



Main Office
15985 East High Street
P.O. Box 35
Middlefield, Ohio 44062
440-632-1664
440-632-0377 - Loan Dept. Fax

1/23/2025

Jonathan A Miller & Linda R Miller

Enclosed please find a copy of all written appraisals or other valuations developed in connection with your recent loan application. If you feel that the value provided was not representative of your property or you have any questions or concerns, please feel free to reach out to me to discuss your options at your earliest convenience.

I would again like to thank you for choosing Middlefield Bank for your lending needs.

Sincerely,

Marlin John Moschell
716949
The Middlefield Banking Company
440-632-8161

Exterior-Only Inspection Residential Appraisal Report

79991
File # 25054

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address **5032 New Hudson Rd** City **Orwell** State **OH** Zip Code **44076**
 Borrower **Jonathan A Miller & Linda R Miller** Owner of Public Record **Jonathan A Miller & Linda R Miller** County **Ashtabula**
 Legal Description **SEC 3--7**
 Assessor's Parcel # **610170002800** Tax Year **2024** R.E. Taxes \$ **4,279**
 Neighborhood Name **Connecticut Western Reserve** Map Reference **17410** Census Tract **0014.01**
 Occupant Owner Tenant Vacant Special Assessments \$ **10** PUD HOA \$ **0** per year per month
 Property Rights Appraised Fee Simple Leasehold Other (describe)
 Assignment Type Purchase Transaction Refinance Transaction Other (describe)
 Lender/Client **The Middlefield Banking Company** Address **15985 East High St., PO Box 35, Middlefield, OH 44062**
 Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? Yes No
 Report data source(s) used, offering price(s), and date(s). **Ashtabula County Records & MLS**

did did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.

Contract Price \$ _____ Date of Contract _____ Is the property seller the owner of public record? Yes No Data Source(s) _____
 Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? Yes No
 If Yes, report the total dollar amount and describe the items to be paid.

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

Neighborhood Characteristics		One-Unit Housing Trends			One-Unit Housing		Present Land Use %	
Location	Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Rural <input checked="" type="checkbox"/>	Property Values	Increasing <input type="checkbox"/> Stable <input checked="" type="checkbox"/> Declining <input type="checkbox"/>	PRICE	AGE	One-Unit	44 %	
Built-Up	Over 75% <input checked="" type="checkbox"/> Under 25% <input type="checkbox"/>	Demand/Supply	Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply <input type="checkbox"/>	(\$ (000))	(yrs)	2-4 Unit	1 %	
Growth	Rapid <input type="checkbox"/> Stable <input checked="" type="checkbox"/> Slow <input type="checkbox"/>	Marketing Time	Under 3 mths <input checked="" type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths <input type="checkbox"/>	170	Low	Multi-Family	0 %	
Neighborhood Boundaries	The neighborhood boundaries consist of Route 6 to the North, Route 46 to the East, Route 305 to the South, & the county line to the West.			475	High	Commercial	2 %	
Neighborhood Description	The subject is located in the Grand Valley Local educational district. Properties conform in terms of age and functional utility. Sales in the market demonstrate the high, low and predominant value of all sales not necessarily the most comparable. These values vary based on quality and condition based on general updating/maintenance. Local Highways and supporting residential facilities are nearby. Other for land use is vacant and public lands.			228	Pred.	Other	53 %	
Market Conditions (including support for the above conclusions)	Supply and Demand appears to not be in balance and the Market is stable. The area is predominantly single family. Information gathered through MLS as well as Market conditions addendum.							

Dimensions **323x1323x200x973x125x351** Area **7.08 ac** Shape **Rectangular-Irregular** View **N;Res;**
 Specific Zoning Classification **SR-1** Zoning Description **Single family residential**
 Zoning Compliance Legal Legal Nonconforming (Grandfathered Use) No Zoning Illegal (describe)
 Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? Yes No If No, describe _____

Utilities Public Other (describe) Public Other (describe) Off-site Improvements - Type Public Private
 Electricity @Street Water Well/Typical Street **Asphalt-2 Lane**
 Gas Propane Sanitary Sewer Septic/Typical Alley **None**
 FEMA Special Flood Hazard Area Yes No FEMA Flood Zone **X** FEMA Map # **39007C0395D** FEMA Map Date **12/18/2007**
 Are the utilities and off-site improvements typical for the market area? Yes No If No, describe _____
 Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? Yes No If Yes, describe _____
 Typical Utility easements.

Source(s) Used for Physical Characteristics of Property Appraisal Files MLS Assessment and Tax Records Prior Inspection Property Owner

General Description	General Description	Heating/Cooling	Amenities	Car Storage
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	Concrete Slab <input type="checkbox"/> Crawl Space <input type="checkbox"/>	FWA <input type="checkbox"/> HWBB <input type="checkbox"/>	Fireplace(s) # 0	None
# of Stories 1	<input checked="" type="checkbox"/> Full Basement <input type="checkbox"/> Finished <input type="checkbox"/>	<input checked="" type="checkbox"/> Radiant <input type="checkbox"/>	Woodstove(s) # 1	<input checked="" type="checkbox"/> Driveway # of Cars 2
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Partial Basement <input type="checkbox"/> Finished <input type="checkbox"/>	Other <input type="checkbox"/>	<input checked="" type="checkbox"/> Patio/Deck <input type="checkbox"/> Cvr'd	Driveway Surface Gravel
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Exterior Walls Vinyl/Brick/Avl	Fuel Coal	<input checked="" type="checkbox"/> Porch <input type="checkbox"/> Covered	Garage # of Cars 0
Design (Style) Bi-Level	Roof Surface Asphalt	Central Air Conditioning <input type="checkbox"/>	<input type="checkbox"/> Pool <input type="checkbox"/> None	Carport # of Cars 0
Year Built 1954	Gutters & Downspouts Aluminum	Individual <input type="checkbox"/>	<input checked="" type="checkbox"/> Fence <input type="checkbox"/> Animal	Attached <input type="checkbox"/> Detached
Effective Age (Yrs) 28	Window Type Screens	<input checked="" type="checkbox"/> Other <input type="checkbox"/> None	<input checked="" type="checkbox"/> Other outbldg	Built-in
Appliances <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input type="checkbox"/> Dishwasher <input type="checkbox"/> Disposal <input type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe)				

Finished area above grade contains: **7** Rooms **2** Bedrooms **1.0** Bath(s) **1,600** Square Feet of Gross Living Area Above Grade
 Additional features (special energy efficient items, etc.) **There were no special energy efficient items noted at the time of the inspection.**

Describe the condition of the property and data source(s) (including apparent needed repairs, deterioration, renovations, remodeling, etc.). **C4; The subject property indicated average condition overall. There were no items of deferred maintenance noted at the time of the appraisal drive by.**

Are there any apparent physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? Yes No
 If Yes, describe.

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? Yes No If No, describe.

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There are 8 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 170,000 to \$ 475,000	
There are 53 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 170,000 to \$ 475,000	
FEATURE	SUBJECT
COMPARABLE SALE # 1	COMPARABLE SALE # 2
COMPARABLE SALE # 3	
Address	5032 New Hudson Rd Orwell, OH 44076
Address	6005 Hurlburt Rd Rome, OH 44085
Address	6949 Fee Rd Rome, OH 44085
Address	87 W Main St Orwell, OH 44076
Proximity to Subject	2.51 miles N
Proximity to Subject	7.29 miles E
Proximity to Subject	3.27 miles E
Sale Price	\$ 215,000
Sale Price	\$ 214,200
Sale Price	\$ 221,000
Sale Price/Gross Liv. Area	\$ 159.97 sq.ft.
Sale Price/Gross Liv. Area	\$ 143.18 sq.ft.
Sale Price/Gross Liv. Area	\$ 146.16 sq.ft.
Data Source(s)	MLS Now#5073563;DOM 30
Data Source(s)	MLS Now#5068245;DOM 1
Data Source(s)	MLS Now#5040135;DOM 4
Verification Source(s)	Drive By/MLS/County
Verification Source(s)	Drive By/MLS/County
Verification Source(s)	Drive By/MLS/County
VALUE ADJUSTMENTS	DESCRIPTION +(-) \$ Adjustment
DESCRIPTION +(-) \$ Adjustment	DESCRIPTION +(-) \$ Adjustment
DESCRIPTION +(-) \$ Adjustment	DESCRIPTION +(-) \$ Adjustment
Sales or Financing Concessions	ArmLth Conv;0
Sales or Financing Concessions	Estate Cash;0
Sales or Financing Concessions	ArmLth Cash;0
Date of Sale/Time	s01/25;c10/24
Date of Sale/Time	s09/24;c09/24
Date of Sale/Time	s06/24;c05/24
Location	N;Res;
Location	N;Res;
Location	N;Res;
Leasehold/Fee Simple	Fee Simple
Leasehold/Fee Simple	Fee Simple
Leasehold/Fee Simple	Fee Simple
Site	7.08 ac
Site	1.07 ac
Site	5.01 ac
Site	10.00 ac
View	N;Res;
View	N;Res;
View	N;Res;
Design (Style)	DT1;Bi-Level
Design (Style)	DT1;Cape Cod
Design (Style)	DT1;Ranch
Design (Style)	DT2;Colonial
Quality of Construction	Q4
Quality of Construction	Q4
Quality of Construction	Q4
Actual Age	71
Actual Age	8
Actual Age	24
Actual Age	125
Condition	C4
Condition	C2
Condition	C4
Condition	C4
Above Grade	Total Bdrms. Baths
Room Count	7 2 1.0
Room Count	5 2 1.0
Room Count	5 2 1.0
Room Count	7 4 2.0
Gross Living Area	1,600 sq.ft.
Gross Living Area	1,344 sq.ft.
Gross Living Area	1,496 sq.ft.
Gross Living Area	1,512 sq.ft.
Basement & Finished	1600sf100sfwo
Basement & Finished	1344sf0sfjn
Basement & Finished	0sf
Basement & Finished	616sf0sfjn
Rooms Below Grade	0rr0br1.0ba0o
Rooms Below Grade	+1,000
Rooms Below Grade	+1,000
Rooms Below Grade	+1,000
Functional Utility	No Electric
Functional Utility	Average
Functional Utility	Average
Functional Utility	Average
Heating/Cooling	Coal/Gravity
Heating/Cooling	BB/None
Heating/Cooling	PrpnFWA/None
Heating/Cooling	OilFWA/None
Energy Efficient Items	None Noted
Garage/Carport	2dw
Garage/Carport	2gd2dw
Garage/Carport	2gd2dw
Garage/Carport	2ga2dw
Porch/Patio/Deck	EnPh/EnPt/Pts
Porch/Patio/Deck	Porch
Porch/Patio/Deck	CvdStoop
Porch/Patio/Deck	CvdPorch
Miscellaneous	Wood Stove
Miscellaneous	None
Miscellaneous	+2,000
Miscellaneous	None
Miscellaneous	32x42 Outbldg
Miscellaneous	32x52 Outbldg
Miscellaneous	None
Net Adjustment (Total)	+ X - \$ -23,862
Net Adjustment (Total)	X + \$ 16,502
Net Adjustment (Total)	+ X - \$ -3,896
Adjusted Sale Price of Comparables	Net Adj. 11.1%
Adjusted Sale Price of Comparables	Net Adj. 7.7%
Adjusted Sale Price of Comparables	Net Adj. 1.8%
Adjusted Sale Price of Comparables	Gross Adj. 44.8% \$ 191,138
Adjusted Sale Price of Comparables	Gross Adj. 43.3% \$ 230,702
Adjusted Sale Price of Comparables	Gross Adj. 40.9% \$ 217,104

did not research the sale or transfer history of the subject property and comparable sales. If not, explain

My research did did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s) County/MLS

My research did did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data Source(s) County/MLS

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	County/MLS	County/MLS	County/MLS	County/MLS
Effective Date of Data Source(s)	01/17/2025	01/17/2025	01/17/2025	01/17/2025

Analysis of prior sale or transfer history of the subject property and comparable sales There have been no prior listings, sales or transfers of the subject property in the previous 36 months. There have been sales or transfers for the comparables in the past 36 months according to county records. On 05/10/2023, Comparable #1 was sold through a Selling Officer's Deed transferring from Caputo Nicholas A to Mast Simon Jr for \$177,100. On 04/05/2022, Comparable #3 (two parcels) had a \$0, family name only transfer. On 5/14/2021, Comparable #6 was sold by Campbell Todd A & Suzanne M to Schaffer Dustin F for \$153,000.

Summary of Sales Comparison Approach Based on available sales in the market place the sales used were considered best available and most like the subject property in order to meet specified criteria for the selection of comparable. Sales used within the subject school district as well as design/style, location, year built, size and like condition/quality were the primary consideration when available. Sales used were able to bracket the subject features creating paired sales within the report. Weighting of the comps can be found in the reconciliation addendum. Comps 1,5,6,7 exceeded 10% single line adjustments. Comps 4,5 exceeded 15 net adjustments. Comps 1,2,3,4,5,6 exceeded 25% gross adjustments. Condition adjustments based on updating of the kitchen, bath, flooring, exterior updating and overall appeal based on information provided by the home owner of the subject.

Indicated Value by Sales Comparison Approach \$ 228,000

Indicated Value by: Sales Comparison Approach \$ 228,000 Cost Approach (if developed) \$ 56,000 Income Approach (if developed) \$

The Sales Comparison Approach was given all of the weight in determining the final value. It best represents the actions of typical buyers & sellers in the market. Market participants use closed sales as well as active listings in the market that would be considered alternatives to the subject property. With limited rental data in the market participants will not be able to have a supportable conclusion. Calculating cost and depreciation with limited data is not typical to obtain a supportable conclusion by the market participants.

This appraisal is made "as is", subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair:

Based on a visual inspection of the exterior areas of the subject property from at least the street, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 228,000, as of 01/17/2025, which is the date of inspection and the effective date of this appraisal.

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I certify that I have completed this assignment in compliance with the Dodd-Frank Act. Further I attest that 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.

The highest and best use is residential, its current use. The subject is Legally permissible Zoning permits residential. Physically possible as it currently exists, meets building codes, and was approved by zoning. Financially feasible due to its market conformity and current market conditions. Is the maximally productive use current use optimizing the potential of the land.

The appraisal was prepared in accordance with the requirements of Title XI of FIRREA and any implementing regulations.

I have not been contacted by anyone other than the intended user (lender/Client as identified on page one of 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 the lender/client noted on page one of the report.

Appraiser has worked in the area over 20 years and is competent to appraise homes in this area.

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.

Finished square footage calculations for this house were made based on estimate dimensions only and may include unfinished areas, or openings in floors not associated with stairs, or openings in floors, exceeding the area of associated stairs - ANSI Z765-2021

The use of the extraordinary assumption may have affected the assignment results.

FEMA Map Information provided by CoreLogic.

If there is a special assessment, unless otherwise noted, it is typical for the area and has no negative effect on marketing or marketability. Special Tax Assessments for the subject property are for 911 Emergency Telephone - \$4.50; Countywide Recycling Program - \$5.00; Totalling \$9.50.

If walk through is noted for the subject or a comparable, appraiser previously physically measured the home.

The fee for this appraisal is \$300.

COST APPROACH TO VALUE (not required by Fannie Mae)

Provide adequate information for the lender/client to replicate the below cost figures and calculations.
Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) Opinion of site value is developed by comparison of land sales of similar size, location and utility. In the absence of current land sales, Site Value estimates are supported by the allocation method in analyzing the land to overall value ratios which may be based upon tax assessment ratios.

ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW	OPINION OF SITE VALUE	=\$	56,000
Source of cost data	DWELLING		
Quality rating from cost service	1,600 Sq.Ft. @ \$	= \$	
Effective date of cost data	1,600 Sq.Ft. @ \$	= \$	
Comments on Cost Approach (gross living area calculations, depreciation, etc.)		= \$	
The cost approach was not developed because it was not considered necessary for credible assignment results given the intended use of the appraisal. This approach is not typically used by market participants buying or selling a home in this market.	Garage/Carport	Sq.Ft. @ \$	= \$
	Total Estimate of Cost-New	= \$	
	Less Physical Functional External	= \$(
	Depreciation	= \$	
	Depreciated Cost of Improvements	= \$	
	"As-is" Value of Site Improvements	= \$	
An expected life span of 65 years was used			
Estimated Remaining Economic Life (HUD and VA only)	37 Years	INDICATED VALUE BY COST APPROACH	= \$ 56,000

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent \$ X Gross Rent Multiplier = \$ Indicated Value by Income Approach
Summary of Income Approach (including support for market rent and GRM) N/A

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)? Yes No Unit type(s) Detached Attached
Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Legal Name of Project _____
Total number of phases Total number of units Total number of units sold
Total number of units rented Total number of units for sale Data source(s) _____
Was the project created by the conversion of existing building(s) into a PUD? Yes No If Yes, date of conversion _____
Does the project contain any multi-dwelling units? Yes No Data Source(s) _____
Are the units, common elements, and recreation facilities complete? Yes No If No, describe the status of completion. _____
Are the common elements leased to or by the Homeowners' Association? Yes No If Yes, describe the rental terms and options. _____
Describe common elements and recreational facilities. _____

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

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a visual inspection of the exterior areas of the subject property from at least the street, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

The appraiser must be able to obtain adequate information about the physical characteristics (including, but not limited to, condition, room count, gross living area, etc.) of the subject property from the exterior-only inspection and reliable public and/or private sources to perform this appraisal. The appraiser should use the same type of data sources that he or she uses for comparable sales such as, but not limited to, multiple listing services, tax and assessment records, prior inspections, appraisal files, information provided by the property owner, etc.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

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

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

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

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has 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.
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. 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.
5. 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.

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APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a visual inspection of the exterior areas of the subject property from at least the street. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.

Exterior-Only Inspection Residential Appraisal Report

7999:
File # 25054

20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.
21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).
22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.
23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.
24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.
25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

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

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

<p>APPRAISER</p> <p>Signature </p> <p>Name <u>Daniel P Daniluk Jr</u></p> <p>Company Name <u>Northeastern Ohio Appraisal Services Inc.</u></p> <p>Company Address <u>1129 Niles Cortland Road SE</u> <u>Warren, OH 44484</u></p> <p>Telephone Number <u>(330) 770-7766</u></p> <p>Email Address <u>neoAppraisers@gmail.com</u></p> <p>Date of Signature and Report <u>01/23/2025</u></p> <p>Effective Date of Appraisal <u>01/17/2025</u></p> <p>State Certification # <u>2004004514</u></p> <p>or State License # _____</p> <p>or Other (describe) _____ State # _____</p> <p>State <u>OH</u></p> <p>Expiration Date of Certification or License <u>06/10/2025</u></p> <p>ADDRESS OF PROPERTY APPRAISED</p> <p><u>5032 New Hudson Rd</u> <u>Orwell, OH 44076</u></p> <p>APPAISED VALUE OF SUBJECT PROPERTY \$ <u>228,000</u></p> <p>LENDER/CLIENT</p> <p>Name <u>No AMC</u></p> <p>Company Name <u>The Middlefield Banking Company</u></p> <p>Company Address <u>15985 East High St., PO Box 35, Middlefield,</u> <u>OH 44062</u></p> <p>Email Address _____</p>	<p>SUPERVISORY APPRAISER (ONLY IF REQUIRED)</p> <p>Signature _____</p> <p>Name _____</p> <p>Company Name _____</p> <p>Company Address _____</p> <p>Telephone Number _____</p> <p>Email Address _____</p> <p>Date of Signature _____</p> <p>State Certification # _____</p> <p>or State License # _____</p> <p>State _____</p> <p>Expiration Date of Certification or License _____</p> <p>SUBJECT PROPERTY</p> <p><input type="checkbox"/> Did not inspect exterior of subject property</p> <p><input type="checkbox"/> Did inspect exterior of subject property from street</p> <p>Date of Inspection _____</p> <p>COMPARABLE SALES</p> <p><input type="checkbox"/> Did not inspect exterior of comparable sales from street</p> <p><input type="checkbox"/> Did inspect exterior of comparable sales from street</p> <p>Date of Inspection _____</p>
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Exterior-Only Inspection Residential Appraisal Report

7999:
File # 25054

FEATURE	SUBJECT	COMPARABLE SALE # 7	COMPARABLE SALE # 8	COMPARABLE SALE # 9
Address	5032 New Hudson Rd Orwell, OH 44076	2630 US Route 322 Orwell, OH 44076	5617 State Route 322 Windsor, OH 44099	
Proximity to Subject		4.72 miles E	1.41 miles SW	
Sale Price	\$	\$ 196,000	\$ 239,000	\$
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 115.84 sq.ft.	\$ 149.10 sq.ft.	\$ sq.ft.
Data Source(s)		MLS Now#5038298;DOM 113	MLS Now#5092442;DOM 7	
Verification Source(s)		Drive By/MLS/County	Drive By/EXT Appraisal/MLS/County	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION +(-) \$ Adjustment	DESCRIPTION +(-) \$ Adjustment	DESCRIPTION +(-) \$ Adjustment
Sales or Financing Concessions		Armlth Conv;6000 -3,000	Listing Contract;0	
Date of Sale/Time		s09/24;c07/24	c01/25	
Location	N;Res;	N;Res;	N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple	Fee Simple	
Site	7.08 ac	42005 sf +23,240	2.36 ac +17,900	
View	N;Res;	N;Res;	N;Res;	
Design (Style)	DT1;Bi-Level	DT1;Ranch	DT1;Ranch	0
Quality of Construction	Q4	Q4	Q4	
Actual Age	71	60	79	0
Condition	C4	C3 -7,840	C3 -9,600	
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths -3,000	Total Bdrms. Baths -3,000	Total Bdrms. Baths
Room Count	7 2 1.0	5 3 1.0	4 2 1.0	0
Gross Living Area	1,600 sq.ft.	1,692 sq.ft.	1,603 sq.ft.	0 sq.ft.
Basement & Finished Rooms Below Grade	1600sf100sfwo OrrObr1.0ba0o	1092sf0sfjn +1,000	768sf0sfjn +1,000	0
Functional Utility	No Electric	No Electric	No Electric	
Heating/Cooling	Coal/Gravity	Coal/None	WdBrick/None	0
Energy Efficient Items	None Noted	None Noted	None Noted	
Garage/Carport	2dw	1cp3dw -1,000	2dw	
Porch/Patio/Deck	EnPh/EnPt/Pts	CdStp/EncPt/Pt	0 Stoops/Deck +4,000	
Miscellaneous	Wood Stove	None +2,000	Woodstove	0
Miscellaneous	32x42 Outbldg	24x30 Outbldg +10,000	30x40 Outbldg	0
Miscellaneous	None	None	30x30 Outbldg -12,000	
Net Adjustment (Total)		X + - \$ 21,400	+ X - \$ -1,700	+ - - \$
Adjusted Sale Price of Comparables		Net Adj. 10.9 % Gross Adj. 26.1 % \$ 217,400	Net Adj. 0.7 % Gross Adj. 19.9 % \$ 237,300	Net Adj. % Gross Adj. % \$
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).				
ITEM	SUBJECT	COMPARABLE SALE # 7	COMPARABLE SALE # 8	COMPARABLE SALE # 9
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	County/MLS	County/MLS	County/MLS	
Effective Date of Data Source(s)	01/17/2025	01/17/2025	01/17/2025	
Analysis of prior sale or transfer history of the subject property and comparable sales				
Analysis/Comments				

Reconciliation Addendum

File No. 25054

Borrower	Jonathan A Miller & Linda R Miller				
Property Address	5032 New Hudson Rd				
City	Orwell	County	Ashtabula	State	OH Zip Code 44076
Lender/Client	The Middlefield Banking Company				

• Comparable Summary**Comparables Summary & Estimated Indicated Value**

	Sale Price	Net Adj %	Grs Adj %	Ind Value	Weight
Comp #1:	215,000	11.1	44.8	191,138	13.77
Comp #2:	214,200	7.7	43.3	230,702	13.87
Comp #3:	221,000	1.8	40.9	217,104	14.02
Comp #4:	350,000	20.1	30.7	279,800	14.68
Comp #5:	250,000	15.3	31.9	211,720	14.61
Comp #6:	232,000	5	40.2	243,535	14.07
Comp #7:	196,000	10.9	26.1	217,400	14.98
Comp #8:	239,000	0.7	19.9	237,300	

ESTIMATED INDICATED VALUE OF THE SUBJECT: 228,000

• Indicated Weight Value

Estimated indicated value is determined by using the Gross Adjustment of sale price for each comparable as a measure of the relative quality of the comp. The Indicated Value is derived by multiplying the weight of each comp by the Adjusted Sale Price of that comp, repeating for each property, then adding them all together. This weighted average is used as the indicated value of the subject.

As with any method, this technique is not perfect. However, it does do a very good job of giving more weight to the most similar comps while at the same time minimizing values near the extremes of the indicated value range.

Subject Photo Page

Borrower	Jonathan A Miller & Linda R Miller				
Property Address	5032 New Hudson Rd				
City	Orwell	County	Ashtabula	State	OH Zip Code 44076
Lender/Client	The Middlefield Banking Company				



Subject Front

5032 New Hudson Rd
Sales Price
Gross Living Area 1,600
Total Rooms 7
Total Bedrooms 2
Total Bathrooms 1.0
Location N;Res;
View N;Res;
Site 7.08 ac
Quality Q4
Age 71



Subject Side



Subject Street

Photograph Addendum

Borrower	Jonathan A Miller & Linda R Miller				
Property Address	5032 New Hudson Rd				
City	Orwell	County	Ashtabula	State	OH Zip Code 44076
Lender/Client	The Middlefield Banking Company				



Alternate Street View



Outbuilding



Alternate Side / Outbuilding

Comparable Photo Page

Borrower	Jonathan A Miller & Linda R Miller		
Property Address	5032 New Hudson Rd		
City	Orwell	County	Ashtabula
		State	OH
		Zip Code	44076
Lender/Client	The Middlefield Banking Company		



Comparable 1

6005 Huriburt Rd
 Prox. to Subject 2.51 miles N
 Sales Price 215,000
 Gross Living Area 1,344
 Total Rooms 5
 Total Bedrooms 2
 Total Bathrooms 1.0
 Location N;Res;
 View N;Res;
 Site 1.07 ac
 Quality Q4
 Age 8



Comparable 2

6949 Fee Rd
 Prox. to Subject 7.29 miles E
 Sales Price 214,200
 Gross Living Area 1,496
 Total Rooms 5
 Total Bedrooms 2
 Total Bathrooms 1.0
 Location N;Res;
 View N;Res;
 Site 5.01 ac
 Quality Q4
 Age 24



Comparable 3

87 W Main St
 Prox. to Subject 3.27 miles E
 Sales Price 221,000
 Gross Living Area 1,512
 Total Rooms 7
 Total Bedrooms 4
 Total Bathrooms 2.0
 Location N;Res;
 View N;Res;
 Site 10.00 ac
 Quality Q4
 Age 125

Comparable Photo Page

Borrower	Jonathan A Miller & Linda R Miller				
Property Address	5032 New Hudson Rd				
City	Orwell	County	Ashtabula	State	OH Zip Code 44076
Lender/Client	The Middlefield Banking Company				



Comparable 4

5221 Girdle Rd
 Prox. to Subject 13.24 miles S
 Sale Price 350,000
 Gross Living Area 2,616
 Total Rooms 6
 Total Bedrooms 4
 Total Bathrooms 1.0
 Location N;Res;
 View N;Res;
 Site 2.43 ac
 Quality Q4
 Age 6



Comparable 5

8655 Parkman Mespo Rd
 Prox. to Subject 6.94 miles SW
 Sale Price 250,000
 Gross Living Area 2,926
 Total Rooms 8
 Total Bedrooms 4
 Total Bathrooms 1.0
 Location N;Res;
 View N;Res;
 Site 2.93 ac
 Quality Q4
 Age 38



Comparable 6

9436 N Girdle Rd
 Prox. to Subject 5.42 miles SW
 Sale Price 232,000
 Gross Living Area 1,536
 Total Rooms 5
 Total Bedrooms 3
 Total Bathrooms 1.1
 Location N;Res;
 View N;Res;
 Site 40000 sf
 Quality Q4
 Age 29

Comparable Photo Page

Borrower	Jonathan A Miller & Linda R Miller		
Property Address	5032 New Hudson Rd		
City	Orwell	County	Ashtabula
		State	OH
		Zip Code	44076
Lender/Client	The Middlefield Banking Company		



Comparable 7

2630 US Route 322
 Prox. to Subject 4.72 miles E
 Sale Price 196,000
 Gross Living Area 1,692
 Total Rooms 5
 Total Bedrooms 3
 Total Bathrooms 1.0
 Location N; Res;
 View N; Res;
 Site 42005 sf
 Quality Q4
 Age 60



Comparable 8

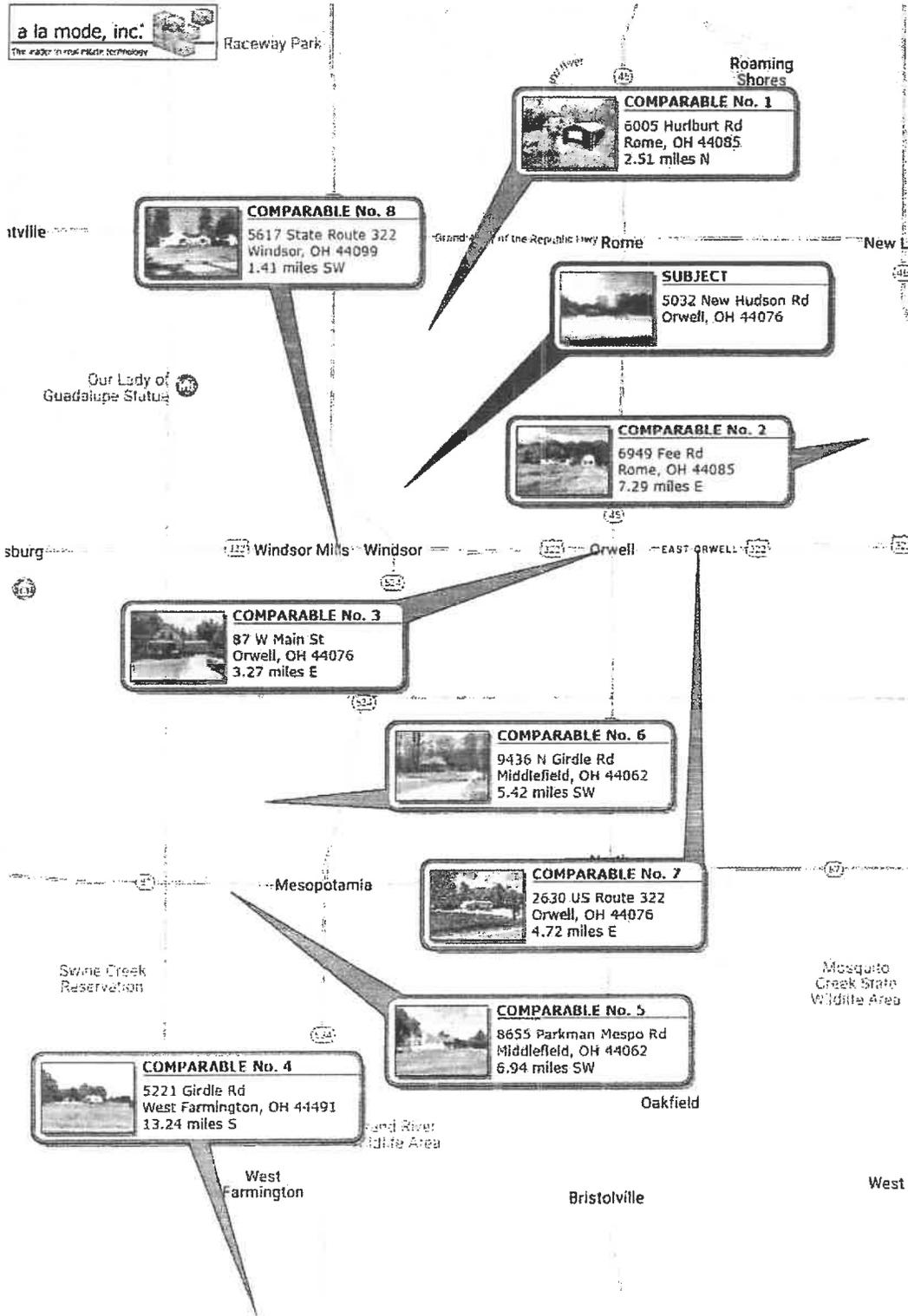
5617 State Route 322
 Prox. to Subject 1.41 miles SW
 Sale Price 239,000
 Gross Living Area 1,603
 Total Rooms 4
 Total Bedrooms 2
 Total Bathrooms 1.0
 Location N; Res;
 View N; Res;
 Site 2.36 ac
 Quality Q4
 Age 79

Comparable 9

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

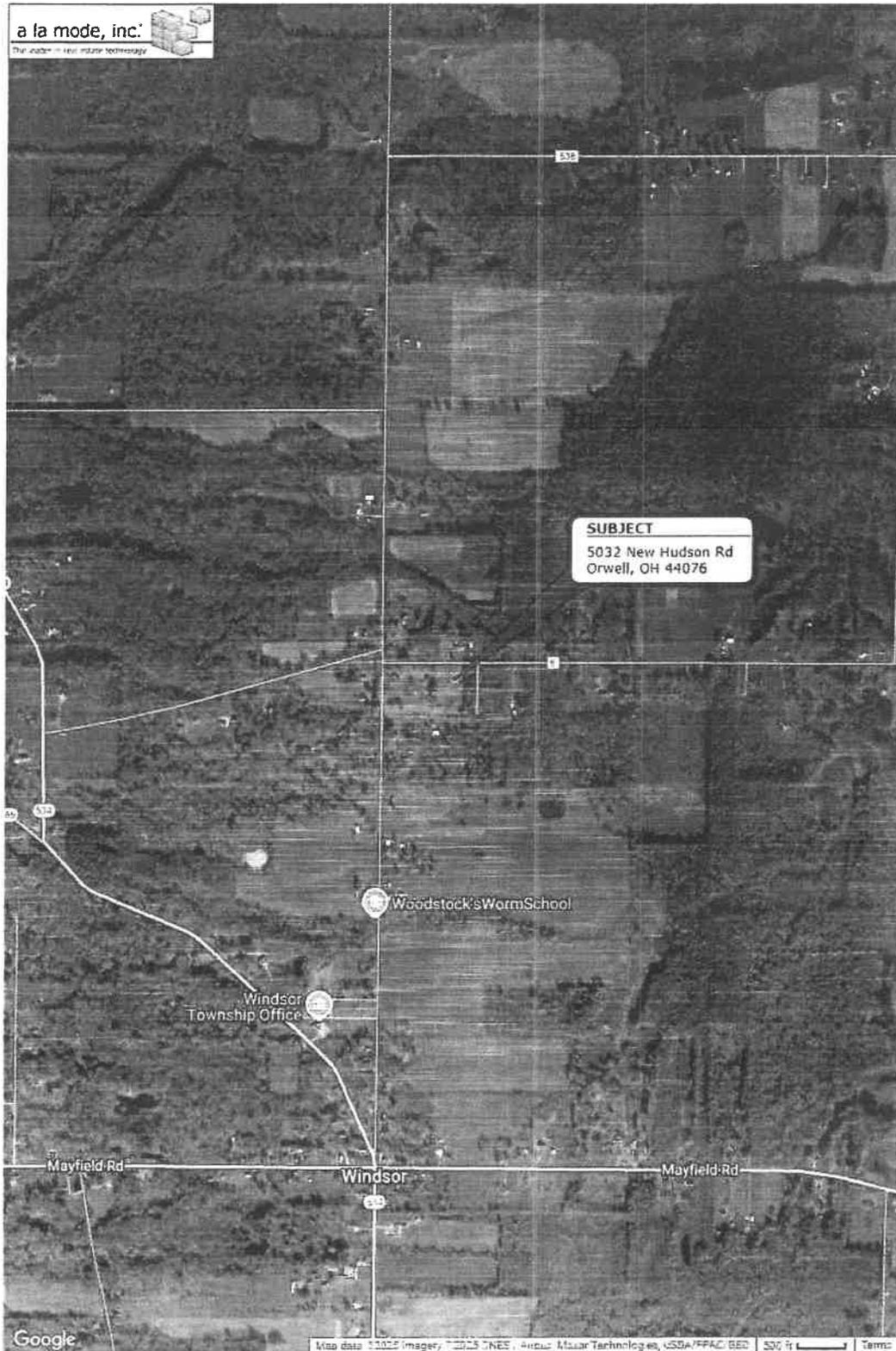
Location Map

Borrower	Jonathan A Miller & Linda R Miller		
Property Address	5032 New Hudson Rd		
City	Orwell	County	Ashtabula
		State	OH
		Zip Code	44076
Lender/Client	The Middlefield Banking Company		



Aerial Map

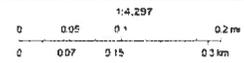
Borrower	Jonathan A Miller & Linda R Miller				
Property Address	5032 New Hudson Rd				
City	Orwell	County	Ashtabula	State	OH Zip Code 44076
Lender/Client	The Middlefield Banking Company				



Plat Map



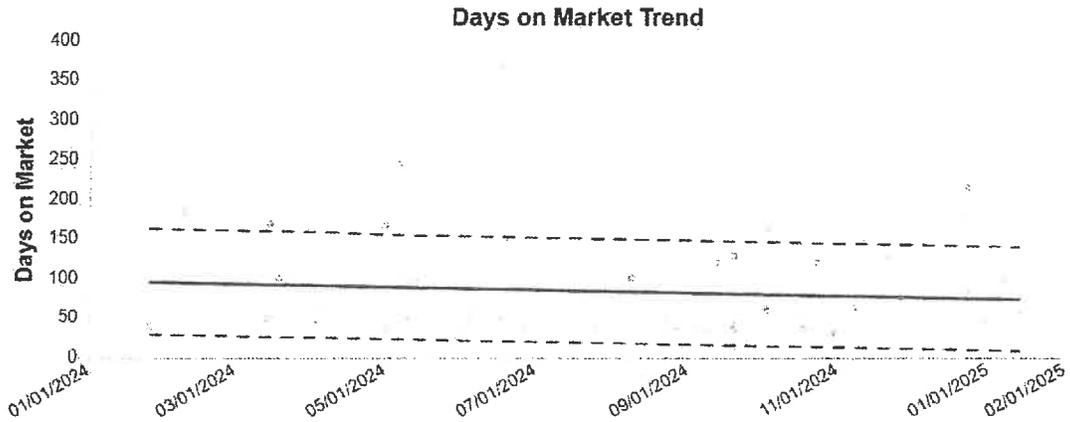
January 16, 2025



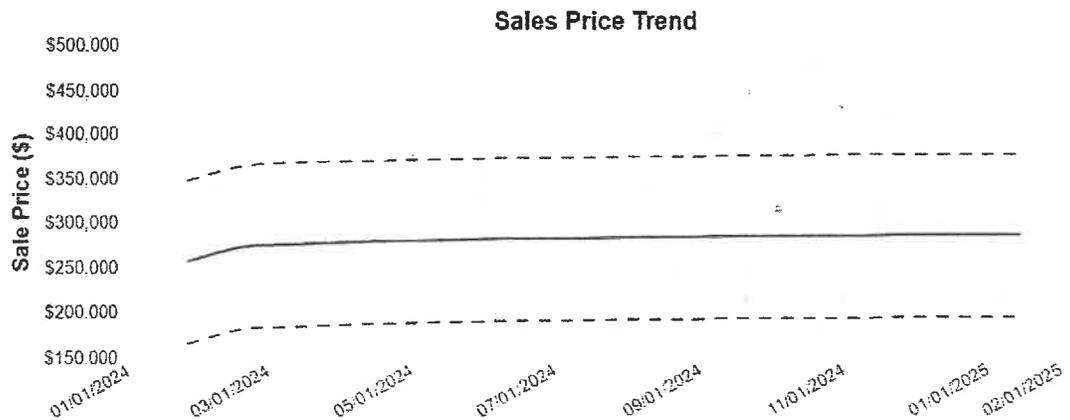
Anonymous

Analytics Addendum

Borrower	Jonathan A Miller & Linda R Miller				
Property Address	5032 New Hudson Rd				
City	Orwell	County	Ashtabula	State	OH
Lender/Client	The Middlefield Banking Company				
				Zip Code	44076



This chart shows the median days on market for sales and active listings during each month starting 01-26-2024 through 01-14-2025.



This analysis of prices in the subject market from 01-26-2024 to 01-14-2025 yields a price range of \$195,813 to \$378,513 for properties in the subject market as of 01-17-2025.



This analysis of listing prices in the subject market from 06-14-2023 to 01-10-2025 shows a range of \$203,041 to \$392,934 for a likely sale on 01-17-2025.

Market Conditions Addendum to the Appraisal Report

79991
File No. 25054

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address 5032 New Hudson Rd City Orwell State OH ZIP Code 44076
Borrower Jonathan A Miller & Linda R Miller

Instructions: The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	20	15	18	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	3.33	5.00	6.00	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	11	18	8	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	3.30	3.60	1.33	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	\$254,000	\$260,000	\$228,250	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Median Comparable Sales Days on Market	58	44	66	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	\$249,900	\$252,450	\$332,450	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	56	34	78	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	100.00%	96.22%	98.17%	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing

MARKET RESEARCH & ANALYSIS

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.). The MLS Now MLS indicated 23 of 53 (43.4%) of the closed sales in the market area between 01/17/2024 and 01/17/2025 contained seller concessions. Concessions ranged between \$452 and \$9,000, and the median concession was \$5,000. For 7-12 months prior, 5 of 20 transactions (25.0%) had concessions. For 4-6 months prior, 7 of 15 transactions (46.7%) had concessions. For the 3 months prior to the effective date, 11 of 18 transactions (61.1%) had concessions.

Are foreclosure sales (REO sales) a factor in the market? Yes No If yes, explain (including the trends in listings and sales of foreclosed properties).

Cite data sources for above information. The Market Conditions Addenda was completed with data from MLS Now MLS with an effective date of 01/17/2025.

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.

Information is readily available and has been deemed reliable. Prices have been in the median range. Sales price as a % of list has remained stable

If the subject is a unit in a condominium or cooperative project, complete the following:

Project Name:

Subject Project Data	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Active Comparable Listings				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Unit Supply (Total Listings/Ab.Rate)				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Are foreclosure sales (REO sales) a factor in the project? Yes No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

Summarize the above trends and address the impact on the subject unit and project.

CONDO/CO-OP PROJECTS

Signature 
Appraiser Name Daniel P Danilek Jr.
Company Name Northeastern Ohio Appraisal Services Inc.
Company Address 1129 Niles Cortland Road SE, Warren, OH 44484
State License/Certification # 2004004514 State OH
Email Address neoAppraisers@gmail.com

Signature _____
Supervisory Appraiser Name _____
Company Name _____
Company Address _____
State License/Certification # _____ State _____
Email Address _____

APPRAISER

USPAP ADDENDUM

79991
File No. 25054

Borrower	Jonathan A Miller & Linda R Miller		
Property Address	5032 New Hudson Rd		
City	Orwell	County	Ashtabula
		State	OH
Lender	The Middlefield Banking Company		
		Zip Code	44076

This report was prepared under the following USPAP reporting option:

Appraisal Report This report was prepared in accordance with USPAP Standards Rule 2-2(a).

Restricted Appraisal Report This report was prepared in accordance with USPAP Standards Rule 2-2(b).

Reasonable Exposure Time

My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: 1-134 Days

Additional Certifications

I certify that, to the best of my knowledge and belief:

I 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.

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.

- 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.
- 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).

Additional Comments

Sources used in this appraisal process are county records and MLS. Agent interviews are also attempted for each of the comparables as well as throughout this analysis when necessary. If any reported information regarding the subject or supporting data is found to be inaccurate, this could affect the assignment.

APPRAISER:

Signature: 

Name: Daniel P Daniluk Jr.

Date Signed: 01/23/2025

State Certification #: 2004004514

or State License #: _____

State: OH

Expiration Date of Certification or License: 06/10/2025

Effective Date of Appraisal: 01/17/2025

SUPERVISORY APPRAISER: (only if required)

Signature: _____

Name: _____

Date Signed: _____

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

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Condition Ratings and Definitions

C1

The improvements have been very recently constructed and have not previously been occupied. The entire structure and all components are new and the dwelling features no physical depreciation.*

*Note: Newly constructed improvements that feature recycled materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100% new foundation and the recycled materials and the recycled components have been rehabilitated/re-manufactured into like-new condition. Recently constructed improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (i.e., newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).

C2

The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category either are almost new or have been recently completely renovated and are similar in condition to new construction.

C3

The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

C4

The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

C5

The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

C6

The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

Quality Ratings and Definitions

Q1

Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Q2

Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residence constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

Q3

Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

Q4

Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Quality Ratings and Definitions (continued)

Q5

Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6

Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure.

Definitions of Not Updated, Updated, and Remodeled

Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes.

Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is "Not Updated" may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical/functional deterioration.

Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of) square footage). This would include a complete gutting and rebuild.

Explanation of Bathroom Count

Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a toilet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the left of the period and the half bath count is represented to the right of the period.

Example:

3.2 indicates three full baths and two half baths.

License 2024-2025

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

NAME
Daniel P Daniluk Jr.

LICENSE NUMBER
2004004514

LIC LEVEL
Certified Residential Real Estate Appraiser

 Department of
COMMUNITY SERVICES

CURRENT ISSUE DATE:
05/22/2024

EXPIRATION DATE:
06/10/2025

USPAP DUE DATE:
06/10/2026



301 E. Fourth Street, Cincinnati, OH 45202

DECLARATIONS for REAL ESTATE APPRAISERS ERRORS & OMISSIONS INSURANCE POLICY

THIS IS BOTH A CLAIMS MADE AND REPORTED INSURANCE POLICY.

THIS POLICY APPLIES TO THOSE CLAIMS THAT ARE FIRST MADE AGAINST THE INSURED AND REPORTED IN WRITING TO THE COMPANY DURING THE POLICY PERIOD.

Insurance is afforded by the company indicated below: (A capital stock corporation)

[X] Great American Assurance Company

Note: The Insurance Company selected above shall herein be referred to as the Company.

Policy Number: RAP4114337-24 Renewal of: RAP4114337-23

Program Administrator: Herbert H. Landy Insurance Agency Inc. 100 River Ridge Drive, Suite 301 Norwood, MA 02062

Item 1. Named Insured: Daniel Daniluk, II

Item 2. Address: 9535 Howland Springs Rd SE City, State, Zip Code: Warren, OH 44484

Item 3. Policy Period: From 03/15/2024 To 03/15/2025 (Both dates at 12:01 a.m. Standard Time at the address of the Named Insured as stated in Item 2.)

Item 4. Limits of Liability:

- A. \$ 1,000,000 Damages Limit of Liability - Each Claim
B. \$ 1,000,000 Claim Expenses Limit of Liability - Each Claim
C. \$ 2,000,000 Damages Limit of Liability - Policy Aggregate
D. \$ 2,000,000 Claim Expenses Limit of Liability - Policy Aggregate

Item 5. Deductible (Inclusive of Claim Expenses):

- A. \$ 0.00 Each Claim
B. \$ 0.00 Aggregate

Item 6. Premium: \$ 764.00

Item 7. Retroactive Date (if applicable): 05/19/2003

Item 8. Forms, Notices and Endorsements attached:

- D42100 (03/15) D42300 OH (05/13) IL7324 (07/21)
D42402 (05/13) D42408 (05/13) D42412 (03/17) D42413 (06/17)
D42414 (08/19)

Handwritten signature and 'Authorized Representative' text

Reconsideration of Value (ROV) Disclosure *

An ROV (Reconsideration of Value) is a request to the appraiser to reconsider the analysis and conclusions of their appraisal.

Fannie Mae, Freddie Mac and HUD have set forth specific requirements for borrower initiated ROVs.

A borrower is permitted to initiate only one ROV per appraisal.

If you have concerns regarding your appraisal, you should contact your lender to request their standardized format for providing an ROV.

To start the process, you must provide your lender the following information:

- Borrower(s) name
- Property address
- Effective date of the appraisal
- Appraiser name
- Date of the ROV request
- Identification and description of unsupported, inaccurate, or deficient areas in the appraisal report.
- Additional data, information, and comparable properties (not to exceed five), and the related data sources (for example, the MLS listing number).
- An explanation of why the new data supports the ROV.

To ensure compliance, the information you provide will first be reviewed by your lender to determine the relevance and appropriateness of the submission before communication is sent to the appraiser.

The appraiser's response to the ROV request will be included in a revised version of the appraisal.

The expected response time back to the AMC/sender is 24 hours once it is received by the appraiser.

There will be no cost to the borrower for an ROV request.

Requests for clarification or corrections unrelated to the value conclusion should be submitted to your lender in writing as well.

*This disclosure would not apply to products that are not full appraisals.