005079					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(–)$ Adjust.	DESCRIPTION	+(–)$ Adjust.	DESCRIPTION	+(–)$ Adjust.
Sales or Financing Concessions		ArmLth Conv;0					
Date of Sale/Time		s04/21;c03/21					
Location	Resid/Lake Front	Resid/Lake Front					
Leasehold/Fee Simple	Fee Simple	Fee Simple					
Site	.53 ac	.61 ac	-2,000				
View	Lake Erie	Lake Erie					
Design and Appeal	Contemp	Colonial	0				
Quality of Construction	Average	Average					
Age	16	75	0				
Condition	Average	Average					
Above Grade Room Count	Total 9 / Bdrms 4 / Baths 2.5	Total 9 / Bdrms 4 / Baths 2.5		Total / Bdrms / Baths		Total / Bdrms / Baths	
Gross Living Area	3,331 Sq. Ft.	2,403 Sq. Ft.	+46,500	Sq. Ft.		Sq. Ft.	
Basement & Finished Rooms Below Grade	2130 sf Rec Rm, F-Bath	1250 sf Rec Rm, H-Bath	+4,500 +5,000				
Functional Utility	Average	Average					
Heating/Cooling	FWA,CAC	FWA,CAC					
Energy Efficient Items	None	None					
Garage/Carport	2 GarAttached	2 GarAttached					
Porch, Patio, Deck, Fireplace(s), etc.	2,2,0 2 Fireplaces	1,1,2 2 Fireplaces	0				
Fence, Pool, etc.	No Pool	No Pool					
School District	Geneva	Ashtabula	0				
Net Adj. (total)		☒ + ☐ – $	54,000	☐ + ☐ – $		☐ + ☐ – $	
Adjusted Sales Price of Comparable		Net 11.5 % Gross 12.3 % $	524,000	Net 0.0 % Gross 0.0 % $	0	Net % Gross % $	
Date, Price and Data Source for prior sales within year of appraisal	No prior sales in the last 3 years. Realist 01/29/2024	No prior sales noted in the year prior to the date of the comparable sale Realist 02/20/2024					

COMMENTS

Comments: I have provided this additional comparable to better support the value opinion. Comparable 4 is a closed sale located in Ashtabula County.

Supplemental Addendum

File No. 2024143

Borrower/Client	Not Applicable						
Property Address	6785 Lake Rd W						
City	Geneva	County	Ashtabula	State	OH	Zip Code	44041
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 MLS data source. 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	6785 Lake Rd W						
City	Geneva	County	Ashtabula	State	OH	Zip Code	44041
Lender	Private Appraisal						

Subject Front

6785 Lake Rd W

Sales Price	N/A
Gross Living Area	3,331
Total Rooms	9
Total Bedrooms	4
Total Bathrooms	2.5
Location	Resid/Lake Front
View	Lake Erie
Site	.53 ac
Quality	Average
Age	16

Subject Rear

Subject Street

Main File No. 2024143

Photograph Addendum

Borrower/Client	Not Applicable						
Property Address	6785 Lake Rd W						
City	Geneva	County	Ashtabula	State	OH	Zip Code	44041
Lender	Private Appraisal						

Subject Rear

Subject Street

Subject Side

Subject Side

Drainage Ditch

Drainage Ditch

Generator System

Outside Entry from Basement

Lake View

Lake View

Lake View

Lake View

Patio

Patio

Central Air Unit

Photograph Addendum

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City	Geneva	County	Ashtabula	State	OH	Zip Code	44041
Lender	Private Appraisal						

Full Bath View #1

Full Bath View #2

Bedroom

Foyer

Living Room

Heated Sunroom

Fireplace

Family Room

Breakfast Area

Kitchen

Kitchen

Garage Interior

Half Bath

Dining Room

Basement Full Bath

Photograph Addendum

Borrower/Client	Not Applicable						
Property Address	6785 Lake Rd W						
City	Geneva	County	Ashtabula	State	OH	Zip Code	44041
Lender	Private Appraisal						

Service Panel

Utility

Basement

Basement

Basement

Basement

Utility

Basement

Basement

Basement

Basement

Basement

Walk-In Storage

Utility

Bedroom

Main File No. 2024143

Photograph Addendum

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Property Address	6785 Lake Rd W						
City	Geneva	County	Ashtabula	State	OH	Zip Code	44041
Lender	Private Appraisal						

Bedroom

Full Bath View #1

Full Bath View #2

Bedroom

Comparable Photo Page

Borrower/Client	Not Applicable						
Property Address	6785 Lake Rd W						
City	Geneva	County	Ashtabula	State	OH	Zip Code	44041
Lender	Private Appraisal						

Comparable 1

6209 Oakwood Beach Dr

Prox. to Subject	6.33 miles E
Sales Price	575,000
Gross Living Area	2,834
Total Rooms	8
Total Bedrooms	3
Total Bathrooms	3.0
Location	Resid/Lake Front
View	Lake Erie
Site	.55 ac
Quality	Average
Age	66

Comparable 2

5823 October Ln

Prox. to Subject	4.57 miles SW
Sales Price	550,000
Gross Living Area	2,984
Total Rooms	8
Total Bedrooms	4
Total Bathrooms	3.0
Location	Resid/Lake Front
View	Lake Erie
Site	.73 ac
Quality	Average
Age	54

Comparable 3

7593 Lakeshore Blvd

Prox. to Subject	0.87 miles SW
Sales Price	675,000
Gross Living Area	2,649
Total Rooms	5
Total Bedrooms	2
Total Bathrooms	2.0
Location	Resid/Lake Front
View	Lake Erie
Site	.52 ac
Quality	Average
Age	19

Comparable Photo Page

Borrower/Client	Not Applicable						
Property Address	6785 Lake Rd W						
City	Geneva	County	Ashtabula	State	OH	Zip Code	44041
Lender	Private Appraisal						

Comparable 4

2521 Walnut Blvd

Prox. to Subject	9.81 miles E
Sales Price	470,000
Gross Living Area	2,403
Total Rooms	9
Total Bedrooms	4
Total Bathrooms	2.5
Location	Resid/Lake Front
View	Lake Erie
Site	.61 ac
Quality	Average
Age	75

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

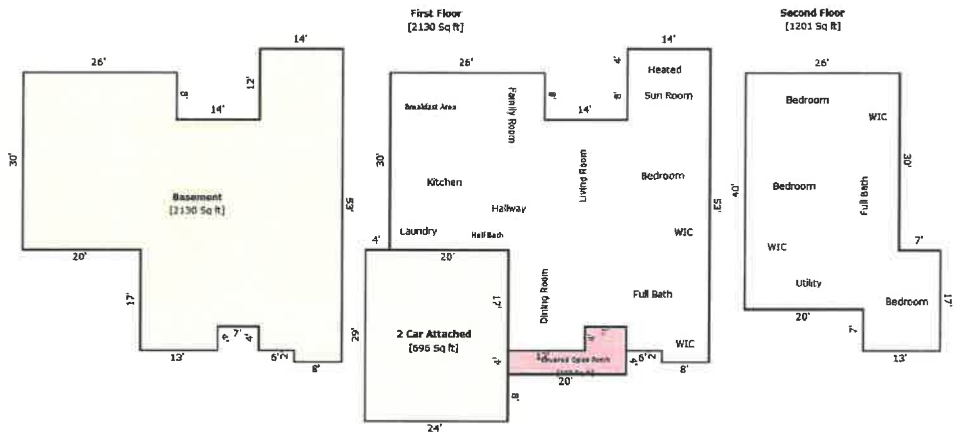
MLS Photograph Addendum

Borrower/Client	Not Applicable
Property Address	6785 Lake Rd W
City	Geneva County Ashtabula State OH Zip Code 44041
Lender	Private Appraisal

MLS Comp #2 5823 October Lane

Building Sketch

Borrower/Client	Not Applicable						
Property Address	6785 Lake Rd W						
City	Geneva	County	Ashtabula	State	OH	Zip Code	44041
Lender	Private Appraisal						



TOTAL Sketch by a la mode

Area Calculations Summary

Living Area		**Calculation Details**
First Floor	2130 Sq ft	53 × 8 = 424 51 × 6 = 306 35 × 7 = 245 39 × 7 = 273 47 × 6 = 282 30 × 20 = 600
Second Floor	1201 Sq ft	26 × 30 = 780 17 × 13 = 221 10 × 20 = 200
Total Living Area (Rounded):	**3331 Sq ft**	
Non-living Area		
2 Car Attached	696 Sq ft	29 × 24 = 696
Covered Open Porch	108 Sq ft	8 × 7 = 56 4 × 13 = 52
Basement	2130 Sq ft	53 × 8 = 424 51 × 6 = 306 35 × 7 = 245 39 × 7 = 273 47 × 6 = 282 30 × 20 = 600

Location Map

Borrower/Client	Not Applicable						
Property Address	6785 Lake Rd W						
City	Geneva	County	Ashtabula	State	OH	Zip Code	44041
Lender	Private Appraisal						

Plat Map


1 inch = 94 feet
0
62.5
125
250
375
500
ft
Property Lines are graphic representations and are NOT survey accurate.

Flood Map

Borrower/Client	Not Applicable						
Property Address	6785 Lake Rd W						
City	Geneva	County	Ashtabula	State	OH	Zip Code	44041
Lender	Private Appraisal						

InterFlood by a la mode

Prepared for Advanced Appraisal Services
6785 Lake Rd W
Geneva, OH 44041

MAP DATA

FEMA Special Flood Hazard Area: **No**
Map Number: **39007C0125E**
Zone: **X**
Map Date: **August 28, 2019**
FIPS: **39007**

MAP LEGEND

Powered by CoreLogic®

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	6785 Lake Rd W						
City	Geneva	County	Ashtabula	State	OH	Zip Code	44041
Lender	Private Appraisal						

Borrower/Client	Not Applicable		File No. 2024143
Property Address	6785 Lake Rd W		
City	Geneva	County Ashtabula	State OH Zip Code 44041
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: 3-6 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: 03/12/2024

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: 6785 Lake Rd W, Geneva, OH 44041

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: 03/12/2024	Date Signed:
	☐ Did ☐ Did Not Inspect Property

APPRAISER DISCLOSURE STATEMENT

File No. 2024143

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:

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

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-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

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

6785 Lake Rd W, Geneva, OH 44041-7618, Ashtabula County   Expired Listing

APN: 170470019800   CLIP: 2313787249

Beds	Full Baths	Half Baths	Sale Price	Sale Date
3	2	1	N/A	N/A
Bldg Sq Ft	**Lot Sq Ft**	**Yr Built**	**Type**	
3,331	23,043	2007	SFR	

OWNER INFORMATION

Owner Name	Douglass William H	Tax Billing Zip+4	0109
Owner Name 2	Douglass Patricia A	Owner Vesting	
Tax Billing Address	Po Box 109	Owner Occupied	
Tax Billing City & State	Geneva, OH	Do Not Mail Flag	
Tax Billing Zip	44041		

COMMUNITY INSIGHTS

Median Home Value	$175,160	School District	GENEVA AREA CITY
Median Home Value Rating	2 / 10	Family Friendly Score	44 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	84 / 100	Walkable Score	48 / 100
Total Incidents (1 yr)	28	Q1 Home Price Forecast	$182,992
Standardized Test Rank	51 / 100	Last 2 Yr Home Appreciation	17%

LOCATION INFORMATION

School District Name	Geneva Area Csd	Traffic	Nominal
Subdivision	Geneva Sec 04	Waterfront Influence	
Zip Code	44041	Township	Geneva Twp
Carrier Route	R002	Flood Zone Code	X
Census Tract	9.00	Within 250 Feet of Multiple Flood Zone	Yes (Ve, Ae, A, X)
Tract Number		Flood Zone Panel	39007C0125E
Zoning		Flood Zone Date	08/28/2019
Old Map		Building Number	R01
Map Page/Grid			

TAX INFORMATION

Formatted PID	[illegible]	Tax Area	17
Parcel ID	170470019800	Tax Appraisal Area	17
Exemption(s)		Lot Number	19
% Improved	66%	Block Number	
Legal Description	SEC 4--19		
Annual Tax			

ASSESSMENT & TAX

Assessment Year	2022	2021	2020
Assessed Value - Total	$169,190	$169,190	$169,190
Assessed Value - Land	$57,540	$57,540	$57,540
Assessed Value - Improved	$111,650	$111,650	$111,650
YOY Assessed Change ($)	$0	$0	
YOY Assessed Change (%)	0%	0%	
Market Value - Total	$483,400	$483,400	$483,400
Market Value - Land	$164,400	$164,400	$164,400
Market Value - Improved	$319,000	$319,000	$319,000
Exempt Building Value			
Exempt Land Value			
Exempt Total Value			

Tax Year	Total Tax	Change ($)	Change (%)
2020	$8,339		
2021	$8,339	-$0	-0%
2022	$8,346	$7	0.08%

CHARACTERISTICS

Universal Land Use	SFR	Cooling Type	Heat Pump

Realist - Page 2

County Land Use		Heat Type	Heat Pump
Style	Colonial	Fuel Type	Gas
Lot Frontage	97	Porch	Open Frame Porch
Lot Depth	238	Patio Type	Wood Deck
Lot Area	23,043	Garage Type	Garage
Lot Acres	0.529	Garage Capacity	2
Lot Shape		Garage Sq Ft	200
Building Sq Ft	3,331	Roof Type	
Above Gnd Sq Ft	3,331	Roof Material	
Total Adj Bldg Area		Roof Frame	
Building Width		Roof Shape	
Building Depth		Construction	
Basement Type	Full	Interior Wall	
Basement Sq Feet		Exterior	Frame/Masonry
Unfinished Basement Area		Floor Cover	
Bsmt Finish		Foundation	
Stories	2	Pool	
Condition	Average	Pool Size	
Quality		Year Built	2007
Total Units		Effective Year Built	2007
Total Rooms	8	Topography	On Street
Bedrooms	3	Other Impvs	
Total Baths	3	Other Rooms	Dining Room, Family Room
Full Baths	2	Electric Service Type	Type Unknown
Half Baths	1	Attic Type	Unfinished
Bath Fixtures	11	No. of Porches	3
Fireplaces	1	Porch 1 Area	112
Condo Amenities		Porch Type	Open Frame Porch
Water	Public	Patio/Deck 1 Area	144
Sewer		Patio/Deck 2 Area	108

FEATURES

Feature Type	Unit	Size/Qty	Width	Depth	Year Built

Feature Type	Value

Building Description	Building Size
Garage Frame	200
1st Fr Frame	200
Basement	1,129
1st Fr Frame	1,129
Wood Deck	144
Garage Frame	496
Attic Unfinished	496
Porch Open Frame	112
Porch Open Frame	108
Stoop	120

SELL SCORE

Rating	Low	Value As Of	2024-02-04 04:40:19
Sell Score	479		

ESTIMATED VALUE

RealAVM™	$412,900	Confidence Score	37
RealAVM™ Range	$289,100 - $536,800	Forecast Standard Deviation	30
Value As Of	01/29/2024		

(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.

RENTAL TRENDS

Estimated Value	2124	Cap Rate	3%

Realist - Page 3

Estimated Value High	2906	Forecast Standard Deviation (FSD)	0.37
Estimated Value Low	1342		

(1) Rental Trends is a CoreLogic® derived value and should be used for information purposes only.

(2) The FSD denotes confidence in an Rental Trends 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 a Rental Amount estimate will fall within, based on the consistency of the information available to the Rental Amount 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	[redacted]	MLS Sale Price	
MLS Status	Expired	Days on Market	184
MLS Listing Date	05/28/2003	MLS Listing Agent	188237-Norma E Scott
MLS Current List Price	$139,900	MLS Listing Broker	PRUDENTIAL SELECT PROPERTIES
MLS Orig. List Price	$139,900	MLS Selling Agent	
MLS Status Change Date	11/28/2003	MLS Selling Broker	
MLS Pending Date		MLS Area	GENEVA
MLS Sale Date			

MLS Listing #	
MLS Status	
MLS Listing Date	
MLS Listing Price	
MLS Orig Listing Price	
MLS Listing Cancellation Date	
MLS Close Date	
MLS Listing Close Price	

LAST MARKET SALE & SALES HISTORY

Recording Date	07/20/2006	07/20/2006	12/07/1999	09/17/1996
Settle Date	06/14/2006	06/20/2006	11/30/1999	
Sale Price	$150,000	$130,000	$200,000	$150,000
Nominal				
Buyer Name	Douglass William H & Patricia A	Gardner David & Gina	Curtis Kelly G & Michelle P	Curtis Brian C & Marsha R
Seller Name	Gardner David & Gina	Curtis Kelly G & Michelle P	Curtis Trust	Reifinger Charles H
Document Number	381-453	381-451	24174	17315-186
Document Type	Warranty Deed	Warranty Deed	Warranty Deed	Deed (Reg)

MORTGAGE HISTORY

Mortgage Date	10/22/2019	01/07/2002	09/17/1996
Mortgage Amount	$350,000	$180,738	$135,000
Borrower Name	Douglass William H	Curtis Kelly G	Curtis Brian C
Borrower Name 2	Douglass Patricia A	Curtis Michelle P	Curtis Marsha R
Mortgage Lender	Huntington Nat'l Bk	Bank One Na	Seller
Mortgage Code	Conventional		Conventional
Mortgage Int Rate			8
Mortgage Int Rate Type	Adjustable Int Rate Loan	Fixed Rate Loan	Fixed Rate Loan
Mortgage Term	30	1	15
Mortgage Term Code	Years	Years	Years
Mortgage Type	Refi	Construction	Resale
Title Company	Other		
Mortgage Doc #	694-2550	187-1057	

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	

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Original Book Page
Lien Type

PROPERTY MAP

*Lot Dimensions are Estimated

Property Details Courtesy of Kelly Burdick, MLS Now

Generated on: 02/09/24