

Tax year 2024

BOR no. 0028

FILED ON

DTE 1
Rev. 08/21

County Ashtabula

Date received _____

MAR 11 2025

Complaint Against the Valuation of Real Property

Ashtabula County
Board of Revision

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

Attach additional pages if necessary.

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

Original complaint Counter complaint

Notices will be sent only to those named below.

| | | Name | Street address, City, State, ZIP code |
|--|---|--|--|
| 1. Owner of property | Richard J and Patricia A Pruden | | 3000 S Myers Road, Geneva, OH 44041 |
| 2. Complainant if not owner | | | |
| 3. Complainant's agent | | | |
| 4. Telephone number of contact person | (216) 906-1256 | | |
| 5. Email address of complainant | rppruden@gmail.com | | |
| 6. Complainant's relationship to property, if not owner | | | |
| If more than one parcel is included, see "Multiple Parcels" on back. | | | |
| 7. Parcel numbers from tax bill | Address of property | | |
| 17-027-00-050-00 | 2956 S Myers Road, Geneva, OH 44041 | | |
| 8. Principal use of property Residential | | | |
| 9. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C. | | | |
| Parcel number | Column A Complainant's Opinion of Value (Full Market Value) | Column B Current Value (Full Market Value) | Column C Change in Value |
| 17-027-00-050-00 | \$70,000 | \$116,300 | \$46,300 |
| | | | |
| 10. The requested change in value is justified for the following reasons: An appraisal report done by Professional Appraiser Paul E. Madar & Associates concluded that the market value, as of 02/08/2024 was \$70,000. | | | |

11. Was property sold within the last three years? Yes No Unknown If yes, show date of sale _____ and sale price \$ _____ ; and attach information explained in "Instructions for Line 11" on back.

12. If property was not sold but was listed for sale in the last three years, attach a copy of listing agreement or other available evidence.

13. If any improvements were completed in the last three years, show date _____ and total cost \$ _____ .

14. Do you intend to present the testimony or report of a professional appraiser? Yes No Unknown

15. If you have filed a prior complaint on this parcel since the last reappraisal or update of property values in the county, the reason for the valuation change requested must be one of those below. Please check all that apply and explain on attached sheet. See R.C. section 5715.19(A)(2) for a complete explanation.

The property was sold in an arm's length transaction.

The property lost value due to a casualty.

A substantial improvement was added to the property.

Occupancy change of at least 15% had a substantial economic impact on my property.

I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 03/10/2025

Complainant or agent

Richard J Pruden
Signature

Title (if agent) _____

Situs : 2956 S MYERS RD

Map ID: 17-027-00-050-00

LUC: 101

Card: 1 of 1

Tax Year: 2024

Printed: 03/11/25

CURRENT OWNER
PRUDEN DONALD L
2956 SOUTH MYERS RD
GENEVA OH 44041

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No. 027-00 050-00
Class A
Living Units 1
Neighborhood 70000
District
Zoning
Alternate Id



Legal Description
Parcel Tieback: Addl. Tieback: N
Legal Descriptions:
SEC 1--13 S

Land Information

| Type | Cd | Rate | Size | Acres | Dpth | Inf Fac | Inf % | Value |
|------|----|-------|--------|-------|------|---------|-------|--------|
| A | 0 | 0 | 2.1670 | | 0 | | | |
| A | S | 14500 | 9.1630 | 39 | 0 | 5 | -20 | 53,890 |
| A | H | 14500 | 1.0000 | 100 | 0 | | | 18,850 |
| | | | | | | | | 72,740 |

Total Acres: 12.33 Legal Acres: 12.30 NBHD Fact: 1.3000

Assessment Information

| | Assessed | Appraised | Cost | Income | Market |
|-----------------|----------|-----------|---------|--------|--------|
| Land | 25,450 | 72,700 | 72,700 | 0 | 0 |
| Building | 15,260 | 43,600 | 43,600 | 0 | 0 |
| Total | 40,710 | 116,300 | 116,300 | 0 | 0 |

Manual Override Reason
Base Date of Value
Effective Date of Value
Value Flag 1-COST APPROACH

Current Value

| Year | Land | Building | Total Value |
|------|--------|----------|-------------|
| 2021 | 56,000 | 36,200 | 92,200 |
| 2022 | 56,000 | 36,200 | 92,200 |
| 2023 | 72,700 | 48,800 | 121,500 |

Permit Information

| Date Issued | Number | Price | Purpose | Note | Status |
|-------------|--------|-------|---------|------|--------|
| | | | | | |

Sales/Ownership History

| Transfer Date | Price | Type | Validity | Deed Reference | Deed Type | Grantor |
|---------------|-------|---------------------|-----------------------------------|----------------|----------------------------|------------------|
| 12/10/24 | | 2-Land And Building | E-Exempt Conveyance (Sale Price O | | QC-Quit Claim | PRUDEN RICHARD J |
| 08/07/24 | | 2-Land And Building | E-Exempt Conveyance (Sale Price O | | CT-Certificate Of Transfer | PRUDEN DONALD L |
| 10/15/13 | | | E-Exempt Conveyance (Sale Price O | | ET-Temp Exempt | PRUDEN DONALD L |
| 04/02/98 | | 1-Land Only | U-Not Validated | 0043/7142 | ET-Temp Exempt | PRUDEN DONALD L |

Entrance Information

| Date | ID | Entry Code | Source |
|----------|-----|---------------------|---------|
| 08/01/13 | DAA | 6-Occupant Not Home | 3-Other |
| 01/09/14 | WPW | 6-Occupant Not Home | 3-Other |

Property Notes
Note Codes:

Situs : 2956 S MYERS RD

Parcel Id: 17-027-00-050-00

LUC: 101

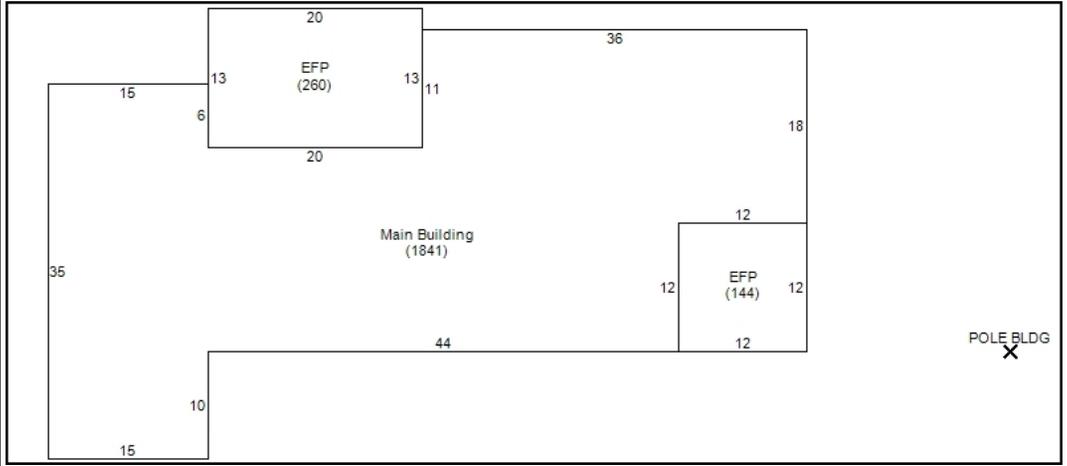
Card: 1 of 1

Tax Year: 2024

Printed: 03/11/25

Dwelling Information

| | |
|--|----------------------------|
| Valuation Method D | Total Rooms 6 |
| Override Model | Dining Rooms 1 |
| Story Height 1 | Bedrooms 3 |
| Construction 92-Fr W/Mas | Family Rooms 0 |
| Style 03-Ranch | Full Baths 1 |
| Year Built 1928 | Half Baths 1 |
| Eff Year Built | Addl. Fixtures 0 |
| Year Remodeled 1947 | Total Fixtures 8 |
| Kitchen Remod | Unfinished Area 0 |
| Bath Remod | T2 Rec Rm Area |
| Lower Level D-Full Crawl | T3 Rec Rm Area |
| Heating 2-Basic | T4 Rec Rm Area |
| Heat Fuel Type | Fin Bsmt Liv Area 0 |
| System | WBFP Stacks 1 |
| Attic 0-None | WBFP Openings 1 |
| Phy. Condition P-Poor Condition | WBFP Add'l Stry |
| Int vs Ext Cond | Prefab Fireplace |
| Well / Septic 2 | Prefab Add'l Stry |
| Bsmt Gar # Cars | |
| Misc 1 Desc | Misc 1 Qty |
| Misc 2 Desc | Misc 2 Qty |
| Grade D | Cost & Design 0 |
| CDU PR-POOR | Functional |
| % Good Ovr | Economic 100 |
| % Complete 100 | NBHD Fact 1.35 |
| GRM Econ Rents | GRM Factor 1 |
| GRM Units | GRM Value 0 |



Additions

| Line | Low | 1st | 2nd | 3rd | Area | Yr Blt | Eff Yr | Grade | %Comp | CDU | Value |
|------|-----|-----|-----|-----|-------|--------|--------|-------|-------|-----|-------|
| 0 | | | | | 1,841 | | | | | | |
| 1 | | EFP | | | 144 | | | | | | 4,400 |
| 2 | | EFP | | | 260 | | | | | | 8,000 |

Dwelling Computations

| | | | |
|--------------------------|---------|-----------------------|--------|
| Base Price | 89,270 | % Good | 25 |
| Plumbing | 3,400 | Market Adj | |
| Basement | 8,200 | Functional | |
| Heating | 0 | Economic | 100 |
| Attic | 0 | % Complete | 100 |
| Other Features | 3,400 | C&D Factor | |
| | | Adj Factor | 1.35 |
| Subtotal | 104,270 | Additions | 3,100 |
| Ground Floor Area | 1,841 | Dwelling Value | 42,090 |
| Total Living Area | 1,841 | | |

Dwelling Notes

Outbuilding Data

| Ln | Code/Desc | Yr Blt | Eff Yr | Size | Area | Gr | Qty | ModCd | PC | FN | MA | %Comp | Value |
|----|---------------|--------|--------|-------|------|----|-----|-------|----|----|----|-------|-------|
| 2 | AP1-Pole Bldg | 1928 | | 20x40 | 800 | C | 1 | | P | | | | 1,500 |

Condominium / Mobile Home Information

| | | |
|--------------------|-----------------|------------------|
| Complex # | Level | MH Make |
| Type | Elevator | MH Model |
| Unit No | Location | Serial# |
| Condo Style | View | MH Title# |
| Cmplx Name | | Park Code |

Misc & Gross Blding Values

| | |
|-------------------------|----------------------------|
| Misc Building No | Misc Adjusted Value |
| Gross Building: | |

Situs : 2956 S MYERS RD

Parcel Id: 17-027-00-050-00

LUC: 101

Card: 1 of 1

Tax Year: 2024

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Comments

| Number | Code | Status | Comment |
|---------------|-------------|---------------|--|
| 7 | OFC | RV | 60X70 P.BLDG RAZED PER SKETCH INSPECT |
| 6 | FLD | | 60X70 POLEBLD RAZED 100% 1-1-24. |
| 5 | OFC | MI | EASEMENT DEED VOL 552-1959 OCT 15-13 #3582 |
| 1 | FLD | BO | 19980330 JP C#01 - 3/25/98-RAZED 2 POULTRY HSES & A SHED FOR 1/1/98. |
| 2 | OFC | LC | 19980403 TML C#01 - SPLIT 5.1 ACRES TO 17-027-00-050-02 ON 4/2/1998 |
| 3 | OFC | LC | 19980403 TML C#01 - CONVEY # 1140 0 |
| 4 | OFC | HI | 20030203 CG C#01 - ADJUST LAND ROW PER OWNER, TOTAL ACREAGE IS 10.136. |

Situs : 2956 S MYERS RD

Parcel Id: 17-027-00-050-00

LUC: 101

Card: 1 of 1

Tax Year: 2024

Printed: 03/11/25

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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 :

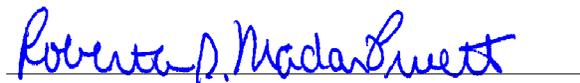
\$70,000

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

Uniform Residential Appraisal Report

File # 24006

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

| | |
|--|--|
| SUBJECT | Property Address 2956 South Myers Road City Geneva State OH Zip Code 44041 |
| | Owner Pruden, Donald L. Intended User Pruden, Richard County Ashtabula |
| | Legal Description Known as being part of Lots Numbers 13 and 14 in Great Lot 1 |
| | Assessor's Parcel # 17-027-00-050-00 Tax Year 2023 R. E. Taxes \$1,942.78 |
| | Neighborhood Name N/A Map Reference Geneva Twp Pg 27 Census Tract 7.02 |
| | Occupant <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant <input type="checkbox"/> Special Assessments \$139.09 <input type="checkbox"/> PUD HOA \$0 <input type="checkbox"/> per year <input type="checkbox"/> per month |
| | Property Rights Appraised <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe) |
| | Intended Use: Set Tax Basis |
| | Client Richard Pruden Address 2956 South Myers Road, Geneva, OH 44041 |
| | Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of the appraisal? <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Report data source(s) used, offering price(s), and date(s). NORMLS (Northern Ohio Regional Multiple Listing Service); Owner | |

| | |
|----------|---|
| CONTRACT | I <input type="checkbox"/> did <input type="checkbox"/> 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. Not Applicable |
| | Contract Price \$ _____ Date of Contract _____ Is the property seller the owner of public record? <input type="checkbox"/> Yes <input type="checkbox"/> 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 client? <input type="checkbox"/> Yes <input type="checkbox"/> No |
| | If Yes, report the total dollar amount and describe the items to be paid: Not Applicable |

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

| Neighborhood Characteristics | | | | One-Unit Housing Trends | | | | One-Unit Housing | | | Percent Land Use % | |
|---|-----------------------------------|--|------------------------------------|-------------------------|---------------------------------------|--|--------------------------------------|------------------|-------|----------|--------------------|--------|
| Location | <input type="checkbox"/> Urban | <input checked="" type="checkbox"/> Suburban | <input type="checkbox"/> Rural | Property Values | <input type="checkbox"/> Increasing | <input checked="" type="checkbox"/> Stable | <input type="checkbox"/> Declining | PRICE | AGE | One-Unit | 55.0 % | |
| Built-Up | <input type="checkbox"/> Over 75% | <input checked="" type="checkbox"/> 25-75% | <input type="checkbox"/> Under 25% | Demand/Supply | <input type="checkbox"/> Shortage | <input checked="" type="checkbox"/> In Balance | <input type="checkbox"/> Over Supply | \$(000) | (yrs) | 2-4 Unit | % | |
| Growth | <input type="checkbox"/> Rapid | <input checked="" type="checkbox"/> Stable | <input type="checkbox"/> Slow | Marketing Time | <input type="checkbox"/> Under 3 mths | <input checked="" type="checkbox"/> 3-6 mths | <input type="checkbox"/> Over 6 mths | 75 | Low | 20 | Multi-Family % | |
| Neighborhood Boundaries North: CSX railroad tracks. South: interstate 90. East: Route 45. West: Route 534 | | | | | | | | 350 | High | 130 | Commercial | 5.0 % |
| Neighborhood Description Subject neighborhood is a mixture of dwelling styles, ages and values. An older mobile home park is located north of subject on the same street. All shopping, business and other amenities are within 3-6 miles. Lake Erie recreation is about 4 miles north. *** See Additional Comments *** | | | | | | | | 125 | Pred. | 75 | Other | 40.0 % |
| Market Conditions (including support for the above conclusions) The market is currently classified as a stable market; in some segments of the market, the market could be classified as a seller's market with limited inventory. Loan discounts and buydowns are not prevalent in this area. *** See Additional Comments *** | | | | | | | | | | | | |

| | |
|--|--|
| SITE | Dimensions 489' X 12.33 acres Area 12.33 acres Shape Irregular View Residential |
| | Specific Zoning Classification R-1 Zoning Description Single Family and Two-Family Residential |
| | Zoning Compliance <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal Nonconforming (Grandfathered Use) <input type="checkbox"/> No Zoning <input type="checkbox"/> Illegal (describe) |
| | Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe |
| | Single-family residential use is concluded to be the highest and best use of the subject property is "as-improved". |
| | Utilities Public Other (describe) Public Other (describe) Off-site Improvements--Type Public Private |
| | Electricity <input checked="" type="checkbox"/> <input type="checkbox"/> Water <input checked="" type="checkbox"/> <input type="checkbox"/> Street Paved <input checked="" type="checkbox"/> <input type="checkbox"/> |
| | Gas <input checked="" type="checkbox"/> <input type="checkbox"/> Sanitary Sewer <input type="checkbox"/> <input checked="" type="checkbox"/> Septic Alley None <input type="checkbox"/> <input type="checkbox"/> |
| | FEMA Special Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No FEMA Flood Zone X FEMA Map No. 39007C0141D FEMA Map Date 12/18/2007 |
| | Are the utilities and off-site improvements typical for the market area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No. If No, describe |
| Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe | |
| Subject site is situated on the northeast corner of South Myers Road and South Ridge Road West. It is an irregular shaped lot with about 489 feet on South Myers Road and about 225 feet of road frontage on South Ridge Road (Route 84). *** See Additional Comments *** | |

| General Description | | Foundation | | Exterior Description | | Interior | |
|---|--|--|---|--|-------------------------------|-----------------------------------|--|
| Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit | <input checked="" type="checkbox"/> Concrete Slab <input checked="" type="checkbox"/> Crawl Space | Foundation Walls | Concrete Block-Avg | Floors | Cpt/Lino-Fr/Pr | | |
| # of Stories 1 | <input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement | Exterior Walls | Stone/Vinyl/Masonite-F | Walls | Drywall-Average | | |
| Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det/End Unit | Basement Area 0 sq. ft. | Roof Surface | Metal-Avg | Trim/Finish | Wood-Avg | | |
| <input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const. | Basement Finish 0 % | Gutters & Downspouts | Aluminum-Avg | Bath Floor | HW/VinTile-F | | |
| Design (Style) Ranch | <input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump | Window Type | Slide/DH Vinyl/Wd-A | Bath Wainscot | FGShwr/A/F | | |
| Year Built 1928 | Evidence of <input type="checkbox"/> Infestation | Storm Sash/Insulated | Both | Car Storage | <input type="checkbox"/> None | | |
| Effective Age (Yrs) | <input type="checkbox"/> Dampness <input type="checkbox"/> Settlement | Screens | Some | <input checked="" type="checkbox"/> Driveway | # of Cars 6 | | |
| Attic <input type="checkbox"/> None | Heating <input type="checkbox"/> FWA <input checked="" type="checkbox"/> HWBB <input type="checkbox"/> Radiant | Amenities | <input type="checkbox"/> WoodStove(s)# 0 | Driveway Surface | Stone/dirt | | |
| <input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs | <input type="checkbox"/> Other <input type="checkbox"/> Fuel Gas | <input type="checkbox"/> Fireplace(s) # 1 | <input type="checkbox"/> Fence none | <input type="checkbox"/> Garage | # of Cars | | |
| <input type="checkbox"/> Floor <input checked="" type="checkbox"/> Scuttle | Cooling <input type="checkbox"/> Central Air Conditioning | <input type="checkbox"/> Patio/Deck none | <input checked="" type="checkbox"/> Porch 2EFP | <input type="checkbox"/> Carport | # of Cars | | |
| <input type="checkbox"/> Finished <input type="checkbox"/> Heated | <input type="checkbox"/> Individual <input type="checkbox"/> Other | <input type="checkbox"/> Pool none | <input checked="" type="checkbox"/> Other OB | <input type="checkbox"/> Att. | <input type="checkbox"/> Det. | <input type="checkbox"/> Built-in | |
| Appliances <input type="checkbox"/> Refrigerator <input 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) | | | | | | | |

| | |
|--------------|--|
| IMPROVEMENTS | Finished area above grade contains: 7 Rooms 3 Bedrooms 1.1 Bath(s) 1,625 Square Feet of Gross Living Area Above Grade |
| | Additional features (special energy efficient items, etc.) Gas fireplace in living room. 12X12 enclosed porch in fair condition. 6X20 enclosed porch in poor condition. *** See Additional Comments *** |
| | Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). Exterior siding is a mixture of stone, vinyl siding and masonite siding. The masonite siding is in poor condition. Metal roof was replaced about 2 years ago. Water stains on ceilings throughout interior. Replacement windows are vinyl double hung and sliders; Wood double hung windows in the front enclosed porch are in poor condition. Electric panel was updated about 5 years ago; the panel is located in the kitchen with in-conduit wiring. *** See Additional Comments *** |
| | Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe |
| | Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe |
| | |

Uniform Residential Appraisal Report

File # 24006

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 | | |
|---------------------------------------|---|--|-------------------|---------------------------------------|--|--|-------------------|--|--|--|
| Address | 2956 South Myers Road 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 | +3,000 | Suburban | | Suburban | | | | |
| Leasehold/Fee Simple | 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) | | | \$ -10,000 | | \$ 3,000 | | \$ -15,000 | | | |
| Adjusted Sale Price of Comparables | | Net Adj. 11.76 % Gross Adj. 30.59 % | \$ 75,000 | Net Adj. 5.45 % Gross Adj. 30.91 % | \$ 58,000 | Net Adj. 16.85 % Gross Adj. 32.58 % | \$ 74,000 | | | |

SALES COMPARISON APPROACH

I did 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) Ashtabula County Auditor

My research 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

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 "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.

| | | |
|--|---|--|
| A D D I T I O N A L C O M M E N T S | 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. | |
| | The appraisal report is not a professional home inspection report. The appraiser is not qualified as a structural expert of home engineer. The appraiser has not tested the property's insulation or tested the presence of radon gas. The observed condition of the foundation, roof, exterior walls, interior walls, floors, heating system, plumbing, insulation, electrical service and all mechanicals and construction is based on a casual inspection only and no detailed inspection was made. The appraiser is not an expert on heating systems and no attempt was made to inspect the interior of the furnace. The structure was not checked for building code violations; it is assumed that the building meets applicable building codes unless so stated in this report. | |
| | DIGITAL SIGNATURES: | |
| | The signature affixed to this report, and certification, were applied by the original appraiser and represent her acknowledgements of the facts, opinions and conclusions found in the report. The appraiser applied her signature electronically using a password encrypted method. Hence this signature has more safeguards and carry the same validity as the individual's hand applied signature. If the report has a hand-applied signature, this comment does not apply. | |
| | The effective date of this valuation is 02/08/2024; the property was viewed by the appraiser on 03/15/2024. | |
| | | |
| | | |
| | | |
| | | |
| | | |

| C O S T A P P R O A C H | COST APPROACH TO VALUE | | | |
|--|---|--|--------------|----------------|
| | Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) | | | |
| | | | | |
| | ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW | OPINION OF SITE VALUE.....=\$ | | |
| | Source of cost data | Dwelling | Sq. Ft. @ \$ | =\$ |
| | Quality rating from cost service | Effective date of cost data | Sq. Ft. @ \$ | =\$ |
| | Comments on Cost Approach (gross living area calculations, depreciation, etc.) | | | |
| | The Cost Approach is typically not developed for structures older than ten years. | Garage/Carport | Sq. Ft. @ \$ | =\$ |
| | | Total Estimate of Cost-New..... =\$ | | |
| | | Less | Physical | Functional |
| Depreciation | | | | = \$ () |
| Depreciated Cost of Improvements.....=\$ | | | | |
| 'As-is' Value of Site Improvements.....=\$ | | | | |
| Estimated Remaining Economic Life (HUD and VA only) | Years | Indicated Value By Cost Approach.....=\$ | N/A | |

| I N C O M E | INCOME APPROACH TO VALUE | | | |
|----------------------------|--|-------------------------|------|---|
| | Estimated Monthly Market Rent \$ | X Gross Rent Multiplier | = \$ | N/A Indicated Value by Income Approach |
| | Summary of Income Approach (including support for market rent and GRM) The Income Approach is not used in predominately owner occupied neighborhoods. | | | |

| P U D I N F O R M A T I O N | PROJECT INFORMATION FOR PUDs (if applicable) | | | |
|--|---|--------------------------------|----------------------------|--|
| | Is the developer/builder in control of the Homeowners' Association (HOA)? <input type="checkbox"/> Yes <input type="checkbox"/> No Unit type(s) <input type="checkbox"/> Detached <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, date of conversion | | | |
| | Does the project contain any multi-dwelling units? <input type="checkbox"/> Yes <input type="checkbox"/> No Data Source(s) | | | |
| | Are the units, common elements, and recreation facilities complete? <input type="checkbox"/> Yes <input type="checkbox"/> No If No, describe the status of completion. | | | |
| | Are the common elements leased to or by the Homeowners' Association? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe the rental terms and options. | | | |
| Describe common elements and recreational facilities | | | | |

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

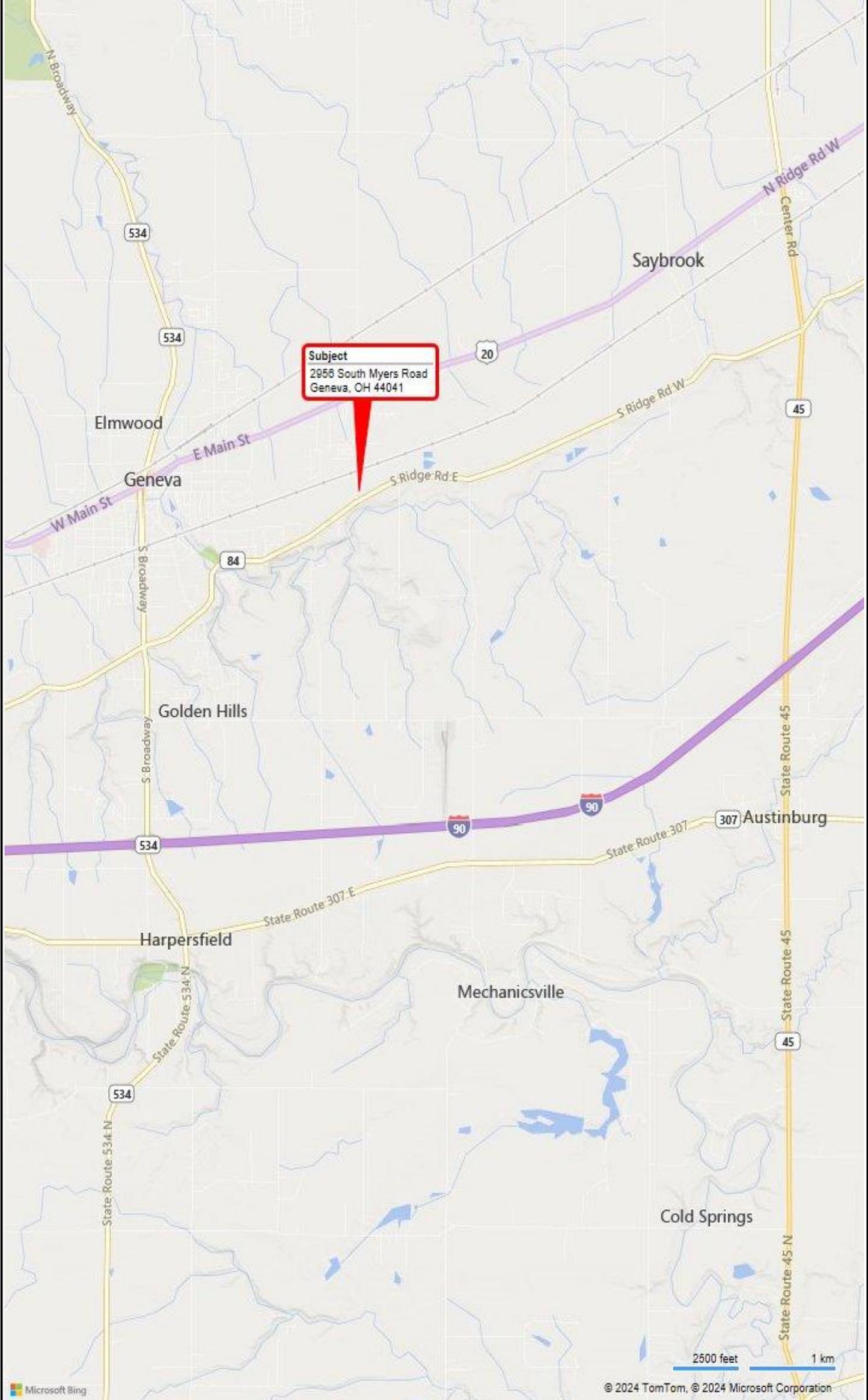
- Did not inspect subject property
- Did inspect exterior of subject property from street
 Date of Inspection _____
- Did inspect interior and exterior of subject property
 Date of Inspection _____

COMPARABLE SALES

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

LOCATION MAP

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



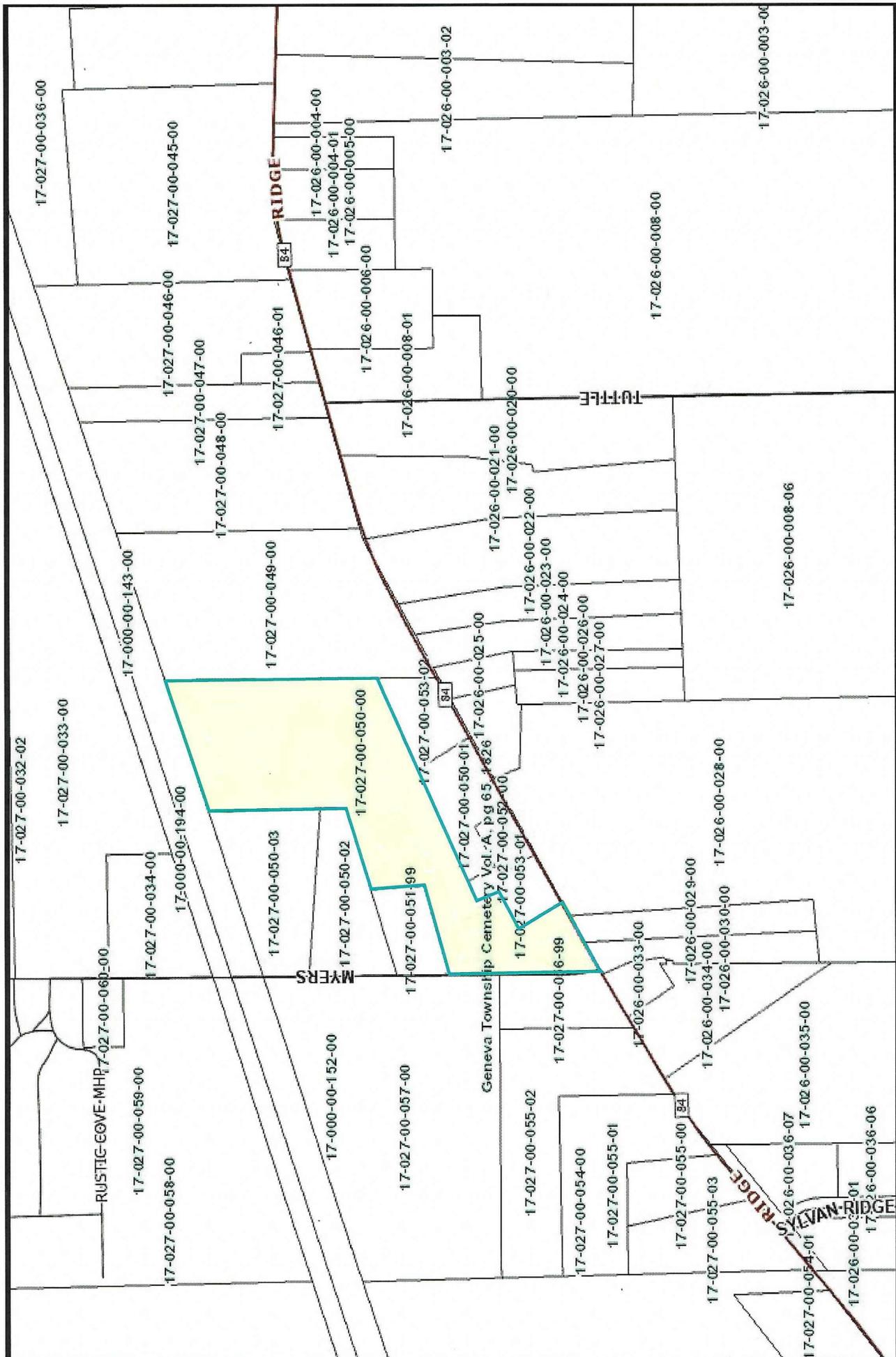
Bird's Eye Map

| | | | | | | | |
|------------------|-----------------------|--------|-----------|-------|----|----------|-------|
| 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 |
| | | Zip Code | 44041 |
| Client | Richard Pruden | | |



Ashtabula County EagleView

1 inch = 376 feet

1 inch = 376 feet

0 150 300 600 900 1,200 ft



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

VOL. 043 PAGE 7142

QUIT-CLAIM DEED—No. 83C THE OHIO LEGAL BLANK CO., CLEVELAND

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

who claim title by or through instrument^s, recorded in Volume 759, Page 283, County _____, Vol. 19 pg. 6538, the Grantor^s, 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.

Said 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 Zip Code 44041
 Client Richard Pruden

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.

[VOL. 043, PAGE 7143]

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. HORS
 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

James McWhorter

in compliance with Sec. 1102.02
 R.C. and Sec. 1511.02 of the
 Revised Code, I have

09929

QUIT-CLAIM DEED

FROM
LYNDALL L. PRUDEN,
 a widow
 TO
DONALD L. PRUDEN
 a single person
 RECEIVED FOR RECORD
 of Ashtabula Co., OH, 1988
 Recorded _____ 19____
 in _____ County Records
 Volume _____, Page _____

RECORDED

ENTERED FOR TRANSFER

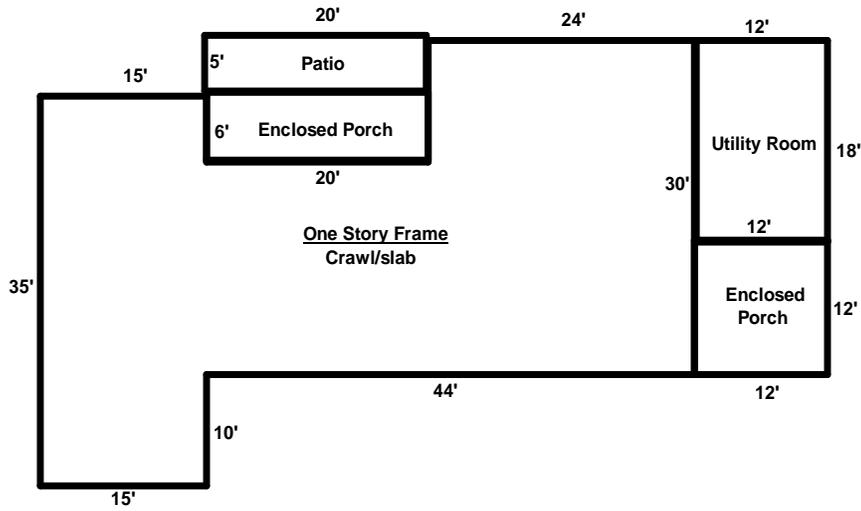
TRANSFERRED TO
 Ashtabula County, Ohio
 SEP 12 1988

Donald L. Pruden
 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 |
| | | | 20.0 X 19.0 = 380.0 |
| | | | Total 1625.0 |
| Porches/Patios | | | |
| Enclosed Porch | 120 | 52 | |
| Enclosed Porch | 144 | 48 | |
| Subtotal | 264 | 100 | |
| Patio | 100 | 50 | |
| Accessory Buildings | | | |
| Storage | 216 | 60 | |

PHOTOGRAPH ADDENDUM

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



Outbuilding looking south



East and north sides of outbuilding



Interior outbuilding

PHOTOGRAPH ADDENDUM

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



Interior outbuilding



View of dwelling from road



PHOTOGRAPH ADDENDUM

| | | | | | | | |
|------------------|-----------------------|--------|-----------|-------|----|----------|-------|
| Intended User | Pruden, Richard | | | | | | |
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| City | Geneva | County | Ashtabula | State | OH | Zip Code | 44041 |
| 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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Electric panel



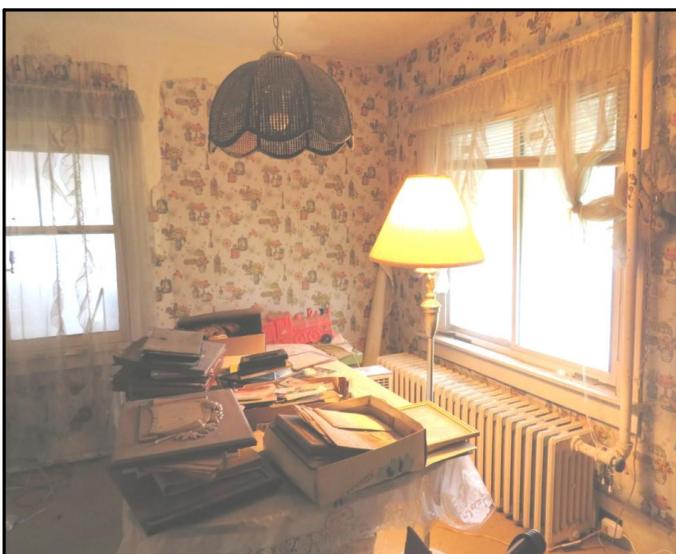
Hot water tank in kitchen



Kitchen/ceiling stains



Dining room



Dining room



Bedroom No. 1

PHOTOGRAPH ADDENDUM

| | | | | | | | |
|------------------|-----------------------|--------|-----------|-------|----|----------|-------|
| Intended User | Pruden, Richard | | | | | | |
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Bath off bedroom



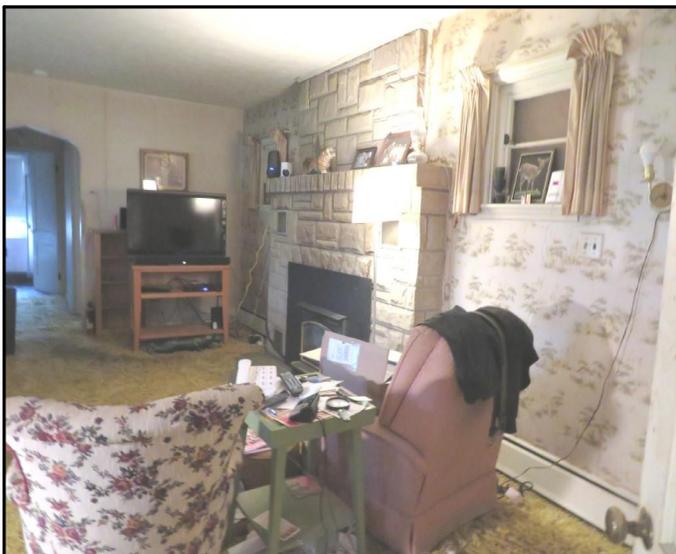
Closet in bath off bedroom



Den



Den



Living room/fireplace



Living room/front door

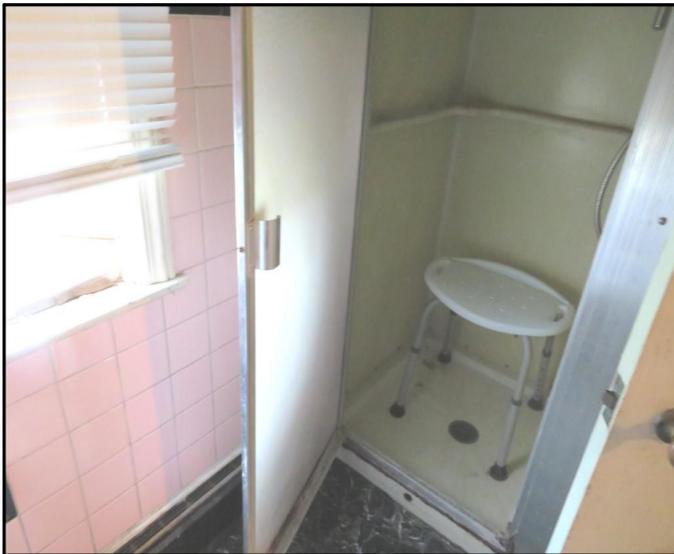
PHOTOGRAPH ADDENDUM

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

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**

Property Address **2956 South Myers Road**

City **Geneva** County **Ashtabula**

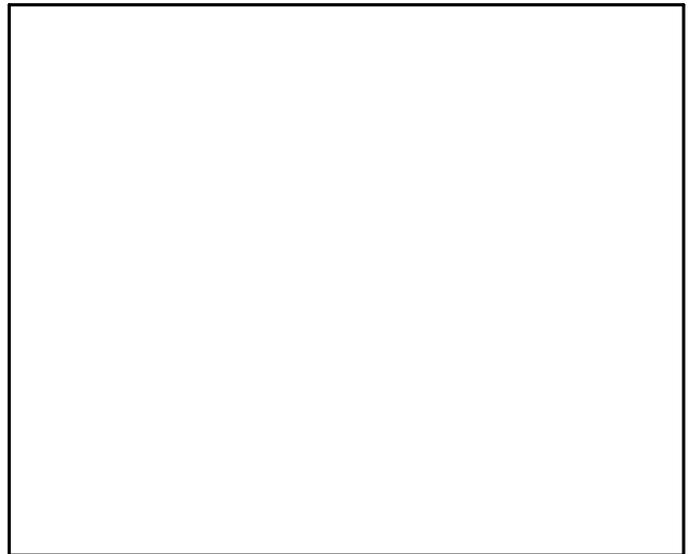
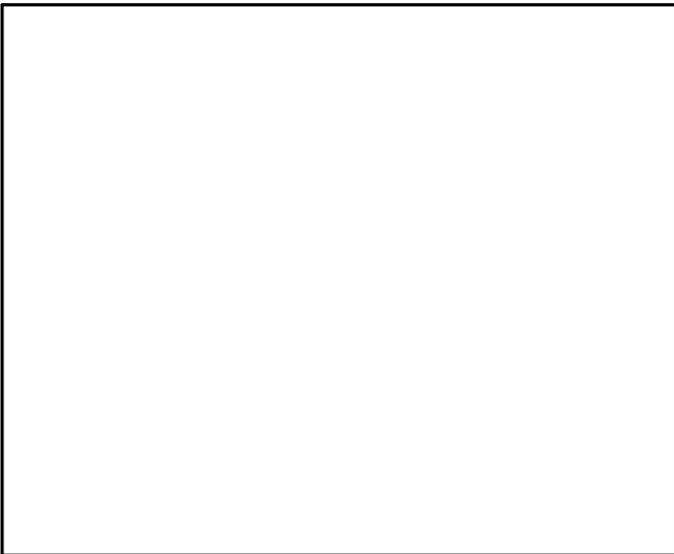
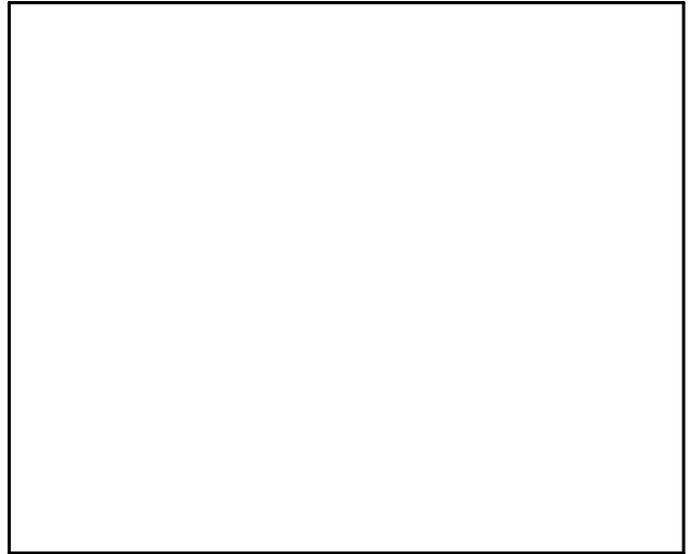
State **OH**

Zip Code **44041**

Client **Richard Pruden**

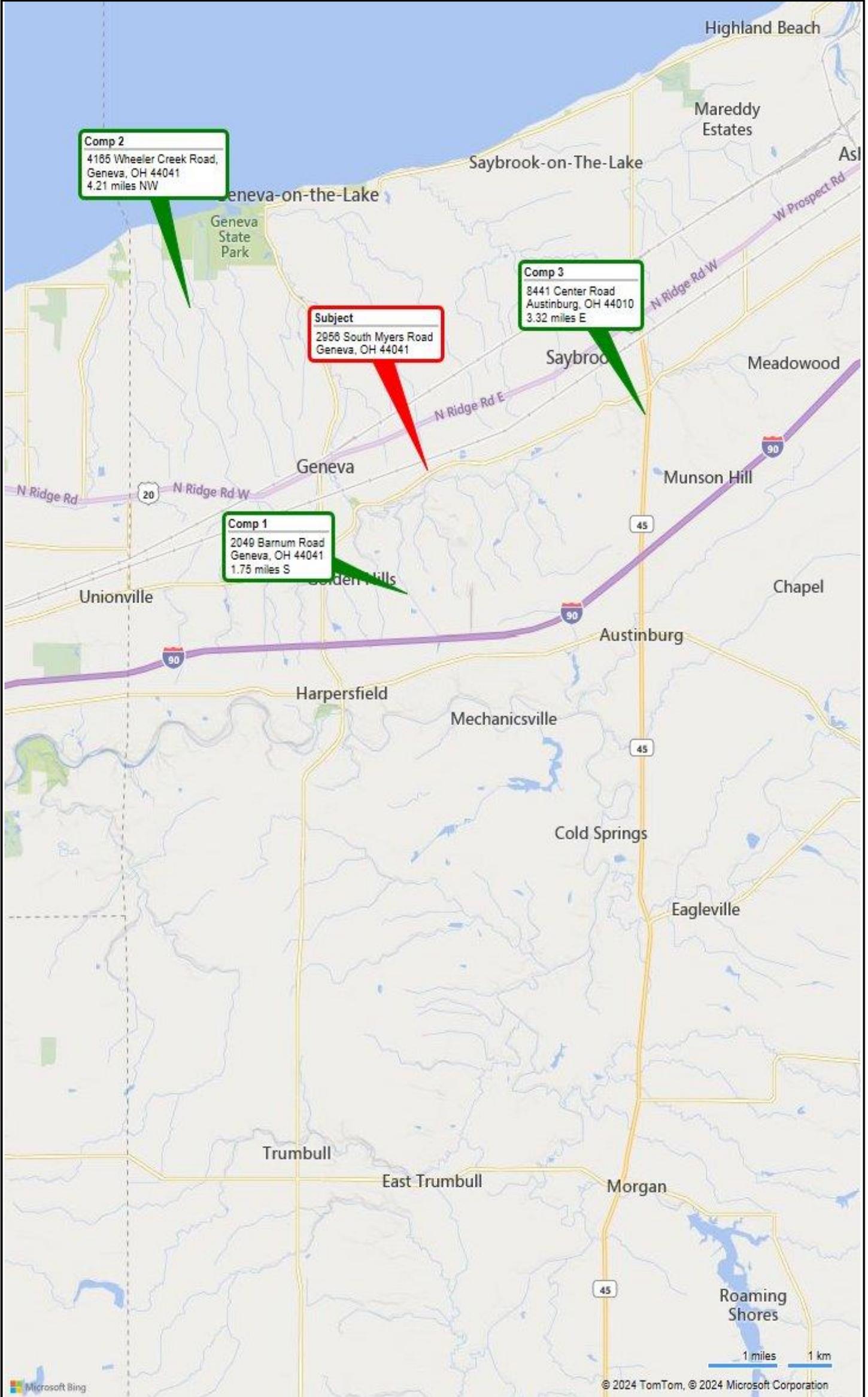


Interior rear enclosed porch



Comparable Sale Map

| | | | |
|------------------|-----------------------|----------|-----------|
| Intended User | Pruden, Richard | | |
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| | | State | OH |
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PHOTOGRAPH ADDENDUM

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

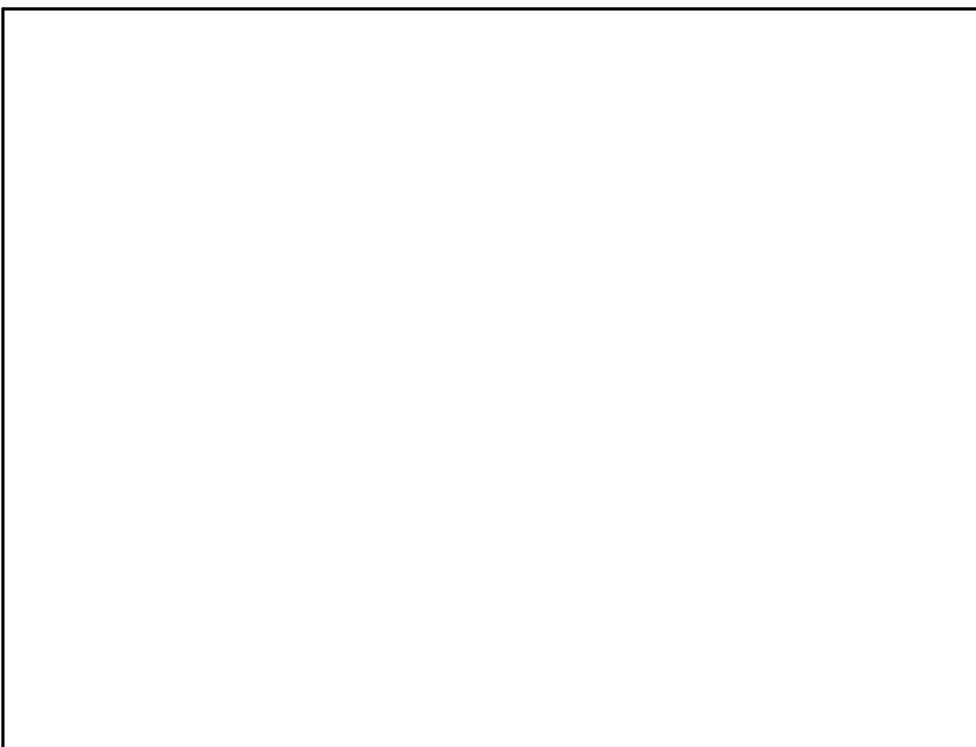
Intended User **Pruden, Richard**
Property Address **2956 South Myers Road**
City **Geneva** County **Ashtabula** State **OH** Zip Code **44041**
Client **Richard Pruden**



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



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



ASHTABULA COUNTY
25 W Jefferson Street
Jefferson OH 44047-1092
(440) 576-1484 Fax: (440) 576-3446

BOARD OF REVISION HEARING NOTICE TO
ASHTABULA COUNTY PROPERTY OWNER OR HIS/HER AGENT

B.O.R. CASE NUMBER: 2024-0028

April 14, 2025

RICHARD J & PATRICIA A PRUDEN
3000 S MYERS RD
GENEVA OH 44041

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

May 19, 2025 at 2:00 PM

at 25 W. Jefferson St., Old Courthouse, 1st Floor Planning Department meeting room, in connection with B.O.R. case number: 2024-0028 filed for tax year 2024 by RICHARD J & PATRICIA A PRUDEN and described as follows:

Parcel ID(s):

1) 17-027-00-050-00 located at 2956 MYERS RD, the market value is \$116,300. The market value sought is \$70,000.

You or a representative must appear at this hearing or the case will be dismissed.

If you have any questions, please call (440) 576-1484.

Ashtabula County Board of Revision

HEARING MINUTES

Case Type VL

The Hearing of Board of Revision Case 2024-0028, RICHARD J & PATRICIA A PRUDEN is being recorded and the date is 5/19/2025.

Board Members

Auditor, Scott Yamamoto

Treasurer, Angie Maki Cliff

Commissioner, JP Ducro

Others present:

Janet Discher, Commissioner Alternate

Amy Caruso, Treasurer Alternate

Richard Pruden, owner

Complainant Seeks: \$70000

Subject Parcel: 170270005000

Auditor Value: \$116300

Hearing No # 12

ASHTABULA COUNTY
 Board of Revision
 25 W Jefferson Street
 Jefferson OH 44047-1092
 (440) 576-1484 Fax: (440) 576-3446

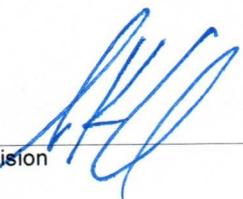
Notice of Decision for BOR Case: 2024-0028

RICHARD J & PATRICIA A PRUDEN
 3000 S MYERS RD
 GENEVA OH 44041

Based on the decision of the Board of Revision, the County Auditor is hereby authorized to adjust the Tax List accordingly.
Result Below.

An appeal from this decision may be filed with the County Board of Revision and with either the Board of Tax Appeals, per Ohio R.C. 5717.01 or the Court of Common Pleas, per Ohio R.C. 5717.05. Appeals must be filed within thirty (30) days of the postmark of this Notice of Decision.

| PARCEL | CLASS | TAXING DISTRICT | | TAX YEAR |
|---|--------------------|--------------------------|--------------|----------|
| 17-027-00-050-00 | 101-GRAIN GEN FARM | 17-GENEVA TWP-GENEVA CSD | | 2024 |
| | LAND | IMPR | TOTAL | |
| Original Value: | \$72,700 | \$43,600 | \$116,300 | |
| Adjustment: | -\$6,700 | -\$39,600 | -\$46,300 | |
| New Value: | \$66,000 | \$4,000 | \$70,000 | |
| RESULT: VLD - VALUE DECREASE. AGREED TO COMPLAINT BASED ON OWNER TESTIMONY, APPRAISAL REPORT SUBMITTED | | | | |



 Board of Revision