



APPRAISAL REPORT

OF THE REAL PROPERTY LOCATED AT

2956 South Myers Road
Geneva, OH 44041

for

Richard Pruden
2956 South Myers Road
Geneva, OH 44041

as of

02/08/2024

by

Roberta S. Madar-Pruett
P.O. Box 446
Ashtabula, OH 44005

Paul E. Madar & Assoc., Inc.

Paul E. Madar & Assoc., Inc.
P.O. Box 446
Ashtabula, OH 44005
440-998-3706

March 25, 2024

Richard Pruden
2956 South Myers Road
Geneva, OH 44041

Property -	2956 South Myers Road
	Geneva, OH 44041
Client -	Pruden, Richard
File No. -	24006
Case No. -	

Dear Mr. Pruden:

In accordance with your request, I have prepared an appraisal of the real property located at 2956 South Myers Road, Geneva, OH.

The purpose of the appraisal is to provide an opinion of the market value of the property described in the body of this report.

Enclosed, please find the report which describes certain data gathered during our investigation of the property. The methods of approach and reasoning in the valuation of the various physical and economic factors of the subject property are contained in this report.

An inspection of the property and a study of pertinent factors, including valuation trends and an analysis of neighborhood data, led the appraiser to the conclusion that the market value, as of 02/08/2024 is :

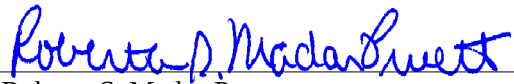
\$70,000

The opinion of value expressed in this report is contingent upon the Limiting Conditions attached to this report.

It has been a pleasure to assist you. If I may be of further service to you in the future, please let me know.

Respectfully submitted,

Paul E. Madar & Assoc., Inc.



Roberta S. Madar-Pruett
OH Certification #433831

File # 24006

RMPPF Form 1004 May 2007

Uniform Residential Appraisal Report

File # 24006

SALES
COMPARISON
APPROACH

There are 0 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 0.00 to \$ 0.00															
There are 2 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 85,000.00 to \$ 89,000.00															
FEATURE	SUBJECT	COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3									
2956 South Myers Road Address Geneva, OH 44041		2049 Barnum Road Geneva, OH 44041		4165 Wheeler Creek Road, Geneva, OH 44041		8441 Center Road Austinburg, OH 44010									
Proximity to Subject		1.75 miles S		4.21 miles NW		3.32 miles E									
Sale Price		\$		\$	85,000	\$	55,000	\$	89,000						
Sale Price/Gross Liv. Area		\$		sq. ft.	\$ 77.84 sq. ft.	\$	28.59 sq. ft.	\$	46.65 sq. ft.						
Data Source(s)		MLS#4496900; DOM 5		MLS#4489008; DOM 139		MLS#4428465; DOM 4									
Verification Source(s)		Exterior View/Auditor		Exterior View/Auditor		Exterior View/Auditor									
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-)\$ Adjustment	DESCRIPTION	+(-)\$ Adjustment	DESCRIPTION	+(-)\$ Adjustment								
Sale or Financing		Cash		Cash		Cash									
Concessions															
Date of Sale/Time		12/20/2023		02/20/2024		01/18/2023									
Location		Suburban		Suburban		Suburban									
Leasehold/Fee Simple		Fee Simple		Fee Simple		Fee Simple									
Site		12.33 acres		4.57 acres		2 acres		0.9533 acre		+5,000					
View		Residential		Residential		Residential		Residential							
Design (Style)		Ranch		Ranch		-10,000		Two Story		+5,000		Ranch		-10,000	
Quality of Construction		Average		Average				Average				Average			
Actual Age		96		60				154				62			
Condition		Fair/Poor		Poor		+5,000		Poor		+5,000		Fair		-5,000	
Above Grade		Total	Bdrms.	Baths	Total	Bdrms.	Baths	Total	Bdrms.	Baths	Total	Bdrms.	Baths		
Room Count		7	3	1.1	5	3	1	6	3	1	5	3	1		
Gross Living Area		1,625		sq. ft.	1,092		sq. ft.	1,924		sq. ft.	1,908		sq. ft.		
Basement & Finished Rooms Below Grade		0 sq. ft.		1092 sf		-5,000		1384 sf		-5,000		0 sq. ft.			
Functional Utility		Average		Average				Average				Average			
Heating/Cooling		HotWat/FP		BBrd/2FP		-1,000		HotW/FWA/WB				WB		+2,000	
Energy Efficient Items		Stand Energy		Stand Energy				Stand Energy				Stand Energy			
Garage/Carport		NoGarage/OB		2 Car Attached		-2,000		1.5 Car Attached		-2,000		2 Car Attached		-2,000	
Porch/Patio/Deck		2EFP/Patio		SmOFP/CovPatio				SmEFP				OFP/WrapDeck		-2,000	
												Pond		-3,000	
Net Adjustment (Total)				+ [X] -		\$ -10,000		[X] + -		\$ 3,000		+ [X] -		\$ -15,000	
Adjusted Sale Price of Comparables				Net Adj. 11.76 %				Net Adj. 5.45 %				Net Adj. 16.85 %			
				Gross Adj. 30.59 %		\$ 75,000		Gross Adj. 30.91 %		\$ 58,000		Gross Adj. 32.58 %		\$ 74,000	
I [X] did [] did not research the sale or transfer history of the subject property and comparable sales. If not, explain															
My research [] did [X] 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) Ashtabula County Auditor															
My research [X] did [] did not reveal any prior sales or transfers of the comparable sales for the prior year to the date of sale of the comparable sale.															
Data Source(s) Ashtabula County Auditor															
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						02/14/2023		09/20/2022							
Price of Prior Sale/Transfer						0		0							
Data Source(s)		Auditor		Auditor		Auditor		Auditor							
Effective Date of Data Source(s)		03/15/2024		03/22/2024		03/22/2024		03/22/2024							
Analysis of prior sale or transfer history of the subject property and comparable sales Subject property has not transferred within the past three years. Sale 1 has not transferred within the past year. Sales 2 and 3 had prior sales that are not arms length; no money consideration. Sale 1 was listed at \$100,000. It was on the market 5 days and sold at a list to sales price ratio of 85%; cash sale. Sale 2 was listed at \$100,000 with price reduction to \$85,000. It was on the market 139 days and sold at a list to sales price ratio of 55%; cash sale. Sale 3 was listed at \$89,000. It was on the market 4 days and sold at a list to sales price ratio of 100%; cash sale.															
Summary of Sales Comparison Approach There is a lack of comparable sales and listings (primarily due to the subject condition) within the subject neighborhood which required a search beyond the subject neighborhood. All sales are cash transactions. Sales 1 and 2 have basement foundations. All sales have attached garages rated superior to subject outbuilding. Sale 1 is a ranch with a superior floor plan and functional utility. It has two fireplaces. Less land area is rated equal to subject land area with about 750 feet of road frontage. The location is inferior with no public water. The condition is inferior with a leaking roof. Sale 2 is part two-story which is inferior to a one floor plan. The overall condition is rated inferior to subject property in overall condition. The location is inferior with no public water; offsets less land area area. *** See Additional Comments ***															
Indicated Value by Sales Comparison Approach \$70,000															

REASONING

Indicated Value by: Sales Comparison Approach \$70,000			Cost Approach (if developed) \$N/A			Income Approach (if developed) \$N/A		
Cost Approach is not reliable in evaluations of older structures. Accurately estimating depreciation is too difficult to be reliable. The Income Approach is not used in predominately owner occupied neighborhoods. *** See Additional Comments ***								
This appraisal is made [X] "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 complete visual inspection of the interior and exterior areas of the subject property, 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 \$ 70,000 , as of 02/08/2024 , which is the effective date of this appraisal.								

ADDITIONAL COMMENTS					
Intended User	Pruden, Richard				
Property Address	2956 South Myers Road				
City	Geneva	County	Ashtabula	State	OH
				Zip Code	44041
Client	Richard Pruden				

SCOPE OF APPRAISAL

The scope of work in this analysis included an on-site interior and exterior appraisal inspection to include measurements and photographs performed by Roberta S. Madar-Pruett. The appraisal inspection should not be construed as an engineering or professional home inspection. Data was gathered from various sources. Cost figures, if applicable, were developed from Marshall and Swift. Sales data was researched and confirmed through public records and, if applicable, from the Northern Ohio Multiple Listing Service. When possible, fiduciary agents or principals were contacted for further verification. Digital photographs of the subject property and comparable sales were taken. Additional data was gathered when necessary and/or applicable through the U.S. Census Bureau, FEMA Maps, the Environmental Protection Agency, appropriate county offices to include the auditor, treasurer, recorder, planning, G.I.S. and local zoning office. Hypothetical conditions and extraordinary assumptions, if any, are noted in the letter of transmittal and Assumptions and Limiting Conditions pages in this report.

LEGAL DESCRIPTION

Annual assessments are \$4.50 for 911 emergency telephone, \$5.00 for the county-wide recycling program and \$129.59 Light #1.

NEIGHBORHOOD DESCRIPTION

There are no apparent adverse factors that should affect the marketability of the subject property.

MARKET CONDITIONS

Financial concessions such as seller paying closing costs and down-payment assistance programs are common.

SITE CONDITIONS AND/OR EXTERNAL FACTORS

The north property line has about 414 feet bordering the railroad tracks. These dimensions are estimated by scaling the aerial map. The auditor's records indicate the total acreage to be 12.33 acres. The dimensions on the legal description are outdated with rods instead of feet.

The subject dwelling faces west. There is a turn-around in the driveway. According to Rick Pruden, the property has two septic systems. He stated the systems may not be functioning up to current standards. The appraiser is not qualified to physically test this system. It is possible that tests and inspections by a qualified expert could reveal the existence of a problem(s) whereby the cost to cure would be necessary to maintain the market value reflected in this report. Public sewer is not available at this location. Private septic is typical in Ashtabula County and is generally accepted by the market.

No apparent adverse easements, encroachments or other adverse conditions observed.

Any maps, plats, or drawings reproduced & included in this report are intended only for the purpose of showing spatial relationships. The reliability of the information contained on any such map or drawing is assumed by the appraiser & cannot be guaranteed to be correct. A surveyor should be consulted if there is any concern on boundaries, setbacks, encroachments, or other survey matters.

ADDITIONAL FEATURES

40X20 outbuilding has 2 overhead doors, one man door and one swing door; fair to poor condition with settlement cracks in the walls.

PROPERTY CONDITION

Hot water tank is 15-20 years old; it is located in the kitchen open to space. Second hot water tank in closet of bedroom for hall bath. Boiler furnace is dated 03/13/2002. Utility room has concrete floor; no central heat. Shag carpet throughout is dated and soiled. Dated wallpaper throughout is in poor condition. Tree on east side of dwelling has grown into the foundation and creating a gap exposing the interior to the exterior. The northern addition has created a dysfunctional floor plan with two front door entries. There is a bath off a bedroom (1) that has an old fashioned stand-up tub and toilet with no sink. Rick Pruden stated this plumbing was not functional. It is referred to as a half bath in the room count. No contribution to value. Overall property condition is rated fair to poor. Functional depreciation is floor plan. No external inadequacies noted.

SALES COMPARISON APPROACH

Sale 3 is a ranch dwelling with better floor plan and functional utility. No central heat system. Downward adjustments for superior porches and a pond. Upward adjustment for one acre land area. Condition is superior with overall condition. The adjusted value range from \$58,000 to \$75,000 supports the estimated opinion of market value for the subject property at \$70,000. The comparable sales bracket the subject property in GLA, unadjusted sales prices and adjusted sales prices. Note: the photos for Comparable Sales 1 and 3 are taken from the MLS; these photos best represents the condition of the property on the date of sale. Appraiser photos

ADDITIONAL COMMENTS					
Page 2					
Intended User	Pruden, Richard				
Property Address	2956 South Myers Road				
City	Geneva	County	Ashtabula	State	OH
				Zip Code	44041
Client	Richard Pruden				

taken currently are shown on a separate page.

RECONCILIATION
Sales Comparison Approach is most reliable as it judges the actions of buyers and sellers in the open market. Exposure time is 3-9 months.

ADDITIONAL COMMENTS
ADDENDUM TO CERTIFICATION:
I certify that, to the best of my knowledge and belief, the reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.
I certify that the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

File # 24006

RMPF Form 1004 May 2007

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 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) perform a visual inspection of the subject property, (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.

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 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: 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 interior and exterior areas of the subject property. 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.
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.

20. I identified the client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

21. I am aware that any disclosure or distribution of this appraisal report by me or the 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.

22. 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.

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 Roberta S. Madar-Pruett
Name Roberta S. Madar-Pruett
Company Name Paul E. Madar & Assoc., Inc.
Company Address P.O. Box 446
Ashtabula, OH 44005
Telephone Number 440-998-3706
Email Address madarappraisals@windstream.net
Date of Signature and Report 03/25/2024
Effective Date of Appraisal 02/08/2024
State Certification # 433831
or State License # _____
or Other _____
State OH
Expiration Date of Certification or License 05/08/2024

ADDRESS OF PROPERTY APPRAISED
2956 South Myers Road
Geneva, OH 44041
APPRAISED VALUE OF SUBJECT PROPERTY \$ 70,000
CLIENT
Name Mr. Richard Pruden
Company Name Richard Pruden
Company Address 2956 South Myers Road
Geneva, OH 44041
Email Address _____

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 _____

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 _____

File No.24006

LOCATION MAP

Intended UserPruden, Richard

Property Address2956 South Myers Road

CityGenevaCountyAshtabulaStateOHZip Code44041

ClientRichard Pruden

Subject
2956 South Myers Road
Geneva, OH 44041

Map labels: N Broadway, 534, Elmwood, Geneva, W Main St, E Main St, S Broadway, 84, Golden Hills, Harpersfield, State Route 534 N, State Route 307 E, Mechanicsville, Saybrook, N Ridge Rd W, Center Rd, S Ridge Rd W, S Ridge Rd E, 20, 45, Austinburg, State Route 307, State Route 45, Cold Springs, State Route 45 N.

Scale: 2500 feet, 1 km

© 2024 TomTom, © 2024 Microsoft Corporation

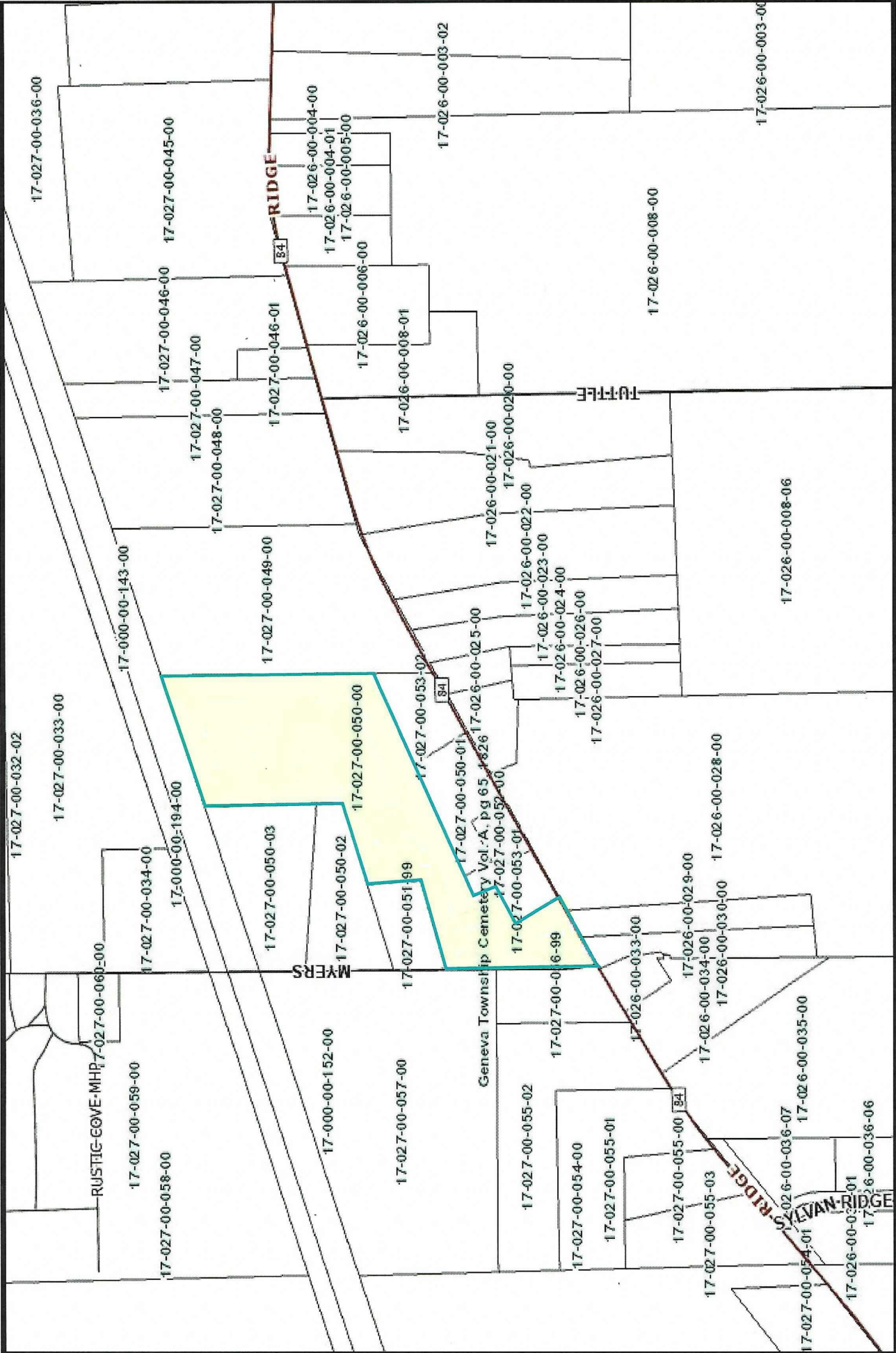
Bird's Eye Map

Intended User	Pruden, Richard				
Property Address	2956 South Myers Road				
City	Geneva	County	Ashtabula	State	OH
				Zip Code	44041
Client	Richard Pruden				



Plat Map

Intended User	Pruden, Richard		
Property Address	2956 South Myers Road		
City	Geneva	County	Ashtabula
		State	OH
		Zip Code	44041
Client	Richard Pruden		

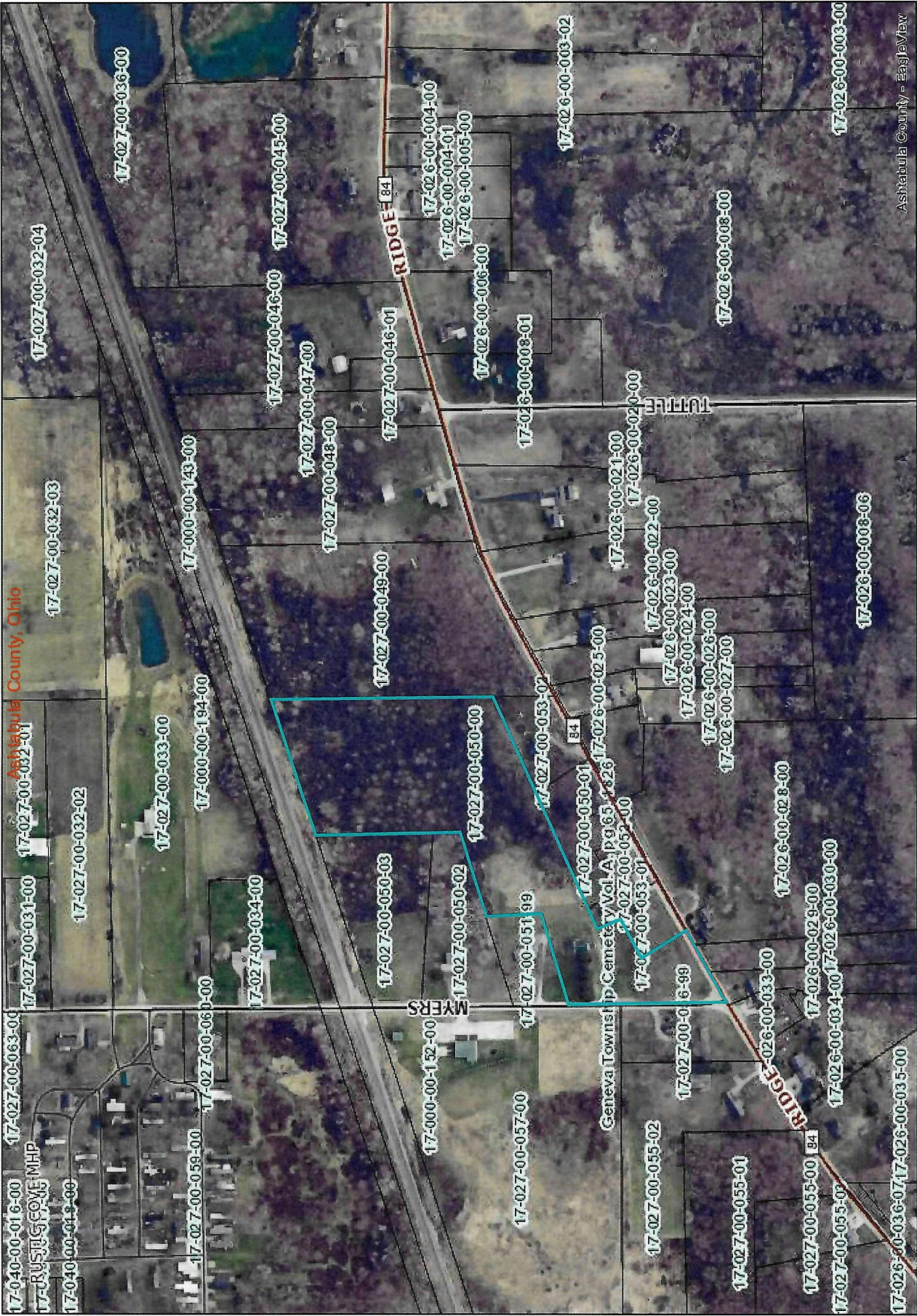


1 in = 376 ft **Ashtabula County Auditor GIS**
Property Lines are graphic representations and are NOT survey accurate.

NORTH Date: 3/15/2024

Aerial Map

Intended User	Pruden, Richard				
Property Address	2956 South Myers Road				
City	Geneva	County	Ashtabula	State	OH
Client	Richard Pruden				
	Zip Code 44041				



1 inch = 376 feet

1 inch = 376 feet

Property Lines are graphic representations and are NOT survey accurate.

Legal Description - Page 1

Intended User	Pruden, Richard				
Property Address	2956 South Myers Road				
City	Geneva	County	Ashtabula	State	OH
				Zip Code	44041
Client	Richard Pruden				

QUIT-CLAIM DEED—No. 83C

THE OHIO LEGAL BLANK CO., CLEVELAND

Evol 043 Page 7142

Know all Men by these Presents, That 1, LYNDALL L. PRUDEN, a widow,

Vol. 19 pg. 6538 the Grantor,
who claim title by or through instrument^s, recorded in Volume 759, Page 283, County
Recorder's Office, for the consideration of Ten and No/100----- Dollars
(\$ 10.00-----) received to my full satisfaction of DONALD L. PRUDEN,
a single person, the Grantee,
whose TAX MAILING ADDRESS will be 2956 South Myers Road
Geneva, OH 44041

have given, granted, remised, released and forever quit-claimed, and do by these presents absolutely
give, grant, remise, release and forever quit-claim unto the said Grantee, his heirs and assigns
forever, all such right and title as I, the said Grantor, have or ought to have in and to
the following described piece or parcel of land, situated in the Township of
Geneva County of Ashtabula and State of Ohio

And known as being part of Lots Numbers Thirteen (13) and Fourteen
(14) in Great Lot Number One (1) and is bounded and described as
follows, to-wit:

Commencing in the center of the South Ridge Road at the
intersection of the North and South Road and running thence north
along the center of said road about sixty-five (65) rods to the
south line of the N.Y.C. & St. L.R.R.; thence northeasterly along
the south line of said Railway Company about fifty-five (55) rods
to the west line of lands formerly owned by Arthur Gaylard; thence
southerly along said Gaylards west line about forty (40) rods to
the north line of lands of Mrs. Elizabeth Wood; thence westerly
along said Wood's north line about thirty-six (36) rods; thence
south six (6) rods; thence westerly nine (9) rods; thence south
along said Wood's west line eight (8) rods to the center of the
South Ridge Road; thence westerly along the center of said road to
the place of beginning, supposed to contain about nineteen acres of
land.

EXCEPTING AND RESERVING from the above described parcel of land the
one acre parcel conveyed therefrom to Richard A. Pruden and Barbara
Ann Pruden by deed recorded March 5, 1959, and recorded in Volume
575, Page 617 of Ashtabula County Records.

Id premises are also known as being Parcel No. 17-027-00-050-00

RECEIVED FOR RECORD
At 3:30 o'clock P. M.
SEP 2 1988
RECORDED
Volume 43 Page 7142
NANCY C. HORST
Recorder, Ashtabula County, Ohio

Legal Description - Page 2

Intended User	Pruden, Richard		
Property Address	2956 South Myers Road		
City	Geneva	County	Ashtabula
		State	OH
Client	Richard Pruden		
	Zip Code 44041		

To have and to hold the premises aforesaid, with the appurtenances thereunto belonging, to the said grantee, _____ his _____ heirs and assigns, so that neither the said grantor, nor her heirs, nor any other persons claiming title through or under her, shall or will hereafter claim or demand any right or title to the premises, or any part thereof; but they and every one of them shall by these presents be excluded and forever barred.

In Witness Whereof, I have hereunto set my hand, the 30th day of August, in the year of our Lord one thousand nine hundred and eighty-eight.

Signed in the presence of:

James McWhorter
Dolores M. Ruth

Lyndall L. Pruden
Lyndall L. Pruden

REC'D FOR RECORD
SEP 2 3 33 PM '88
HARRY C. HORST
RECORDER
ASHTABULA COUNTY
OHIO

The State of Ohio, } Before me, a Notary Public
Ashtabula County, } ss. in and for said County and State, personally appeared the above named LYNDALL L. PRUDEN, a widow, who acknowledged that she did sign the foregoing instrument and that the same is her free act and deed.

In Testimony Whereof, I have hereunto set my hand and official seal, at Geneva, Ashtabula County, Ohio, this 30th day of August, A. D. 1988.

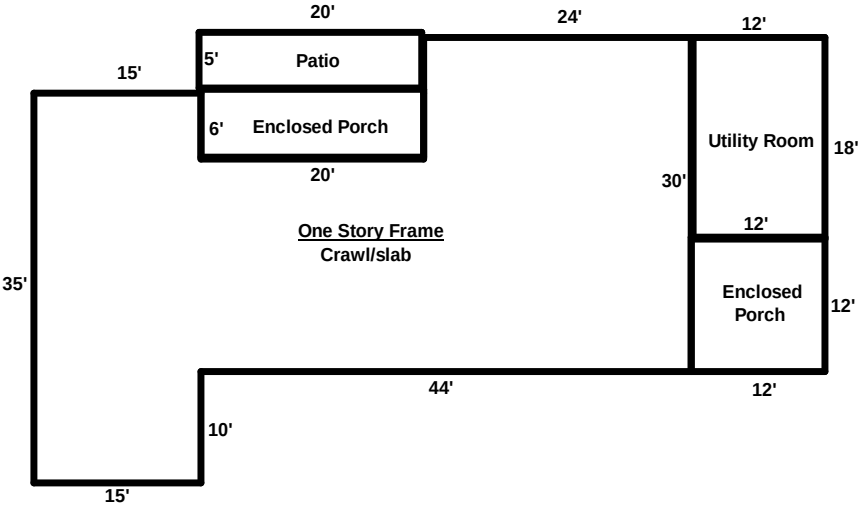
This instrument prepared by:
Louis A. DiFabio, Attorney at Law
299 S. Broadway, Geneva, OH 44041
(216) 466-4624

09929
QUIT-CLAIM DEED
FROM
LYNDALL L. PRUDEN,
a widow
TO
DONALD L. PRUDEN
a single person
RECEIVED FOR RECORD
at _____ o'clock _____ M. _____ 19____
Recorded _____ 19____
in _____ County Records
Volume _____, Page _____
ENTERED FOR TRANSFER
TRANSFERRED TO
Ashtabula County, Ohio
SEP 02 1988
Daniel P. Apes
This instrument prepared by:
Louis A. DiFabio
Attorney at Law

SKETCH ADDENDUM

Intended User	Pruden, Richard						
Property Address	2956 South Myers Road						
City	Geneva	County	Ashtabula	State	OH	Zip Code	44041
Client	Richard Pruden						

Not To Scale



SUMMARY	SQ FT AREA	PERIMETER	AREA CALCULATION DETAILS		
Living Area			First Floor		
First Floor	1625	210	24.0 X 30.0 =	720.0	
			15.0 X 35.0 =	525.0	
Porches/Patios			20.0 X 19.0 =	380.0	
Enclosed Porch	120	52	Total	1625.0	
Enclosed Porch	144	48			
Subtotal	264	100			
Patio	100	50			
Accessory Buildings					
Storage	216	60			

PHOTOGRAPH ADDENDUM

Intended User	Pruden, Richard				
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				Zip Code	44041
Client	Richard Pruden				



FRONT VIEW OF
SUBJECT PROPERTY



REAR VIEW OF
SUBJECT PROPERTY



STREET SCENE OF
SUBJECT PROPERTY

PHOTOGRAPH ADDENDUM

Intended User	Pruden, Richard				
Property Address	2956 South Myers Road				
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Zip Code	44041				
Client	Richard Pruden				



Street scene looking north on S. Myers



Address verification



West and south sides

PHOTOGRAPH ADDENDUM

Intended User	Pruden, Richard				
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City	Geneva	County	Ashtabula	State	OH
				Zip Code	44041
Client	Richard Pruden				



Tree growing into foundation on rear side of dwelling



Deteriorating masonite siding on rear side of dwelling



East and north sides

PHOTOGRAPH ADDENDUM

Intended User	Pruden, Richard				
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Client	Richard Pruden				



North side



View of rear lot looking northeast



Septic system

PHOTOGRAPH ADDENDUM

Intended User	Pruden, Richard				
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Client	Richard Pruden				
Zip Code	44041				



Outbuilding looking south



East and north sides of outbuilding



Interior outbuilding

PHOTOGRAPH ADDENDUM

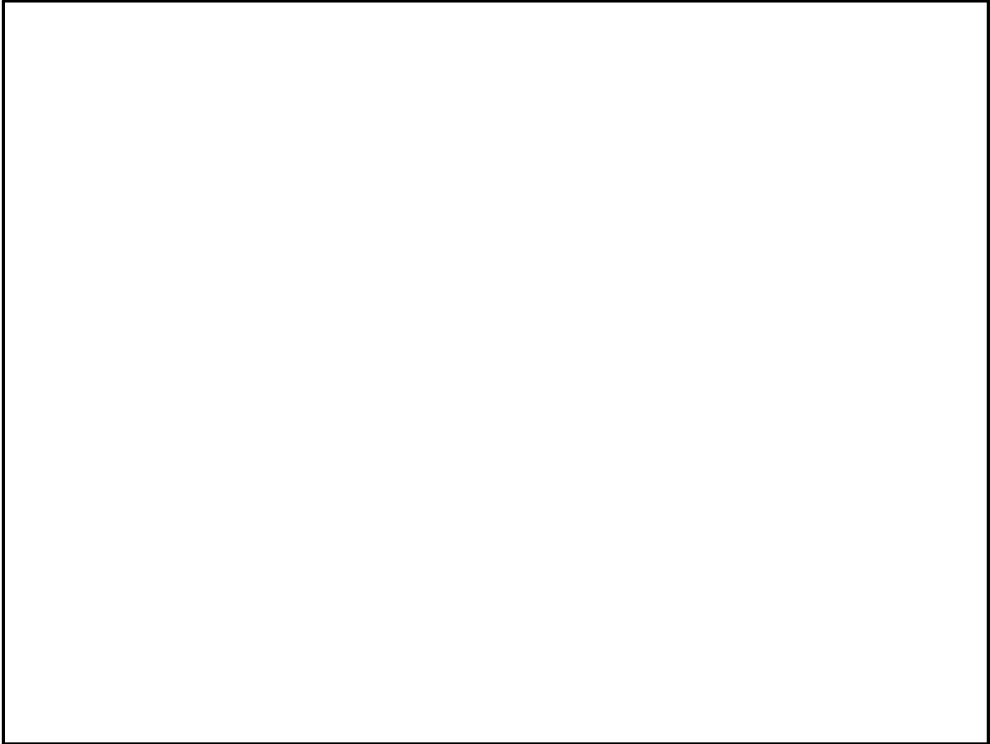
Intended User	Pruden, Richard				
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Client	Richard Pruden				



Interior outbuilding



View of dwelling from road



PHOTOGRAPH ADDENDUM

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Client	Richard Pruden		



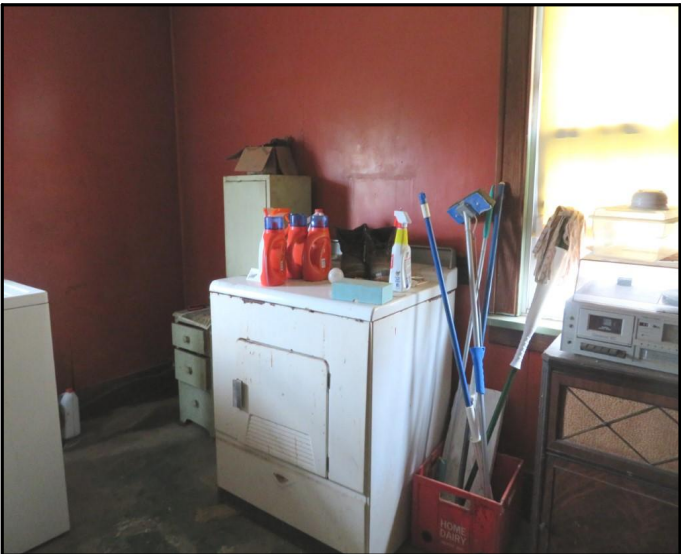
Interior enclosed porch



Interior enclosed porch



Utility room/furnace/laundry



Laundry in utility room



Hot water boiler in utility room



Kitchen

PHOTOGRAPH ADDENDUM

Intended User	Pruden, Richard				
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Client	Richard Pruden				



Electric panel



Hot water tank in kitchen



Kitchen/ceiling stains



Dining room



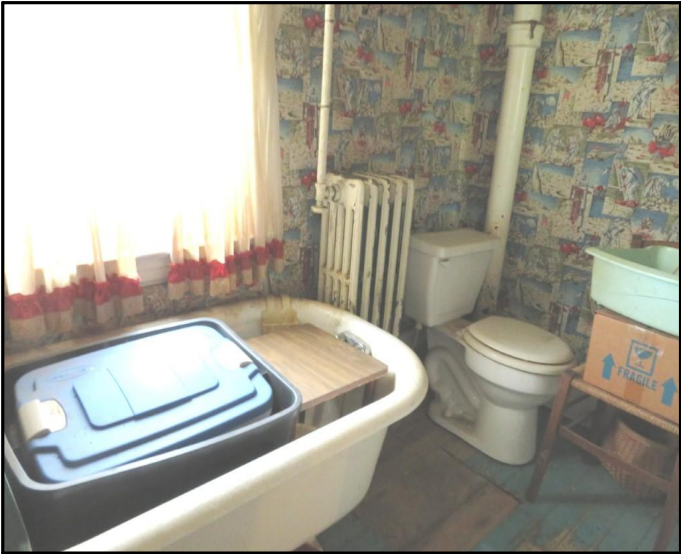
Dining room



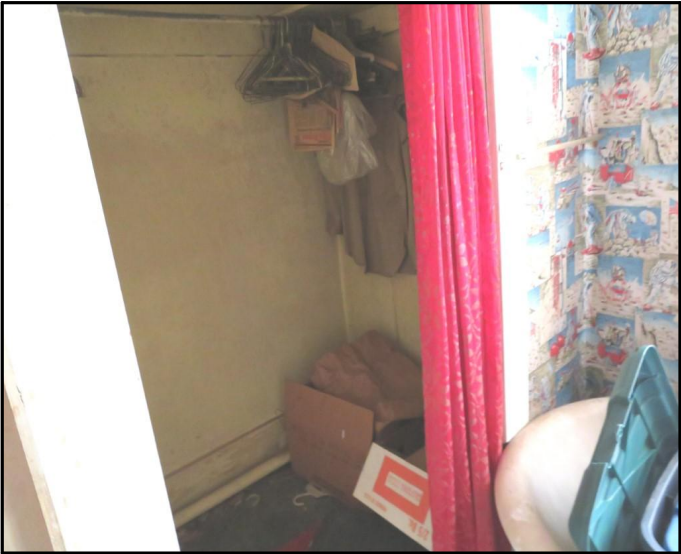
Bedroom No. 1

PHOTOGRAPH ADDENDUM

Intended User	Pruden, Richard				
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Bath off bedroom



Closet in bath off bedroom



Den



Den



Living room/fireplace



Living room/front door

PHOTOGRAPH ADDENDUM

Intended User	Pruden, Richard				
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Bedroom No. 2



Hall bath



Shower stall in hall bath



Bedroom No. 3



Bedroom No. 3



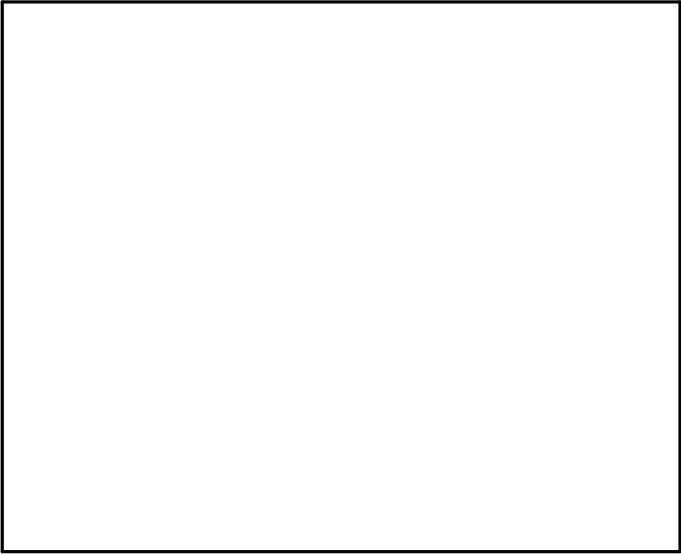
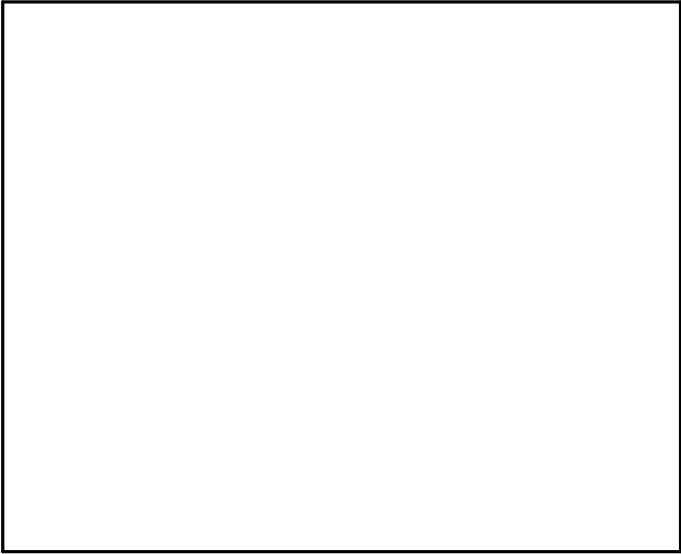
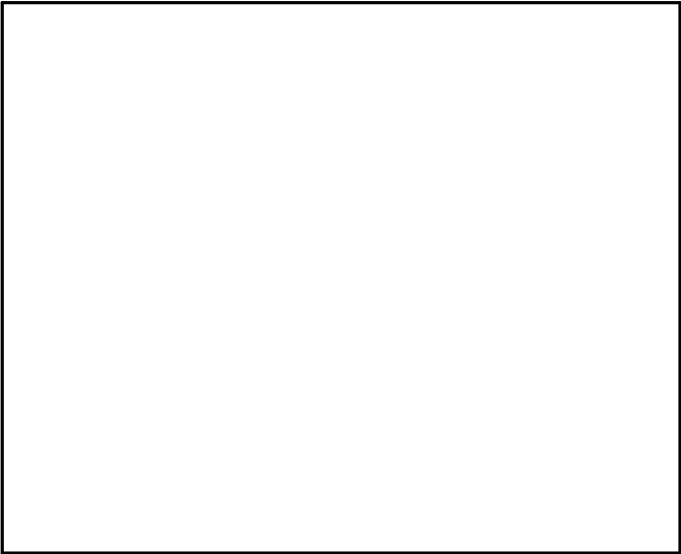
Hot water tank for hall bath in bedroom closet

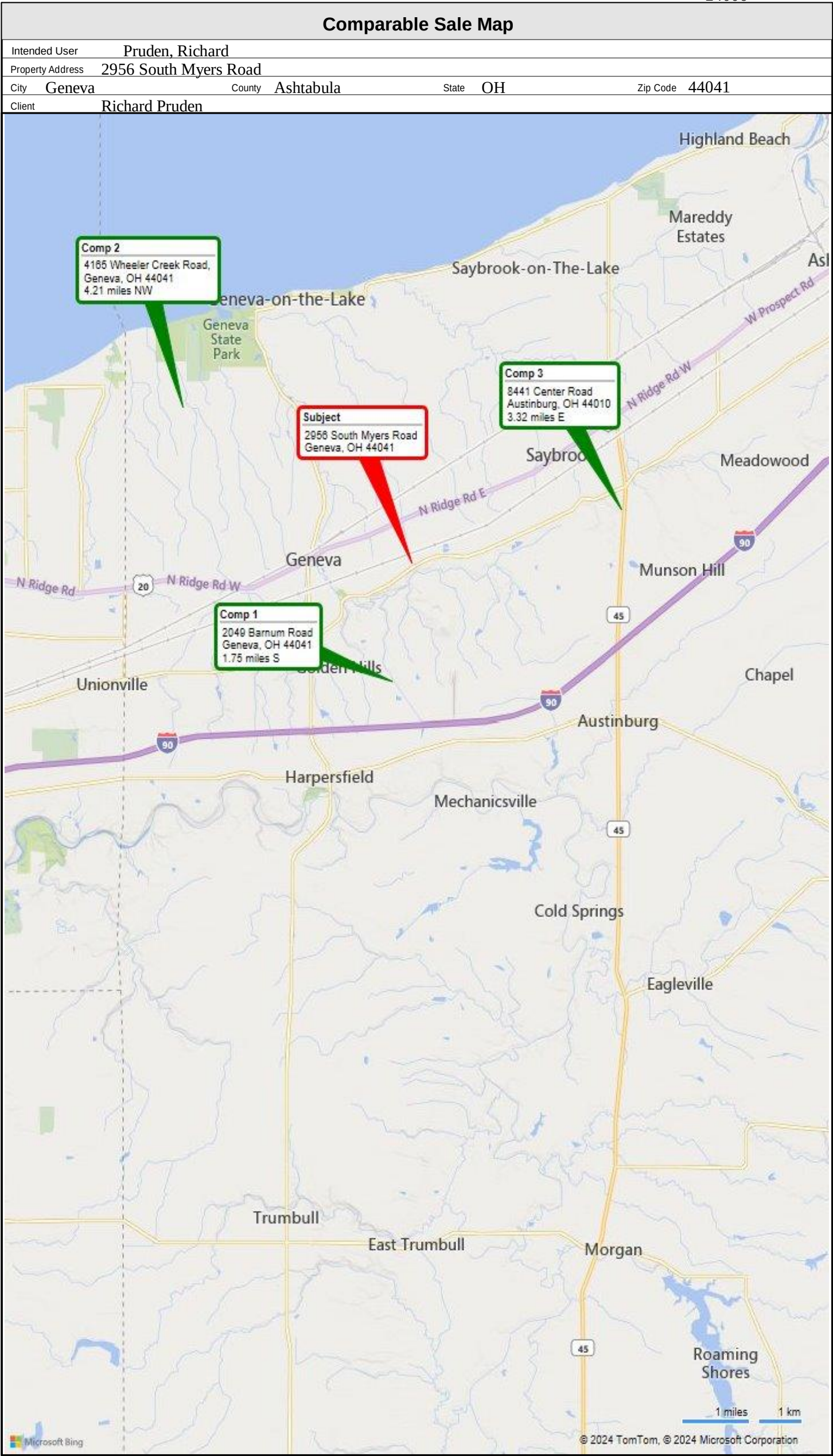
PHOTOGRAPH ADDENDUM

Intended User	Pruden, Richard		
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Client	Richard Pruden		



Interior rear enclosed porch





PHOTOGRAPH ADDENDUM

Intended User	Pruden, Richard				
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Client	Richard Pruden				



COMPARABLE #1

2049 Barnum Road Geneva, OH 44041	
Price	\$85,000
Price/SF	77.84
Date	12/20/2023
Age	60
Room Count	5-3-1
Living Area	1,092
Value Indication	\$75,000



COMPARABLE #2

4165 Wheeler Creek Road, Geneva, OH 44041	
Price	\$55,000
Price/SF	28.59
Date	02/20/2024
Age	154
Room Count	6-3-1
Living Area	1,924
Value Indication	\$58,000



COMPARABLE #3

8441 Center Road Austinburg, OH 44010	
Price	\$89,000
Price/SF	46.65
Date	01/18/2023
Age	62
Room Count	5-3-1
Living Area	1,908
Value Indication	\$74,000

PHOTOGRAPH ADDENDUM

Intended User	Pruden, Richard				
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				Zip Code	44041
Client	Richard Pruden				



2049 Barnum Road
Geneva, OH 44041
Photo taken 03/22/2024



8441 Center Street
Austinburg, OH 44010
Photo taken 03/25/2024

