



May 12, 2025

Renee Taylor & David Murchison

File Number: 25104

Dear Renee Taylor & David Murchison

In accordance with your request, I have personally inspected and appraised the real property at:

839 Grove Street  
Conneaut, Ohio 44030

The purpose of this appraisal is to estimate the market value of the subject property, as improved. The property rights appraised are the fee simple interest in the site and improvements.

In my opinion, the estimated market value of the property as of 1/1/24 Tax Lien Date is:

\$ 305,000

Three Hundred and Five Thousand Dollars

The attached report contains the description, analysis and supportive data for the conclusions, final estimate of value, descriptive photographs, limiting conditions and appropriate certifications.

Respectfully submitted

Signature: \_\_\_\_\_



Andrew Leirer  
Andrew Leirer & Associates

Retrospective  
**APPRAISAL REPORT**  
**OF**



839 Grove Street  
Conneaut, Ohio 44030

**PREPARED FOR**

Renee Taylor & David Murchison

**AS OF**

1/1/24 Tax Lien Date

**PREPARED BY**

Andrew Leirer & Associates  
9043 Fairmount Road  
Novelty, OH 44072

Subject Property Information							
Owner <u>Renee Taylor &amp; David Murchison</u>				Client <u>Renee Taylor &amp; David Murchison</u>			
Property Address <u>839 Grove Street</u>				Check one: <input checked="" type="checkbox"/> SF <input type="checkbox"/> PUD <input type="checkbox"/> Condo <input type="checkbox"/> Coop <input type="checkbox"/> 2-4 Units			
City <u>Conneaut</u>		County <u>Ashtabula</u>		State <u>Ohio</u>		Zip Code <u>44030</u>	
Legal Description <u>PPN# 122300004500</u>							
No. of Rooms <u>7</u>	No. of Bedrooms <u>3</u>	No. of Baths <u>2.10</u>	Gross Living Area <u>2,192</u> Sq.Ft.	Basement Size <u>1,472</u> Sq.Ft.	Bsmnt. Finishing <u>Finished w/bath</u>	Garage/Carport <u>2 car att</u>	Central Air: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Field Report									
NEIGHBORHOOD									
Location	<input checked="" type="checkbox"/> Urban	<input type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Property Compatibility				<input type="checkbox"/> Good <input checked="" type="checkbox"/> Avg. <input type="checkbox"/> Fair <input type="checkbox"/> Poor	
Built Up	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25% to 75%	<input type="checkbox"/> Under 25%	General Appearance of Property				<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
Growth Rate	<input type="checkbox"/> Fully Dev.	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Steady	<input type="checkbox"/> Slow	Appeal to Market				<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Property Values	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining	Census <u>0001.02</u>					
Demand/Supply	<input checked="" type="checkbox"/> Shortage	<input type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply						
Marketing Time	<input checked="" type="checkbox"/> Under 3 Mos.	<input type="checkbox"/> 4-6 Mos.	<input type="checkbox"/> Over 6 Mos.						
Present Land Use	<u>85</u> % 1 Family	<u>    </u> % 2-4 Family	<u>    </u> % Condo	<u>5</u> % Commercial/Industrial	<u>    </u> % Vacant	<u>10</u> %	<u>100</u>		
Change in Present Land Use	<input checked="" type="checkbox"/> Not Likely	<input type="checkbox"/> Likely	Change From <u>    </u> to <u>    </u>						
Predominant Occupancy	<input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Tenant	1-3 % Vacant						
Subject Property Type Price Range	\$ <u>230,000</u> to \$ <u>400,000</u>		Predominant Value = \$ <u>270,000</u>						
Subject Property Type Age	<u>New</u> years to <u>40</u> years		Predominate Age <u>5</u> years						
Comments on factors favorable or unfavorable, affecting marketability (e.g. public parks, schools, noise) All necessary amenities are within a reasonable distance. Wide variety of sizes, styles lot sizes and ages in the school district. The subject is south of Lake Erie north of SR 20 west of SR 7 and west of Parrish Road in a well established area of the city. The subject is a newer home in and established area. Part basement and part 4 foot crawl.							<b>Required on Tax Appeals Only</b> Tax Rate <u>    </u> Land <u>30,200</u> Tax Ratio <u>    </u> Improv. <u>349,500</u> Total <u>379,700</u>		

SUBJECT PROPERTY (Improvements & Site)							
Style <u>Ranch</u>	Actual Age <u>2</u>	Effective Age <u>2</u>	Property Rating				Good Avg. Fair Poor
Units <u>1</u>	Stories <u>1 Story</u>	<input type="checkbox"/> Attached <input type="checkbox"/> Semi-Attached <input checked="" type="checkbox"/> Detached	Condition of Exterior				<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Ext. Wall Mat'l. <u>Vinyl/Avg</u>	Roof Mat'l. <u>Asphalt</u>	Compatibility to Neighborhood				<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
Property in HUD-Identified Sp/I Flood hazard Area?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Appeal and Marketability				<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
Lot Dimensions and Size <u>100 x 299</u>	Zoning <u>R-2</u>	Comments (favorable or unfavorable including deferred maintenance) Well maintained and appointed interior and exterior. No noted major repairs needed. Newer home in an established area. Few newer homes in the area.					

Market Comparable Analysis Prior to Improvement												
Item	Subject Property			Comparable No. 1			Comparable No. 2			Comparable No. 3		
Address	<u>839 Grove Street Conneaut, Ohio 44030</u>			<u>533 Middle Road Conneaut Twp, Oh 44030</u>			<u>645 Lake Road Conneaut, Oh 44030</u>			<u>6303 Weaver Road Monroe Twp, Oh 44030</u>		
Prox. to Subj.				<u>2.17 miles SE</u>			<u>0.41 miles W</u>			<u>6.08 miles S</u>		
Sale Price				<u>\$ 330,000</u>			<u>\$ 228,000</u>			<u>\$ 313,500</u>		
Verif. Source(s)	<u>Inspection</u>			<u>MLS/Public Records</u>			<u>MLS/Public Records</u>			<u>MLS/Public Records</u>		
Date of Sale	<u>Description</u>			<u>Description</u>			<u>Description</u>			<u>Description</u>		
Time Adjust.	<u>1/1/2024 Tax Lien Date</u>			<u>2/27/2024</u>			<u>8/17/2023</u>			<u>7/29/2022</u>		
Location	<u>Conneaut Lsd</u>			<u>Conneaut Lsd</u>			<u>Conneaut Lsd</u>			<u>Conneaut Lsd</u>		
Site	<u>.68 acres</u>			<u>8 acres</u>			<u>.90 acres</u>			<u>3.01 acres</u>		
View	<u>Street</u>			<u>Street</u>			<u>Street</u>			<u>Street</u>		
Age	<u>2</u>			<u>20 yrs</u>			<u>51 yrs</u>			<u>19 yrs</u>		
Condition	<u>Average</u>			<u>Average</u>			<u>Average</u>			<u>Average</u>		
Living Area Rm	Total	B-Rms.	Baths	Total	B-Rms.	Baths	Total	B-Rms.	Baths	Total	B-Rms.	Baths
Count & Total	<u>7</u>	<u>3</u>	<u>2.10</u>	<u>6</u>	<u>3</u>	<u>2.10</u>	<u>5</u>	<u>3</u>	<u>2.00</u>	<u>7</u>	<u>3</u>	<u>2.10</u>
Gross Liv Area	<u>2,192 Sq.Ft.</u>			<u>2,074 Sq.Ft.</u>			<u>1,524 Sq.Ft.</u>			<u>1,729 Sq.Ft.</u>		
Basement	<u>Partial</u>			<u>Full</u>			<u>Full w/wlko</u>			<u>Full</u>		
Bsmnt Finish	<u>Finished w/bath</u>			<u>Unfinished</u>			<u>Part finished</u>			<u>Unfinished</u>		
	<u>FHA/AC</u>			<u>FHA/AC</u>			<u>FHA/AC</u>			<u>FHA/AC</u>		
	<u>2 car att</u>			<u>1 car attached</u>			<u>+5,000</u>			<u>2 car att</u>		
	<u>None</u>			<u>3 car det</u>			<u>-15,000</u>			<u>None</u>		
	<u>Deck</u>			<u>Patio</u>			<u>Patio</u>			<u>Covered deck</u>		
Net Adj. (Total)				<input type="checkbox"/> Plus <input checked="" type="checkbox"/> Minus			<u>\$ -26,500</u>			<input checked="" type="checkbox"/> Plus <input type="checkbox"/> Minus		
Sub Value				<u>Net=-8% Grs=22%</u>			<u>\$ 303,500</u>			<u>Net=22% Grs=22%</u>		
							<u>\$ 278,000</u>			<u>Net=-2% Grs=20%</u>		
										<u>\$ 307,500</u>		
Analysis of Comparable Sales All sales are in the same school district. Sale #1 transferred after the tax lien date but used due to age. Few newer homes that sold in the area. Site is adjusted at \$5,000 per acre for surplus land. Final value is rounded value.												

Item	Subject Property	Comparable #1	Comparable #2	Comparable #3
Date/Price of Prior Sale	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
Data Source(s)	<u>Public Records</u>	<u>Public Records</u>	<u>Public Records</u>	<u>Public Records</u>
My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.				
My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sales of the comparable sale.				
Reconciliation After adjustment for differences the Sales Comparison Approach offers a credible value estimate. The Cost Approach is not employed as part of the scope of work of this assignment. The Income Approach is not employed due to the inability to extract a GRM from the market due to the lack of similar rental and leased sales.				
Intended User	<u>Renee Taylor &amp; David Murchison</u>		Intended Use <u>Tax assessment appeal</u>	
Report Type	<u>Restricted</u>		Estimated Market Value \$ <u>305,000</u> as of <u>1/1/24 Tax Lien Date</u>	
Completed By	<u>Andrew Leirer</u>		Title <u>    </u>	
License/Certification #	<u>000409586</u>		Expiration Date of License/Certification <u>11/07/2025</u>	
Signature	<u>    </u>		Date <u>May 12, 2025</u>	

This appraisal report is subject to the scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. The Appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment.

**SCOPE OF WORK:** The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) research, verify, and analyze data from reliable public and/or private sources, and (2) report his or her analysis, opinions, and conclusions in this appraisal report.

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

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

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

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

**APPRAISER'S CERTIFICATION:** I certify that, to the best of my knowledge and belief:

- 1. 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.
- 2. I  have  have no present or prospective interest in the property that is the subject of this report and  have  have no personal interest with respect to the parties involved.
- 3. I  have performed  have not performed 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.
- 4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- 5. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- 6. 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 this 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.
- 7. My analyses, opinions, and conclusions, were developed, and this report has been prepared, in conformity, with the *Uniform Standards of Professional Appraisal Practice*
- 8. I  have  have not made a personal inspection of the property that is the subject of this report.
- 9. Unless otherwise noted, no one has provided significant real property appraisal assistance to the person signing this certification.

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

- 1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- 2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- 3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
- 4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
- 5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER



Signature \_\_\_\_\_  
 Name Andrew Leirer  
 Company Name Andrew Leirer & Associates  
 Company Address 9043 Fairmount Road  
Novelty, OH 44072  
 Telephone Number 4403383882  
 Email Address andy@leirerassociates.com  
 Date of Signature and Report May 12, 2025  
 Effective Date of Appraisal 1/1/24 Tax Lien Date \_\_\_\_\_  
 State Certification # 000409586  
 or State License # \_\_\_\_\_  
 or Other (describe) \_\_\_\_\_ State # \_\_\_\_\_  
 State Oh  
 Expiration Date of Certification or License 11/07/2025

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

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

ADDRESS OF PROPERTY APPRAISED

839 Grove Street  
Conneaut, Ohio 44030

APPRAISED VALUE OF SUBJECT PROPERTY \$ 305,000

CLIENT

Contact \_\_\_\_\_  
 Client Name Renee Taylor & David Murchison  
 Client Address \_\_\_\_\_  
 Email Address \_\_\_\_\_

SUBJECT PROPERTY

- Did not inspect subject property
- Did inspect exterior of subject property from street  
Date of Inspection \_\_\_\_\_
- Did inspect interior and exterior of subject property  
Date of Inspection \_\_\_\_\_

COMPARABLE SALES

- Did not inspect exterior of comparable sales from street
- Did inspect exterior of comparable sales from street  
Date of Inspection \_\_\_\_\_

Andrew Leirer & Associates  
**SUBJECT PHOTO ADDENDUM**

File No. 25104  
Case No.

Borrower

Property Address 839 Grove Street

City Conneaut County Ashtabula State Ohio Zip Code 44030

Lender/Client Renee Taylor & David Murchison Address



**FRONT OF  
SUBJECT PROPERTY**

839 Grove Street  
Conneaut, Ohio 44030



**REAR OF  
SUBJECT PROPERTY**



**STREET SCENE**

Borrower

Property Address 839 Grove Street

City Conneaut County Ashtabula State Ohio Zip Code 44030

Lender/Client Renee Taylor & David Murchison Address



**COMPARABLE SALE # 1**  
533 Middle Road  
Conneaut Twp, Oh 44030



**COMPARABLE SALE # 2**  
645 Lake Road  
Conneaut, Oh 44030

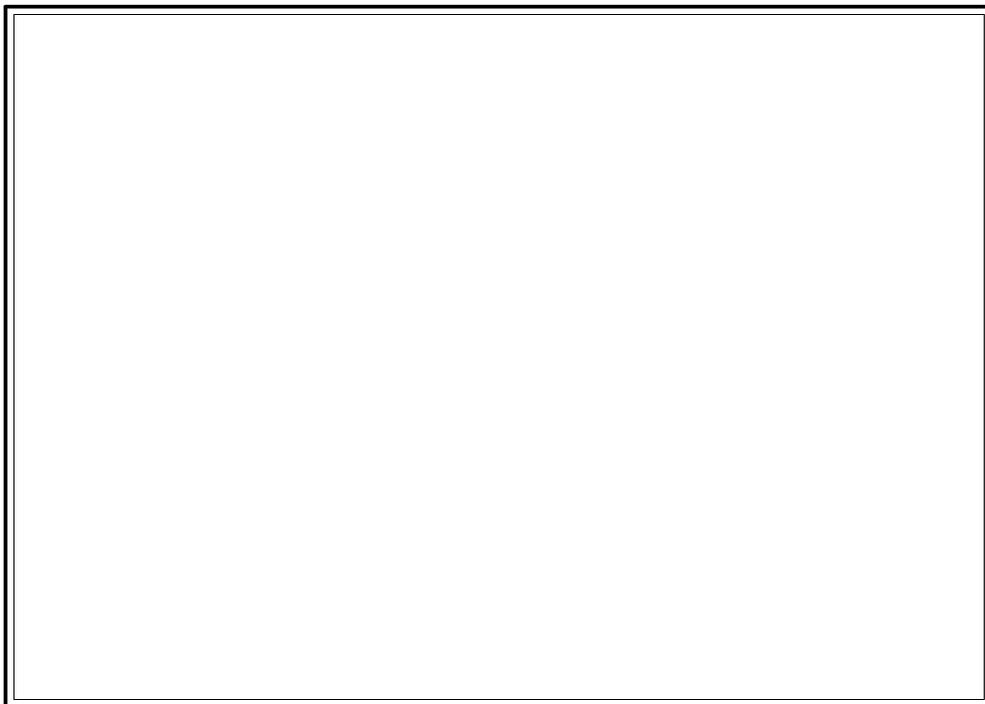
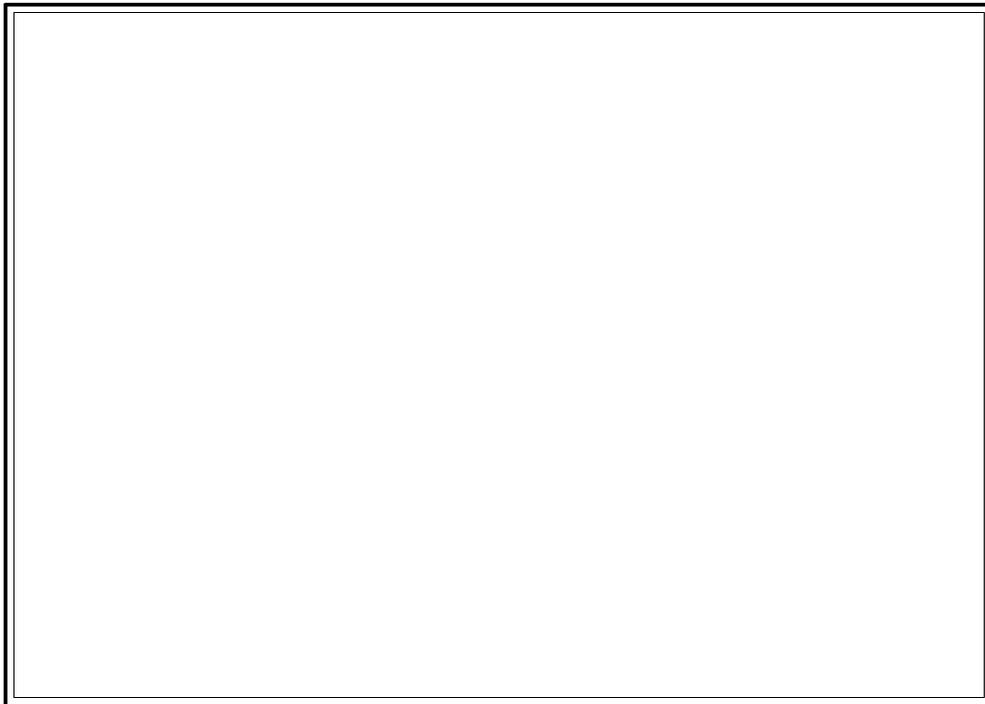
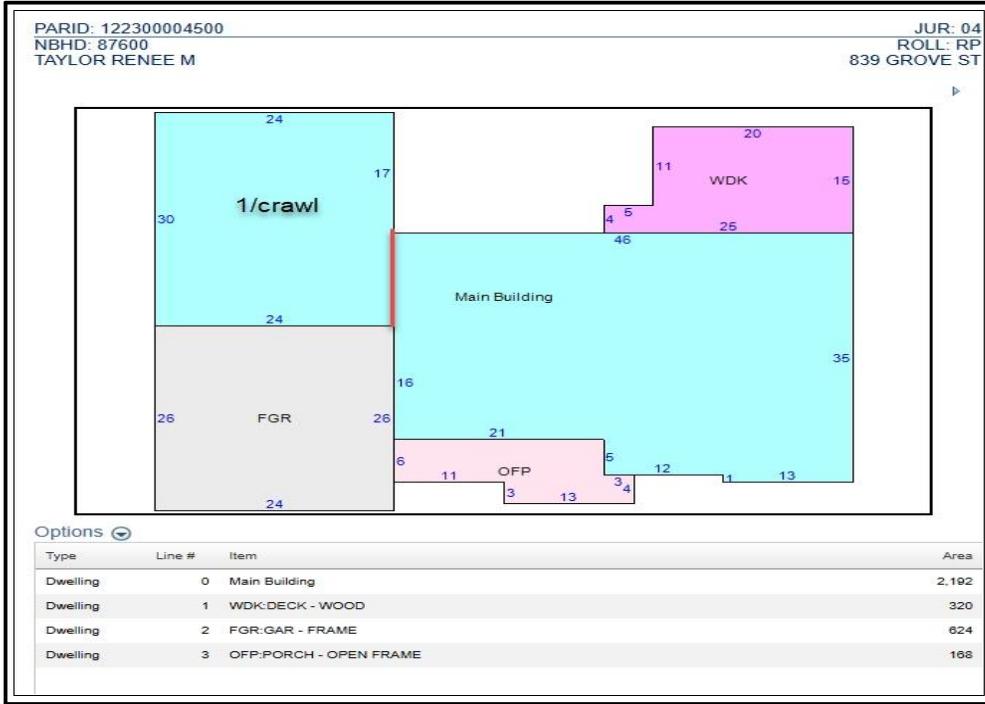


**COMPARABLE SALE # 3**  
6303 Weaver Road  
Monroe Twp, Oh 44030

Borrower

Property Address	839 Grove Street						
City	Conneaut	County	Ashtabula	State	Ohio	Zip Code	44030
Lender/Client	Renee Taylor & David Murchison			Address			

Sketch



Borrower

Property Address 839 Grove Street

City Conneaut County Ashtabula State Ohio Zip Code 44030

Lender/Client Renee Taylor & David Murchison Address



# APPRAISAL COMPLIANCE

Borrower/Client _____		Unit No. _____	
Address 839 Grove Street		City _____	
City Conneuat	County Ashtabula	State Ohio	Zip Code 44030
Lender/Client Renee Taylor & David Murchison			

## APPRAISAL AND REPORT IDENTIFICATION

This Appraisal Report is one of the following types:

- Appraisal Report This report was prepared in accordance with the requirements of the Appraisal Report option of USPAP Standards Rule 2-2(a).
- Restricted Appraisal Report This report was prepared in accordance with the requirements of the Restricted Appraisal Report option of USPAP Standards Rule 2-2(b). The intended user of this report is limited to the identified client. This is a Restricted Appraisal Report and the rationale for how the appraiser arrived at the opinions and conclusions set forth in the report may not be understood properly without the additional information in the appraiser's workfile.

## ADDITIONAL CERTIFICATIONS

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

## PRIOR SERVICES

- I have **NOT** performed services, as an appraiser or in another capacity, regarding the property that is the subject of the report within the three-year period immediately preceding acceptance of this assignment.
- I **HAVE** performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

## PROPERTY INSPECTION

- I  **HAVE** made a personal inspection of the property that is the subject of this report.
- I  have **NOT** made a personal inspection of the property that is the subject of this report.

## EXTRAORDINARY ASSUMPTION OR HYPOTHETICAL CONDITION ADDENDUM

### DEFINITIONS:

Appraisal is Subject to  an **EXTRAORDINARY ASSUMPTION** which is an assumption that if found to be false could alter the resulting opinion or conclusion.

Appraisal is Subject to  a **HYPOTHETICAL CONDITION** which is an assumption made contrary to fact, but which is assumed for the purpose of discussion, analysis, or formulation of opinions. The Extraordinary Assumption or Hypothetical Condition is as follows: **For the purpose of this report it is assumed that the overall condition as of the date of inspection is similar to that as of the effective date. If not the value could change. This assignment is within the scope of my certification.**

## APPRAISAL ASSISTANCE

Unless otherwise noted, no one provided significant real property appraisal assistance to the person signing this certification. If anyone did provide significant assistance, they are hereby identified along with a summary of the extent of the assistance provided in the report.

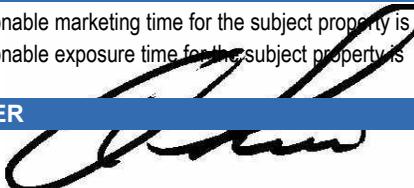
## ADDITIONAL COMMENTS

Additional USPAP related issues requiring disclosure and/or any state mandated requirements: \_\_\_\_\_

## MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY

- A reasonable marketing time for the subject property is \_\_\_\_\_ day(s) utilizing market conditions pertinent to the appraisal assignment.
- A reasonable exposure time for the subject property is 60 day(s).

## APPRAISER SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature 

Name Andrew Leirer

Date of Signature May 12, 2025

State Certification # 000409586

or State License # \_\_\_\_\_

State Oh

Expiration Date of Certification or License 11/07/2025

Effective Date of Appraisal 1/1/24 Tax Lien Date \_\_\_\_\_

Signature \_\_\_\_\_

Name \_\_\_\_\_

Date of Signature \_\_\_\_\_

State Certification # \_\_\_\_\_

or State License # \_\_\_\_\_

State \_\_\_\_\_

Expiration Date of Certification or License \_\_\_\_\_

Supervisory Appraiser Inspection of Subject Property:

Did Not  Exterior Only from street  Interior and Exterior

Borrower

Property Address 839 Grove Street

City Conneaut

County

Ashtabula

State

Ohio

Zip Code

44030

Lender/Client Renee Taylor & David Murchison

Address

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

**NAME:**

**Andrew Leirer**

**LIC/CERT NUMBER:**

**000409586**

**LIC LEVEL:**

**Certified General Real Estate Appraiser**



**Department of  
Commerce**

Division of Real Estate & Professional Licensing

**CURRENT ISSUE DATE:**

**10/18/2024**

**EXPIRATION DATE:**

**11/07/2025**

**USPAP DUE DATE:**

**11/07/2025**