INVOICE

FROM:

MARLOWE APPRAISAL INC
7400 Center Street
Suite 200
Mentor, OH 44060
Telephone Number: (440) 477-4404 **Fax Number:**

TO:

Tom Smith

,

E-Mail: tlsmith6124@gmail.com
Telephone Number: **Fax Number:**
Alternate Number:

INVOICE NUMBER

25-0269

DATES

Invoice Date: 09/30/2025
Due Date:

REFERENCE

Internal Order #: 25-0269
Lender Case #:
Client File #:
FHA/VA Case #:
Main File # on form: 25-0269
Other File # on form: 25-0269
Federal Tax ID:
Employer ID:

DESCRIPTION

Lender: Tom Smith and Jim Dugan **Client:** Tom Smith and Jim Dugan
Purchaser/Borrower: NONE
Property Address: 2720 Sylvia Ave
City: Jefferson
County: Ashtabula **State:** OH **Zip:** 44047
Legal Description: COFFEE CREEK ESTATES LOT 3

FEES

FEES	AMOUNT
Full Appraisal	625.00
SUBTOTAL	625.00

PAYMENTS

PAYMENTS	AMOUNT
Check #: **Date:** **Description:**	625.00
Check #: **Date:** **Description:**	
Check #: **Date:** **Description:**	
SUBTOTAL	625.00
TOTAL DUE	$ 0

Borrower	NONE			File No.	25-0269		
Property Address	2720 Sylvia Ave						
City	Jefferson	County	Ashtabula	State	OH	Zip Code	44047
Lender/Client	NONE						

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SUMMARY OF SALIENT FEATURES

SUBJECT INFORMATION		
	Subject Address	2720 Sylvia Ave
	Legal Description	COFFEE CREEK ESTATES LOT 3
	City	Jefferson
	County	Ashtabula
	State	OH
	Zip Code	44047
	Census Tract	0011.02
	Map Reference	13 A3
PRICE & DATE	Contract Price	$
	Date of Contract	
PARTIES	Borrower	NONE
	Lender/Client	NONE
DESCRIPTION OF IMPROVEMENTS	Size (Square Feet)	1,152
	Price per Square Foot	$
	Location	N;Res
	Age	28
	Condition	C4
	Total Rooms	5
	Bedrooms	3
	Baths	2.0
APPRAISER	Appraiser	Richard G. Marlowe
	Effective Date of Appraisal	09/30/2025
VALUE	Opinion of Value	$ 214,000

RESIDENTIAL APPRAISAL REPORT

File No.: 25-0269

SUBJECT

Property Address: 2720 Sylvia Ave | City: Jefferson | State: OH | Zip Code: 44047

County: Ashtabula | Legal Description: COFFEE CREEK ESTATES LOT 3

Assessor's Parcel #: 420161000300

Tax Year: 2024 | R.E. Taxes: $ 3,654 | Special Assessments: $ 10 | Borrower (if applicable): NONE

Current Owner of Record: SMITH BARBARA LYNN SMITH THOMAS L | Occupant: [X] Owner [ ] Tenant [ ] Vacant [ ] Manufactured Housing

Project Type: [ ] PUD [ ] Condominium [ ] Cooperative [ ] Other (describe) | HOA: $ 0 [ ] per year [ ] per month

Market Area Name: COFFEE CREEK ESTATES | Map Reference: 13 A3 | Census Tract: 0011.02

ASSIGNMENT

The purpose of this appraisal is to develop an opinion of: [X] Market Value (as defined), or [ ] other type of value (describe)

This report reflects the following value (if not Current, see comments): [X] Current (the Inspection Date is the Effective Date) [ ] Retrospective [ ] Prospective

Approaches developed for this appraisal: [X] Sales Comparison Approach [ ] Cost Approach [ ] Income Approach (See Reconciliation Comments and Scope of Work)

Property Rights Appraised: [X] Fee Simple [ ] Leasehold [ ] Leased Fee [ ] Other (describe)

Intended Use: Asset valuation for spousal separation.

Intended User(s) (by name or type): Tom Smith and Jim Dugan

Client: Tom Smith and Jim Dugan | Address:

Appraiser: Richard G. Marlowe | Address: 7400 Center St, #200, Mentor, OH 44060

MARKET AREA DESCRIPTION

Location:	[ ] Urban	[ ] Suburban	[X] Rural
Built up:	[ ] Over 75%	[X] 25-75%	[ ] Under 25%
Growth rate:	[ ] Rapid	[X] Stable	[ ] Slow
Property values:	[ ] Increasing	[X] Stable	[ ] Declining
Demand/supply:	[ ] Shortage	[X] In Balance	[ ] Over Supply
Marketing time:	[ ] Under 3 Mos.	[X] 3-6 Mos.	[ ] Over 6 Mos.

Predominant Occupancy		One-Unit Housing PRICE $(000)		One-Unit Housing AGE (yrs)
[X] Owner	68			
[ ] Tenant	25	36	Low	8
[ ] Vacant (0-5%)		419	High	192
[X] Vacant (>5%)		201	Pred	45

Present Land Use	
One-Unit	71 %
2-4 Unit	2 %
Multi-Unit	1 %
Comm'l	2 %
Vacant	24 %

Change in Land Use: [X] Not Likely [ ] Likely * [ ] In Process * | * To:

Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): COMMUNITY PROFILE REFLECTS STABLE PROPERTY VALUES. SUPPLY AND DEMAND ARE IN BALANCE WITH CURRENT POPULATION. MARKETING TIME IS LESS THAN 1 MONTH. FINANCING IS USUALLY CONVENTIONAL WITH FEW CONCESSIONS. BUS SERVICE TO ALL SCHOOLS. SAFETY FORCES ARE IN CLOSE PROXIMITY OF SUBJECT. RETAIL AND OTHER AMENITIES IN JEFFERSON SUBJECT IS LOCATED IN JEFFERSON TOWNSHIP WITH A JEFFERSON POST OFFICE AND ZIP CODE.

Neighborhood Is Bounded As Follows: New London Rd (North), Brown Rd (East), E Morgan Meaney Rd (South) and Depot Rd (West). Other Land Use Is Vacant Land.

SITE DESCRIPTION

Dimensions: 359 x Irregular | Site Area: 5.01 ac

Zoning Classification: R-1 | Description: Residential (2 ac)

Zoning Compliance: [X] Legal [ ] Legal nonconforming (grandfathered) [ ] Illegal [ ] No zoning

Are CC&Rs applicable? [ ] Yes [X] No [ ] Unknown | Have the documents been reviewed? [ ] Yes [X] No | Ground Rent (if applicable) $ /

Highest & Best Use as improved: [X] Present use, or [ ] Other use (explain) There Are No Alternative Uses Which Would Be Legally Permissible Or Physically Possible Which Would Maximize Value Over And Above The Current Use at this time.

Actual Use as of Effective Date: Single Family Residential | Use as appraised in this report: Single Family Residential

Summary of Highest & Best Use: The use as a single family home is the current highest and best use for the property as it is legally permissible and conforms to the neighborhood of which single-family homes and are predominant.

Utilities	Public	Other	Provider/Description
Electricity	[X]	[ ]	Public
Gas	[ ]	[X]	Propane-Typical
Water	[ ]	[X]	Pond-Typical
Sanitary Sewer	[ ]	[X]	Septic-Typical
Storm Sewer	[ ]	[ ]	NONE

Off-site Improvements	Type	Public	Private
Street	Gravel	[X]	[ ]
Curb/Gutter	NONE	[ ]	[ ]
Sidewalk	NONE	[ ]	[ ]
Street Lights	NONE	[ ]	[ ]
Alley	NONE	[ ]	[ ]

Topography	Mostly Level
Size	5.01 ac
Shape	Irregular
Drainage	Adequate
View	B;Res;Water

Other site elements: [X] Inside Lot [ ] Corner Lot [ ] Cul de Sac [ ] Underground Utilities [ ] Other (describe)

FEMA Spec'l Flood Hazard Area [ ] Yes [X] No | FEMA Flood Zone X | FEMA Map # 39007C0170D | FEMA Map Date 12/18/2007

Site Comments: There Are No Apparent Adverse Site Conditions Noted At The Time Of Inspection That Affect The Value Of The Subject Property. Appraiser Is Not An Expert In The Field Of Environmental Hazards, And The Report Should Not Be Considered To Be An Environmental Assessment Of The Property. Other Land Use Is Vacant Land.

DESCRIPTION OF THE IMPROVEMENTS

General Description		Exterior Description		Foundation		Basement [ ] None		Heating	
# of Units	1 [ ] Acc.Unit	Foundation	PrdCncrt/Avg	Slab	NONE	Area Sq. Ft.	1,152	Type	FWA
# of Stories	1	Exterior Walls	Vinyl/Good	Crawl Space	NONE	% Finished	0	Fuel	Propane
Type	[X] Det. [ ] Att. [ ]	Roof Surface	AsphShgl/Good	Basement	FULL	Ceiling	NONE		
Design (Style)	DT1;Ranch	Gutters & Dwnspts.	Alum/Average	Sump Pump	[X] 1	Walls	PrcCnct	Cooling	
[X] Existing [ ] Proposed [ ] Und.Cons.		Window Type	DblHng/Average	Dampness	[X]	Floor	Cement	Central	NONE
Actual Age (Yrs.)	28	Storm/Screens	Insulated/Avg	Settlement	west wall	Outside Entry	NONE	Other	NONE
Effective Age (Yrs.)	20	Screens	Full/Average	Infestation	NONE				

Interior Description		Appliances		Attic [ ] None		Amenities		Car Storage [ ] None	
Floors	Vinyl;Carpet/Average	Refrigerator	[ ]	Stairs	[ ]	Fireplace(s) #	0	Garage # of cars (10 Tot.)	
Walls	Drywall/Average	Range/Oven	[ ]	Drop Stair	[ ]	Patio	NONE	Attach.	2
Trim/Finish	Soft/Average	Disposal	[ ]	Scuttle	[X]	Deck	2	Detach.	0
Bath Floor	Vinyl/Average	Dishwasher	[X]	Doorway	[ ]	Porch	NONE	Blt.-In	0
Bath Wainscot	Fiberglass/Average	Fan/Hood	[ ]	Floor	[ ]	Fence	Prtl.Wood	Carport	0
Doors	Hollow/Average	Microwave	[ ]	Heated	[ ]	Pool	NONE	Driveway	8
		Washer/Dryer	[ ]	Finished	[ ]	Other	Outbuilding	Surface	Gravel,Cement

Woodstove(s) # 2

Finished area above grade contains: 5 Rooms 3 Bedrooms 2.0 Bath(s) 1,152 Square Feet of Gross Living Area Above Grade

Additional features: Ceiling fans, Garage door opener, Recessed lighting, Vaulted ceilings (Living Room) and NEWER: Furnace, H2O Tank and Roof.

Describe the condition of the property (including physical, functional and external obsolescence): Subject is Modular Home, with Dated kitchen, missing shingles on outbuilding, settlement in west wall, trim in bath failing due to water, probable water leaks in ceiling and wall damage, wall paper falling in bath, and deck needs to be stained. After the above,The subject property is in adequate overall condition with no major repairs observed at the time of inspection. The improvements exhibit typical physical depreciation consistent with the structure's age and normal wear patterns expected for a property of this vintage. All major building systems and components appear to b functioning adequately. No measurable functional obsolescence was identified, indicating the property's layout, design, and features remain reasonably compatible with current market expectations. Additionally, no external obsolescence attributable to negative influences from surrounding properties or locational factors was observed that would adverse impact the subject's marketability or value. The property presents as a adequate maintained residence suitable for its intended use.

RESIDENTIAL APPRAISAL REPORT

File No.: 25-0269

TRANSFER HISTORY

My research [X] 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): Realist, MLS, County Records

1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing:
Date: 06/28/2024	The subject most recently transferred ownership for an undisclosed amount of money in an off-market transaction on 06/28/2024; this zero value has no impact on the market value of the property. THERE ARE NO OTHER SALES OTHER THAN THOSE NOTED.
Price: 0	
Source(s): Ashtabula County Records	
2nd Prior Subject Sale/Transfer	
Date:	
Price:	
Source(s):	

SALES COMPARISON APPROACH

SALES COMPARISON APPROACH TO VALUE (if developed) [ ] The Sales Comparison Approach was not developed for this appraisal.

FEATURE	SUBJECT	COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
Address	2720 Sylvia Ave Jefferson, OH 44047	6623 Center Rd Ashtabula, OH 44004		3154 Jefferson Rd Ashtabula, OH 44004		1055 E Morgan Rd. Jefferson, OH 44047	
Proximity to Subject		4.65 miles NW		1.03 miles NE		2.01 miles E	
Sale Price	$		$ 169,000		$ 205,000		$ 150,000
Sale Price/GLA	$ /sq.ft.	$ 199.76 /sq.ft.		$ 152.53 /sq.ft.		$ 77.64 /sq.ft.	
Data Source(s)	Inspection	MLSNOW#5115455; DOM 36		MLSNOW#5140251; DOM 3		MLSNOW#5067299; DOM 46	
Verification Source(s)	Realist, County	Realist,County,Exterior Insp.		Realist,County,Exterior Insp.		Realist,County,Exterior Insp.	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjust.	DESCRIPTION	+(-) $ Adjust.	DESCRIPTION	+(-) $ Adjust.
Sales or Financing Concessions		ArmLth FHA;0		ArmLth FH;4500	-4,500	ArmLth Cash;0	
Date of Sale/Time		s05/25;c04/25		s09/25;c07/25		s12/24;c11/24	
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Location	N;Res	N;Res;BsyRd	+3,000	N;Res		N;Res	
Site	5.01 ac	3.19 ac	+11,000	2.36 ac	+16,000	2.0 ac	+30,000
View	B;Res;Water	N;Res	+5,000	N;Res;	+5,000	N;Res	+5,000
Design (Style)	DT1;Ranch	DT1;Ranch		DT1;Ranch		DT1;MfcRanch	0
Quality of Construction	Q4	Q4		Q4		Q5	+15,000
Age	28	75	0	68	0	26	0
Condition	C4	C3	-16,900	C3.5	-10,250	C4	
Above Grade Room Count (Total / Bdrms / Baths)	5 / 3 / 2.0	5 / 2 / 1.0	+20,000	7 / 3 / 1.1	+5,000	7 / 3 / 2.0	0
Gross Living Area	1,152 sq.ft.	846 sq.ft.	+10,700	1,344 sq.ft.	-6,700	1,932 sq.ft.	-27,300
Basement & Finished Rooms Below Grade	1152sf0sfin	846sf592sfin	0	1008sf0sfin	+500	1932sf0sfin	-4,000
Functional Utility	Typical-Loft .5 bath	Typical	+2,500	Typical	+2,500	Typical	+2,500
Heating/Cooling	FWA/CAC	FWA/CAC		FWA/CAC		FWA/NONE	+3,000
Energy Efficient Items	Windows	Windows		Windows		Windows	
Garage/Carport	2ga8dw	2gd2dw	0	2ga4dw	0	1dw	+10,000
Porch/Patio/Deck	Porch,Deck	2Porch	+500	Porch,Deck	+1,500	Deck	+2,000
ADDITIONAL ITEMS	2WS,Pnd,Otb,Loft	2Fireplace	+19,500	Outbuilding	+14,500	Shed	+22,500
LP To Sales Price Ratio	103%	SOLD	0	SOLD	0	SOLD	0
EXTERIOR	Vinyl	Vinyl		Vinyl		Vinyl	
Net Adjustment (Total)		[X] + [ ] -	$ 55,300	[X] + [ ] -	$ 23,550	[X] + [ ] -	$ 58,700
Adjusted Sale Price of Comparables		Net 32.7 % Gross 52.7 %	$ 224,300	Net 11.5 % Gross 32.4 %	$ 228,550	Net 39.1 % Gross 80.9 %	$ 208,700

Summary of Sales Comparison Approach All Comps Are In Similar Marketing Areas As The Subject. They Also Have The Same Function And Utility As Subject. Weighting Is Based On Percentage Of Gross Adjustments (Comp 1 Receives 27% Weight, Comp 2-30%, Comp 3-24%, And Comp 4 Receives 19% Weight.) Above Grade Bedroom And Bath Adjustment At $10000. Above Grade Half Bath Adjustment At $5000.) Based On Current Market Conditions And My Reported Value For The Subject I Would Estimate A Reasonable Exposure Time To Be 1 Month. Adjustments were made applying appropriate units of comparison using regression and making adjustments to the sale prices of the comparables based on the elements of comparison.

Indicated Value by Sales Comparison Approach $ 214,000

RESIDENTIAL APPRAISAL REPORT

COST APPROACH

COST APPROACH TO VALUE (if developed) ☒ The Cost Approach was not developed for this appraisal.

Provide adequate information for replication of the following cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value): N/A DUE TO AGE OF HOME.

ESTIMATED ☐ REPRODUCTION OR ☐ REPLACEMENT COST NEW

Source of cost data:

Quality rating from cost service: Effective date of cost data:

Comments on Cost Approach (gross living area calculations, depreciation, etc.):

N/A DUE TO AGE OF HOME.

Estimated Remaining Economic Life (if required): 80 Years

OPINION OF SITE VALUE			=$
DWELLING	Sq.Ft. @ $		=$
	Sq.Ft. @ $		=$
	Sq.Ft. @ $		=$
	Sq.Ft. @ $		=$
	Sq.Ft. @ $		=$
			=$
Garage/Carport	Sq.Ft. @ $		=$
Total Estimate of Cost-New			=$
Less Depreciation	Physical	Functional	External =$( )
Depreciated Cost of Improvements			=$
"As-is" Value of Site Improvements			=$
			=$
			=$
INDICATED VALUE BY COST APPROACH			=$

INCOME APPROACH

INCOME APPROACH TO VALUE (if developed) ☒ The Income Approach was not developed for this appraisal.

Estimated Monthly Market Rent $ X Gross Rent Multiplier =$ Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM): N/A THIS IS AN AREA OF MOSTLY OWNER OCCUPIED PROPERTIES

PUD

PROJECT INFORMATION FOR PUDs (if applicable) ☐ The Subject is part of a Planned Unit Development.

Legal Name of Project:

Describe common elements and recreational facilities:

RECONCILIATION

Indicated Value by: Sales Comparison Approach $ 214,000 **Cost Approach (if developed) $** **Income Approach (if developed) $**

Final Reconciliation COMPARATIVE SALES APPROACH DEEMED MOST REFLECTIVE OF SUBJECT VALUE, TAKING PROXIMITY SIMILAR DWELLINGS AND MOST RECENT SALES INTO CONSIDERATION.

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, ☐ subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair: Data Deemed Reliable Not Guaranteed. Sources Include Realist, Mls, Realtors, And Others.

☐ This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.

Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: $ 214,000 , as of: 09/30/2025 , which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.

ATTACHMENTS

A true and complete copy of this report contains 31 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.

Attached Exhibits:

☒ Scope of Work	☒ Limiting Cond./Certifications	☐ Narrative Addendum	☒ Photograph Addenda	☒ Sketch Addendum
☒ Map Addenda	☒ Additional Sales	☐ Cost Addendum	☐ Flood Addendum	☐ Manuf. House Addendum
☐ Hypothetical Conditions	☐ Extraordinary Assumptions	☐	☐	☐

Client Contact: Client Name: Tom Smith and Jim Dugan

E-Mail: Address:

SIGNATURES

APPRAISER	SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)
Appraiser Name: Richard G. Marlowe	Supervisory or Co-Appraiser Name:
Company: Marlowe Appraisal Inc	Company:
Phone: (440) 477-4404 Fax:	Phone: Fax:
E-Mail: marloweappraisal@gmail.com	E-Mail:
Date of Report (Signature): 11/04/2025	Date of Report (Signature):
License or Certification #: 2007005990 State: OH	License or Certification #: State:
Designation: Ohio Certified Real Estate Appraiser	Designation:
Expiration Date of License or Certification: 05/15/2027	Expiration Date of License or Certification:
Inspection of Subject: ☒ Interior & Exterior ☐ Exterior Only ☐ None	Inspection of Subject: ☐ Interior & Exterior ☐ Exterior Only ☐ None
Date of Inspection: 09/30/2025	Date of Inspection:

ADDITIONAL COMPARABLE SALES

SALES COMPARISON APPROACH

FEATURE	SUBJECT			COMPARABLE SALE # 4				COMPARABLE SALE # 5		COMPARABLE SALE # 6	
Address	2720 Sylvia Ave Jefferson, OH 44047			2023 E Morgan Rd Jefferson, OH 44047							
Proximity to Subject				3.84 miles E							
Sale Price	$						$ 95,000		$		$
Sale Price/GLA	$ /sq.ft.			$ 56.55 /sq.ft.				$ /sq.ft.		$ /sq.ft.	
Data Source(s)	Inspection			MLSNOW#5119515; DOM 4							
Verification Source(s)	Realist, County			Realist,County,Exterior Insp.							
VALUE ADJUSTMENTS	DESCRIPTION			DESCRIPTION			+(-) $ Adjust.	DESCRIPTION	+(-) $ Adjust.	DESCRIPTION	+(-) $ Adjust.
Sales or Financing Concessions				ArmLth Conv;0							
Date of Sale/Time				s06/25;c05/25							
Rights Appraised	Fee Simple			Fee Simple							
Location	N;Res			N;Res							
Site	5.01 ac			1.68 ac			+20,000				
View	B;Res;Water			N;Res			+5,000				
Design (Style)	DT1;Ranch			DT1;MfcRanch			0				
Quality of Construction	Q4			Q5			+9,500				
Age	28			23							
Condition	C4			C5			+19,000				
Above Grade	Total	Bdrms	Baths	Total	Bdrms	Baths		Total Bdrms Baths		Total Bdrms Baths	
Room Count	5	3	2.0	7	3	2.0	0				
Gross Living Area	1,152 sq.ft.			1,680 sq.ft.			-18,500	sq.ft.		sq.ft.	
Basement & Finished Rooms Below Grade	1152sf0sfin			0sf			+15,000				
Functional Utility	Typical-Loft .5 bath			Typical			+2,500				
Heating/Cooling	FWA/CAC			FWA/CAC							
Energy Efficient Items	Windows			Windows							
Garage/Carport	2ga8dw			1dw			+10,000				
Porch/Patio/Deck	Porch,Deck			NONE			+3,500				
ADDITIONAL ITEMS	2WS,Pnd,Otb,Loft			Outbuilding			+19,500				
LP To Sales Price Ratio	103%			SOLD			0				
EXTERIOR	Vinyl			Vinyl							
Net Adjustment (Total)				☒ + ☐ -			$ 85,500	☐ + ☐ -	$	☐ + ☐ -	$
Adjusted Sale Price of Comparables				Net 90.0 % Gross 128.9 %			$ 180,500	Net % Gross %	$	Net % Gross %	$

Summary of Sales Comparison Approach

Supplemental Addendum

File No. 25-0269

Borrower	NONE						
Property Address	2720 Sylvia Ave						
City	Jefferson	County	Ashtabula	State	OH	Zip Code	44047
Lender/Client	NONE						

Cost Approach Comments
N/A DUE TO AGE OF HOME. Nothing set forth in the appraisal should be relied upon for the purpose of determining the amount or type of insurance coverage to be placed on the subject property. The appraiser assumes no liability for and does not guarantee that any insurable value estimate inferred from this report will result in the subject property being fully insured for any loss that may be sustained. The appraiser recommends that an insurance professional be consulted. Further, the cost approach may not be a reliable indication of replacement or reproduction cost for any date other than the effective date of this appraisal due to changing costs of labor and materials and due to changing building codes and governmental regulations and requirements.

SCOPE OF WORK
Information about the subject property was obtained from public records, using Realist and the County's websites, and, if a reasonably recent listing of the property was detected, from Multiple Listing data. This information included the age of the improvements, the last date of sale, the tax account number and legal description contained in these records, physical characteristics, including square foot information and room count, the assessed valuation of the land and the improvements, current real estate taxes and zoning information. Maps showing the subject site and the subject market area were examined and prepared for inclusion in the appraisal report.
A physical inspection of the subject property was made, including the exterior of the subject dwelling, and an analysis was made of the neighborhood, site and improvements. This inspection and analysis included the consideration of any known factors that could be expected to have an impact on the value of the subject property. Although due diligence was exercised, the appraiser is not an expert in matters such as pest control, structural engineering, hazardous substances or environmental hazards, and no warranty is given as to these elements. The subject improvements were compared to the county records by site and the pertinent square foot areas of the improvements were noted. Personal property was not included within the estimate of value. An analysis was made of the subject real estate market and of available market/sales data, utilizing Realist and Multiple Listing data. Those sales considered to provide the best indication of the market value of the subject property were selected and compared to the subject in the Quantitative Sales Comparison Analysis. Typically, only an exterior inspection from the street is made of the comparable properties. Information about the comparables was verified, including pertinent financing information relating to the transaction, using the named sources. Dollar adjustments were made to each of the comparable properties, reflecting estimated market reaction to those items of significant variation between the subject and comparable properties. If a significant item in a comparable property was superior to, or more favorable than the subject property, a minus (-) adjustment was made to the comparable, thus reducing the indicated value of the subject in comparison to that comparable; if a significant item in a comparable was inferior to, or less favorable than the subject, a plus (+) adjustment was made, thus increasing the indicated value of the subject. Further analysis was made, considering such factors as the comparables' relative proximity to the subject property, recentness of sale and overall similarity to the subject property, in order to reconcile to the final estimate of the value of the subject property by the Sales Comparison Approach to value. The appraisal report was prepared, together with attached exhibits, and the completed appraisal report was delivered to the client, which constituted completion of the assignment.

HIGHEST AND BEST USE: The highest and best use for the subject as improved was determined to be its present use as a single family residence. This use is legally permissible; it is the only legal use under the current zoning regulations. It is physically possible; there are no topological or engineering considerations evident which would prevent this use. It is financially feasible; local financing for such improvements is readily available at prevailing rates. And it is maximally productive, in that it returns maximum benefit to the owner and to the community.

I have met the competency requirements as defined by the Uniform Standards of Professional Appraisal Practice and have access to local MLS in which the city is located. I actively appraise properties in the county in which the subject property is located and have been doing so for over 20 years.

This appraisal was performed following public awareness that COVID-19 was affecting residents in the United States. At the time of the appraisal, COVID-19 was beginning to have widespread health and economic impacts. The effects of COVID-19 on the real estate market in the area of the subject property were not yet measurable based on reliable data. The analyses and value opinion in this appraisal are based on the data available to the appraiser at the time of the assignment and apply only as of the effective date indicated. No analyses or opinions contained in this appraisal should be construed as predictions of future market conditions or value.

The appraiser has not identified any purchaser, borrower or seller as an intended user of this appraisal. Receipt of a copy of the appraisal by such a party or any other third party does not mean that the party is an intended user of the appraisal. Such parties are advised to obtain an appraisal from an appraiser of their own choosing if they require an appraisal for their own use. This appraisal report should not serve as the basis for any property purchase decision or any appraisal contingency in a purchase agreement relating to the property

Definition of Market Value

Market value is the most probable price that 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:

- buyer and seller are typically motivated;
- both parties are well informed or well advised, and each acting in what they consider to be in their own best interest;
- a reasonable time is allowed for exposure in the open market;
- payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- 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.

SPECIAL ASSESSMENTS OF $5.00 FOR COUNTYWIDE RECYCLING PROGRAM AND $4.50 FOR 9-1-1 EMERGENCY TELEPHONE ARE YEARLY AND ONGOING. THESE HAVE NO IMPACT ON SUBJECT MARKETABILITY.

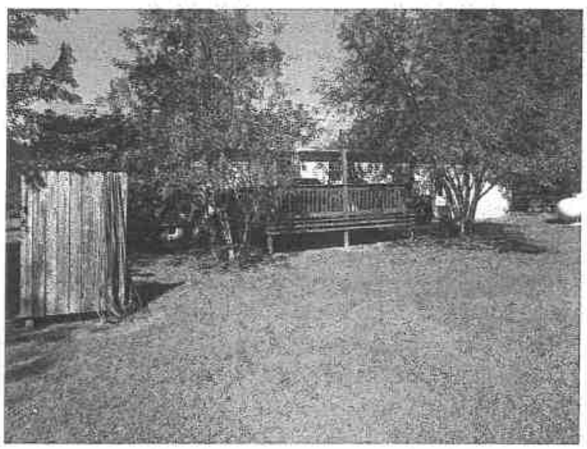
SUBJECT CONDITION DETAILS:
- Dated kitchen
- Wall paper failing (Bathrooms)
- Trim in Bathroom failing due to water damage
- Deck needs to be stained
- Missing shingles on Outbuilding

THERE IS NO PUBLIC WATER OR PUBLIC SEWER AVAILABLE AT THE SITE. THIS IS TYPICAL OF THE AREA AND DOES NOT AFFECT MARKETABILITY OF THE SUBJECT.

Subject Photo Page

Borrower	NONE						
Property Address	2720 Sylvia Ave						
City	Jefferson	County	Ashtabula	State	OH	Zip Code	44047
Lender/Client	NONE						

Subject Front
2720 Sylvia Ave



Subject Rear

Subject Street

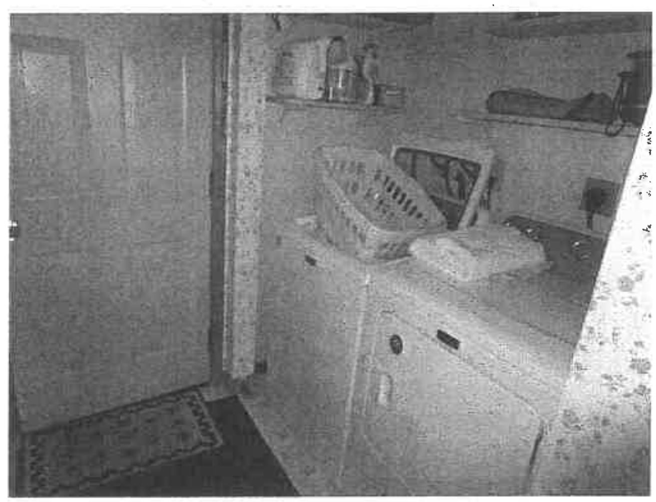
Photograph Addendum

Borrower	NONE						
Property Address	2720 Sylvia Ave						
City	Jefferson	County	Ashtabula	State	OH	Zip Code	44047
Lender/Client	NONE						

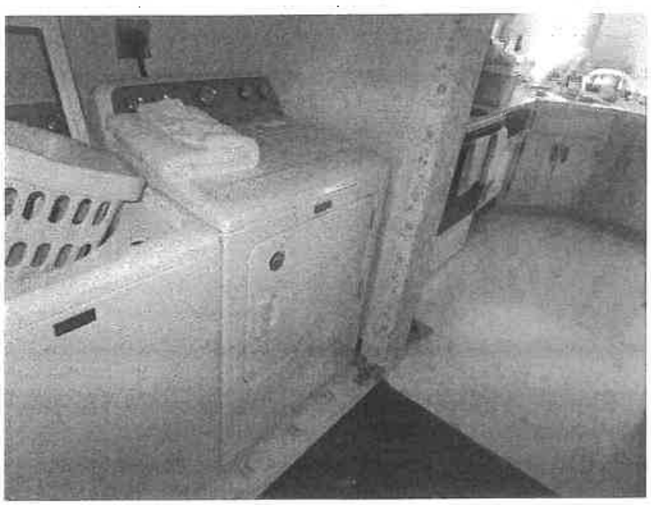
2-Car Attached Garage (interior)

2-Car Attached Garage (interior)

2-Car Attached Garage (interior)



Laundry Room

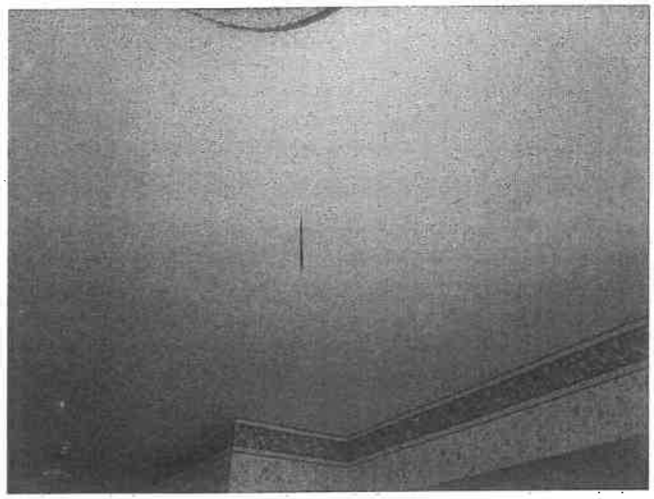


Laundry Room

Kitchen

Photograph Addendum

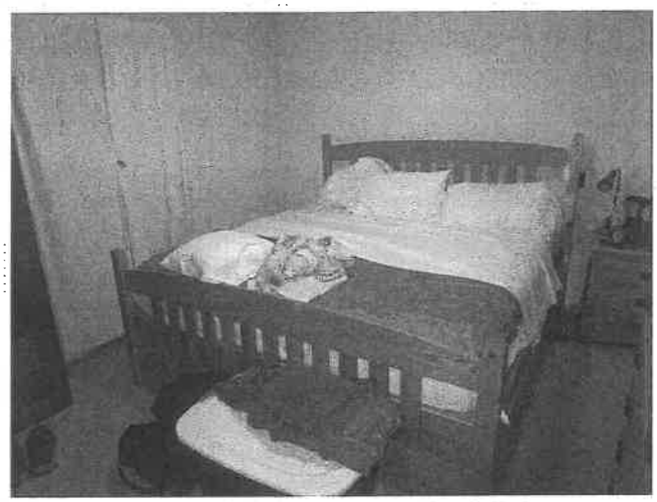
Borrower	NONE						
Property Address	2720 Sylvia Ave						
City	Jefferson	County	Ashtabula	State	OH	Zip Code	44047
Lender/Client	NONE						



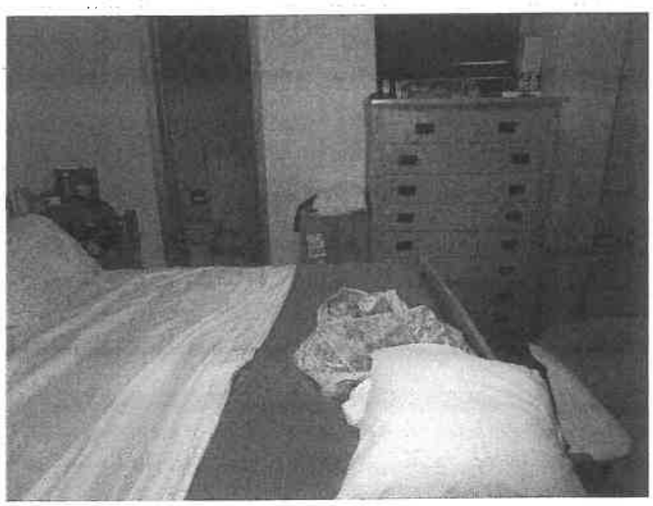
Kitchen (Possible leaks present in Ceiling)

Living Room

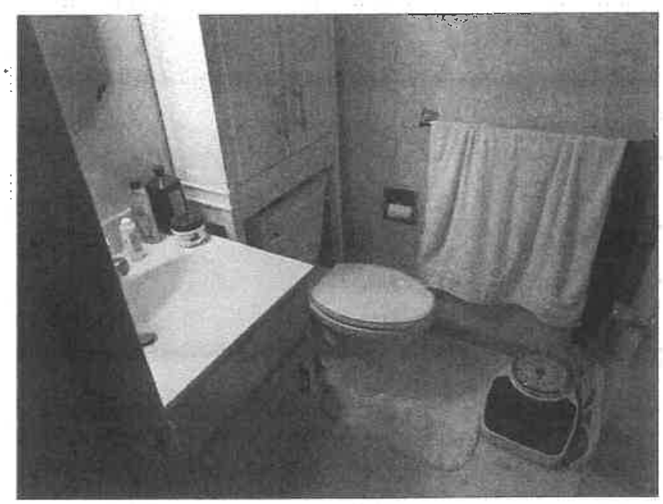
Living Room



Bedroom 1



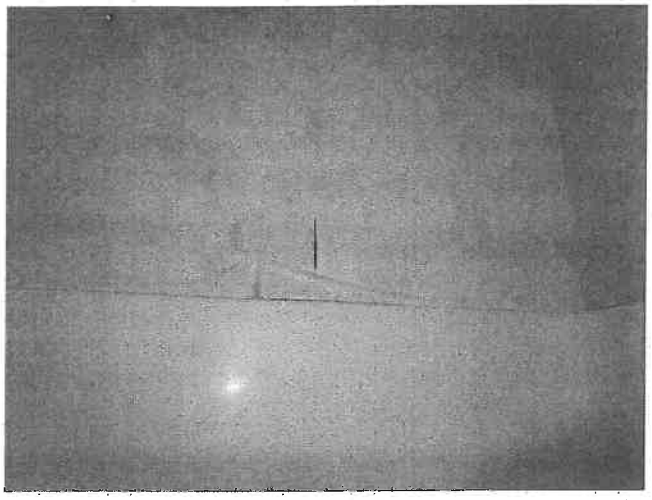
Bedroom 1



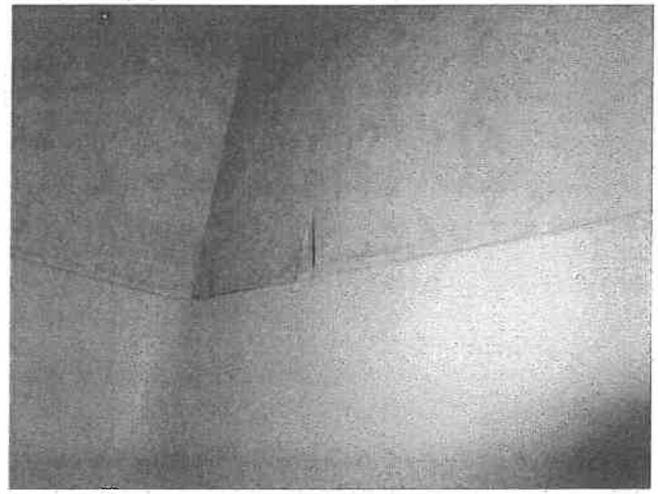
Bathroom 1

Photograph Addendum

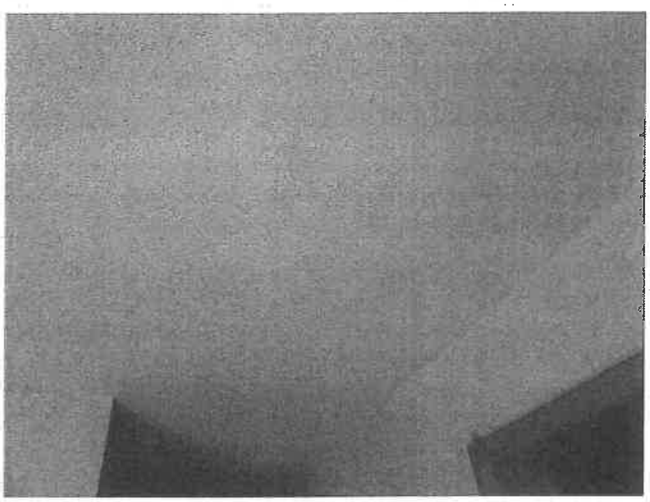
Borrower	NONE						
Property Address	2720 Sylvia Ave						
City	Jefferson	County	Ashtabula	State	OH	Zip Code	44047
Lender/Client	NONE						



Bathroom 1 (Wall Paper is failing)

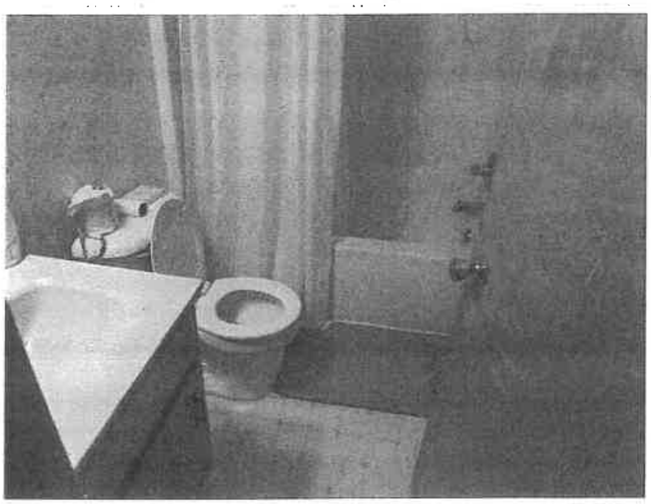


Bathroom 1 (Wall Paper is failing)

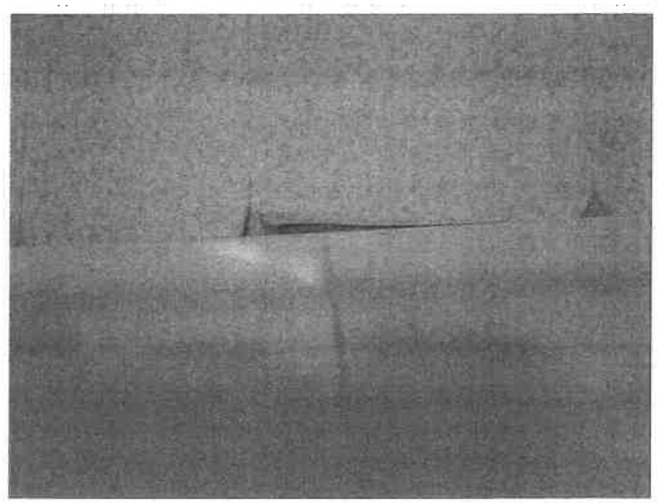


(Possible leaks present in Ceiling)

Bathroom 2



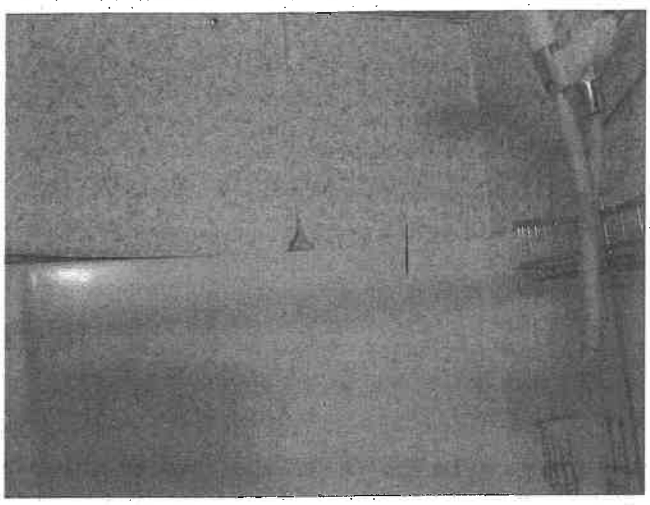
Bathroom 2 (Tub Detail)



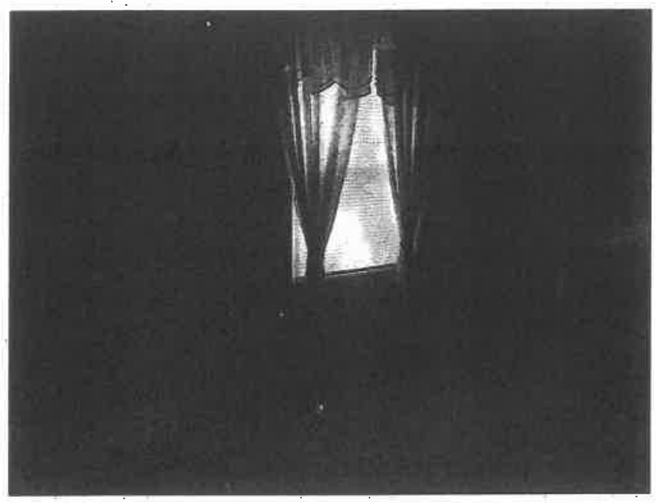
Bathroom 2 (Wall Paper is failing)

Photograph Addendum

Borrower	NONE						
Property Address	2720 Sylvia Ave						
City	Jefferson	County	Ashtabula	State	OH	Zip Code	44047
Lender/Client	NONE						

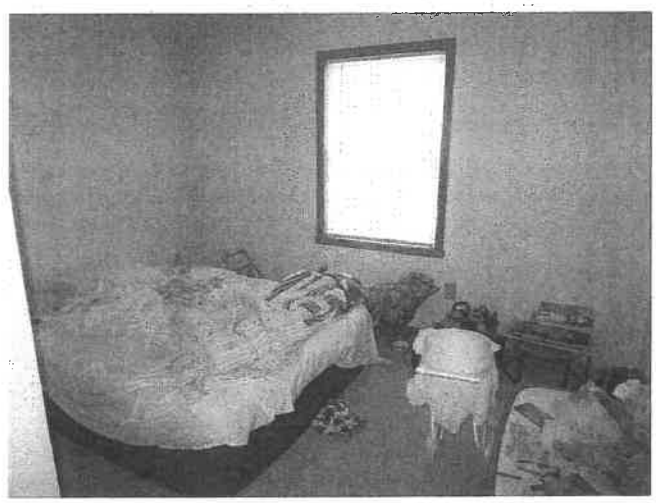


Bathroom 2 (Wall Paper is failing)

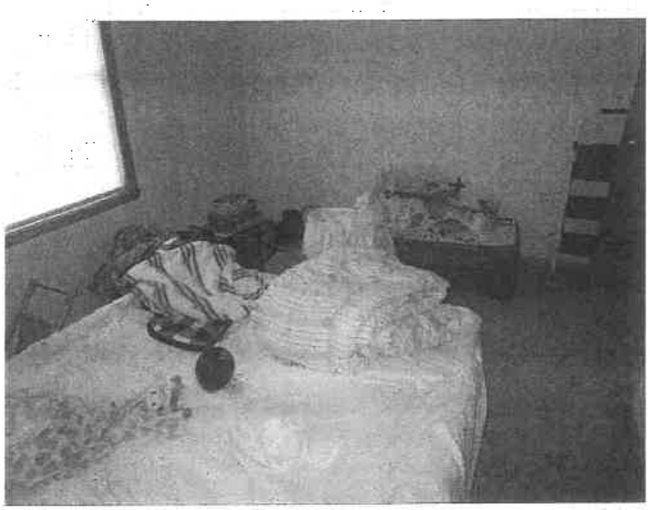


Bedroom 2

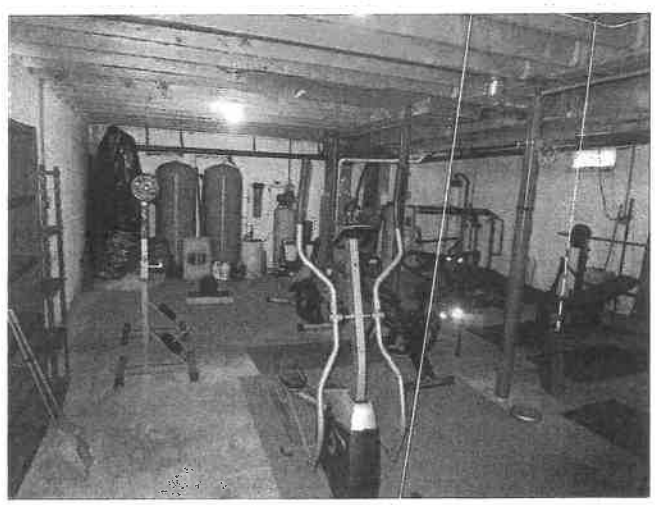
Bedroom 2



Bedroom 3



Bedroom 3



Basement

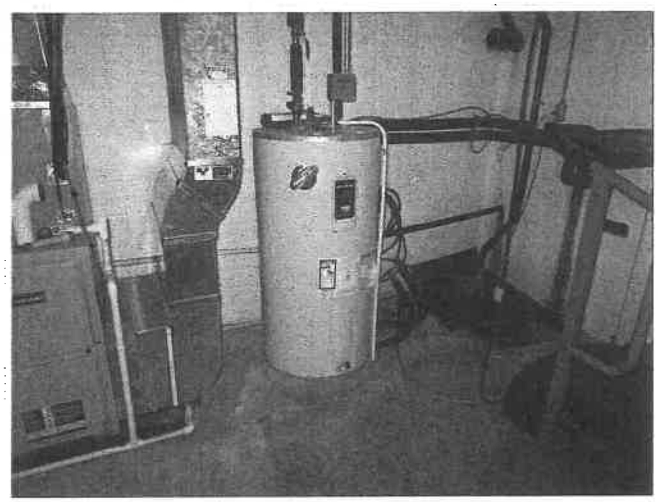
Photograph Addendum

Borrower	NONE						
Property Address	2720 Sylvia Ave						
City	Jefferson	County	Ashtabula	State	OH	Zip Code	44047
Lender/Client	NONE						

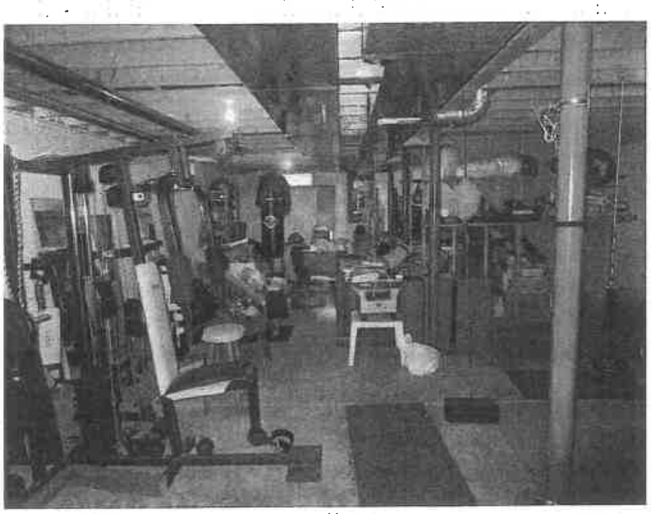
Water Treatment System

Furnace

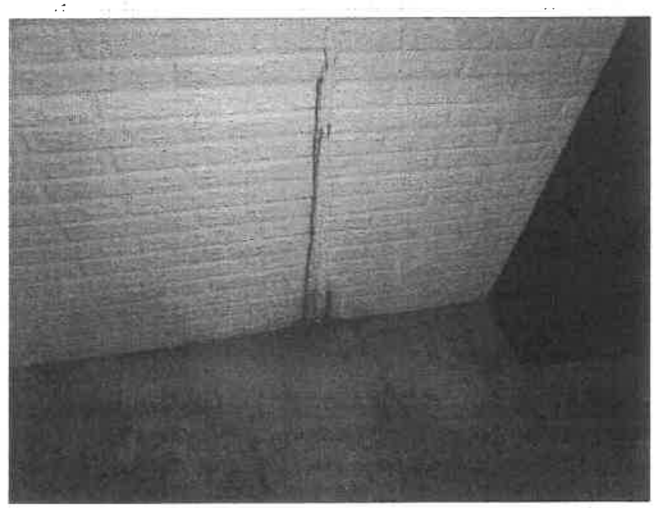
Furnace and H2O Tank



H2O Tank



Basement



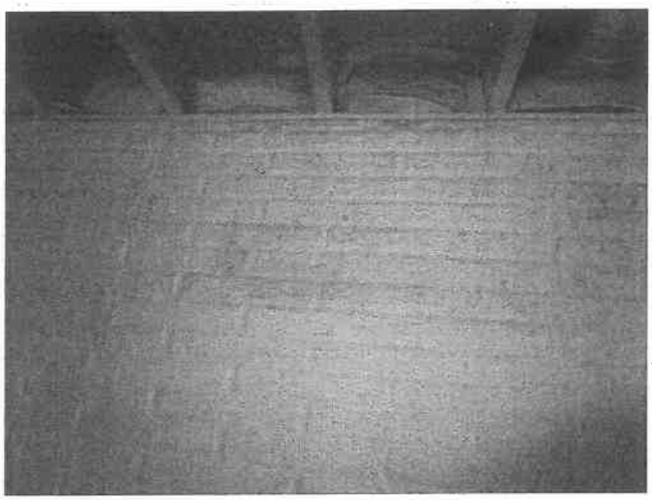
Basement (Minor Settlement/Water Damage)

Photograph Addendum

Borrower	NONE						
Property Address	2720 Sylvia Ave						
City	Jefferson	County	Ashtabula	State	OH	Zip Code	44047
Lender/Client	NONE						

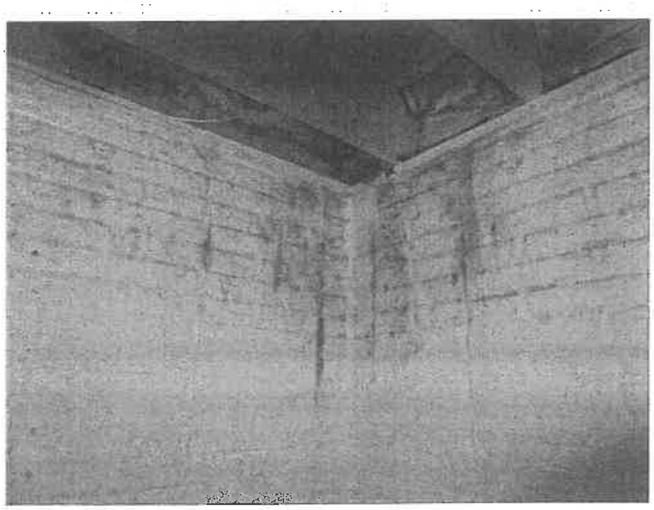
Basement (Settlement/Water Damage)

Basement (Settlement/Water Damage)

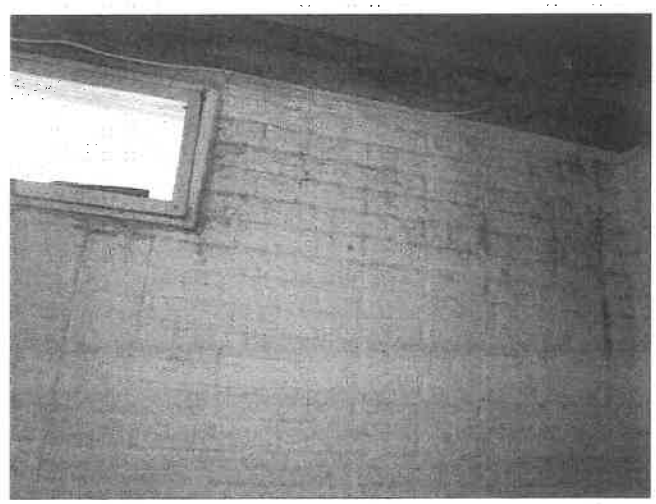


Basement (Water Damage)

Electrical Panel



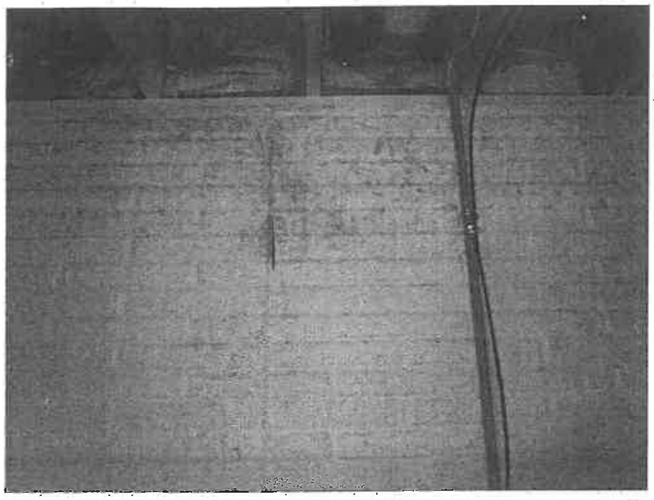
Basement (Water Damage possible mold)



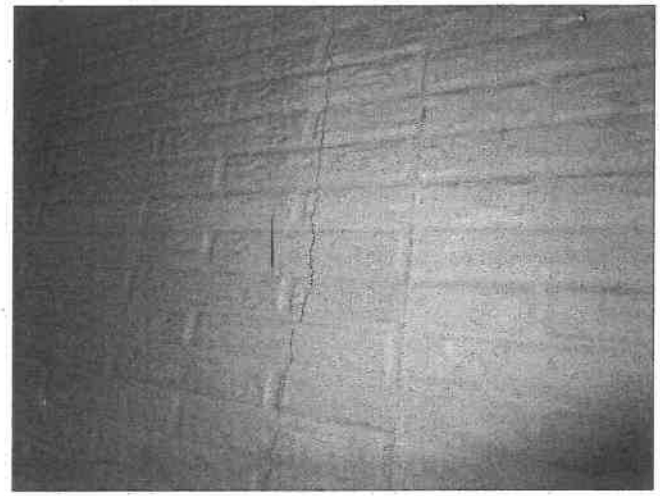
Basement (Water Damage, possible mold)

Photograph Addendum

Borrower	NONE						
Property Address	2720 Sylvia Ave						
City	Jefferson	County	Ashtabula	State	OH	Zip Code	44047
Lender/Client	NONE						

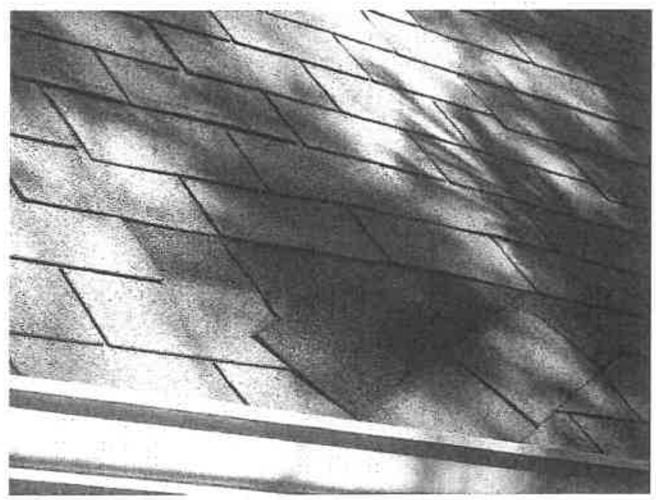


Basement (Water Damage possible mold)

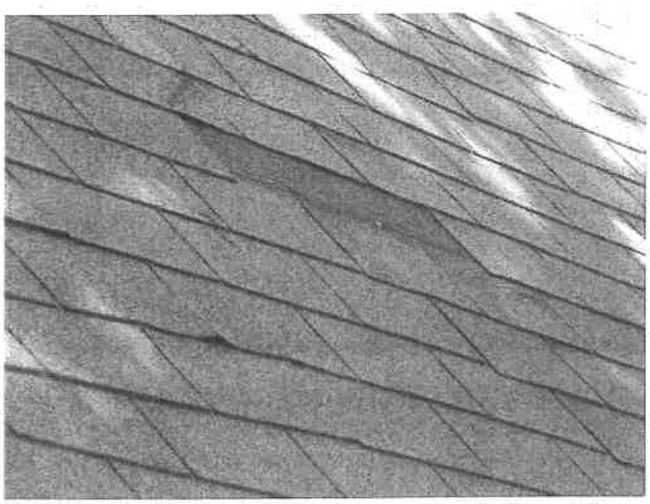


Basement (Minor Settlement/Water Damage)

Barn



Barn (MISSING ROOF SHINGLES)



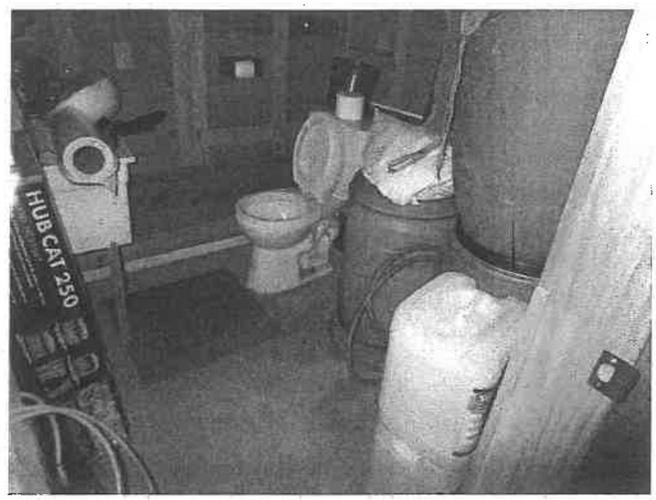
Barn (MISSING ROOF SHINGLES)

Barn (MISSING ROOF SHINGLES)

Photograph Addendum

Borrower	NONE						
Property Address	2720 Sylvia Ave						
City	Jefferson	County	Ashtabula	State	OH	Zip Code	44047
Lender/Client	NONE						

Barn (Interior)



Barn (Half Bathroom)

Barn Loft

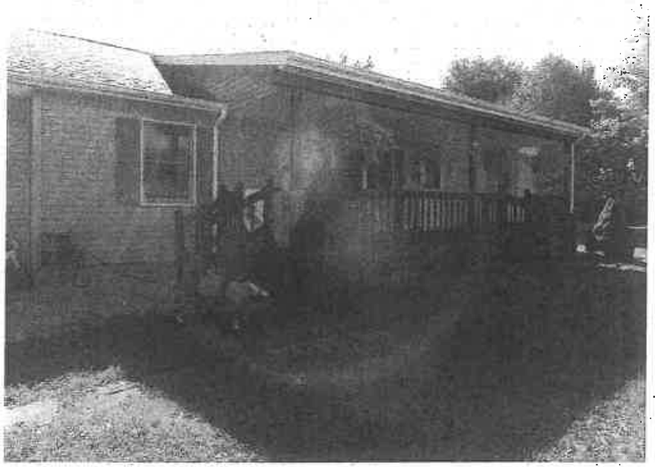
Barn Loft

Subject Side

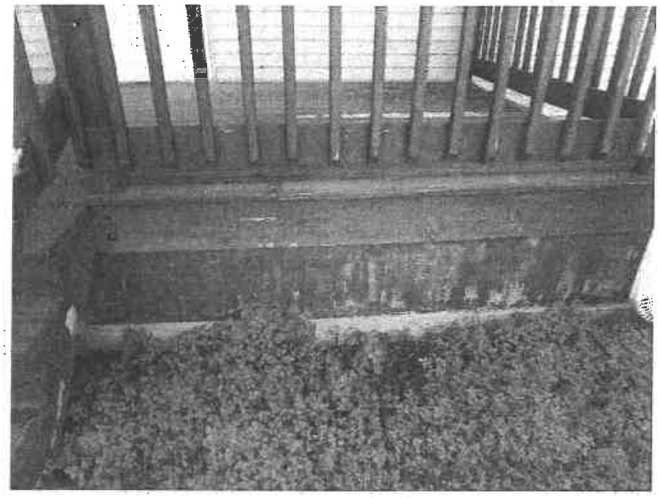
PEELING PAINT (Man Door)

Photograph Addendum

Borrower	NONE						
Property Address	2720 Sylvia Ave						
City	Jefferson	County	Ashtabula	State	OH	Zip Code	44047
Lender/Client	NONE						



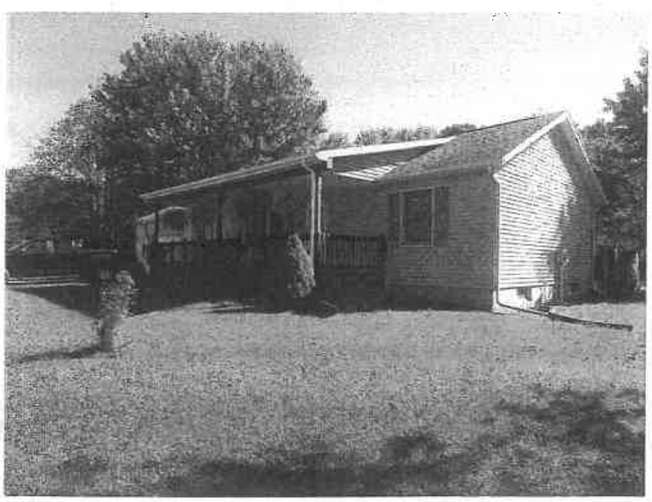
Subject Front/Side



PEELING PAINT (Front Porch)

PEELING PAINT (Front Porch)

PEELING PAINT (Front Porch)

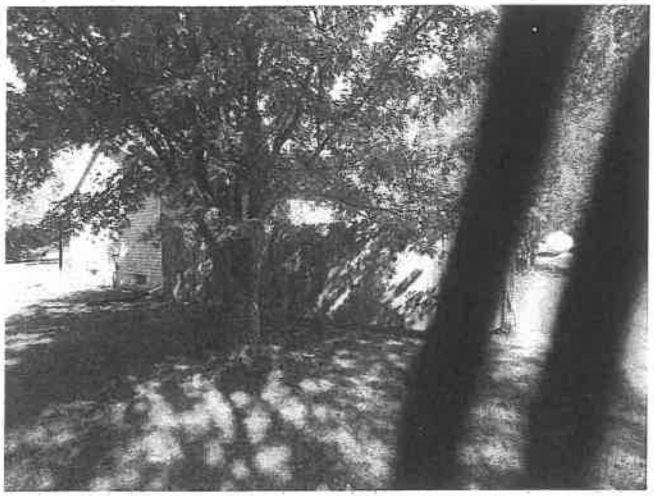


Subject Front/Side

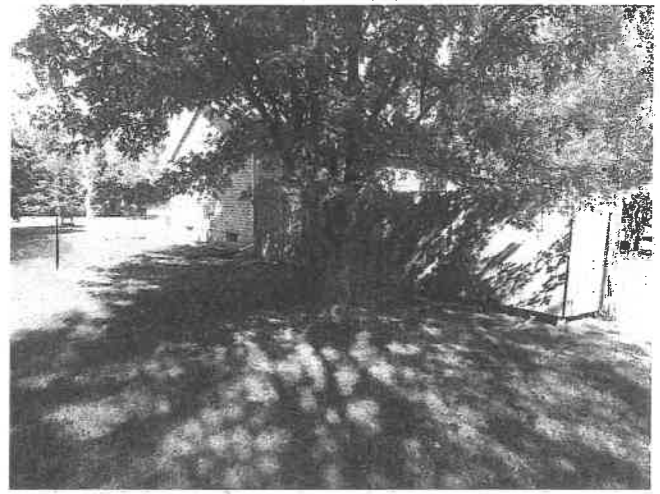
Subject Side/Front

Photograph Addendum

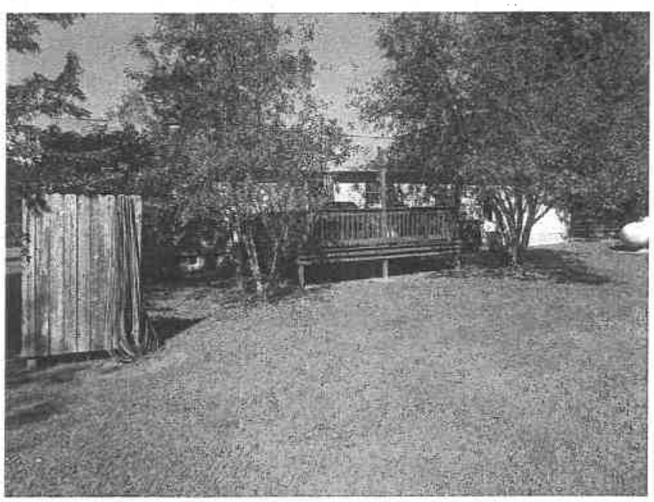
Borrower	NONE						
Property Address	2720 Sylvia Ave						
City	Jefferson	County	Ashtabula	State	OH	Zip Code	44047
Lender/Client	NONE						



Subject Rear/Side



Subject Rear/Side



Subject Rear

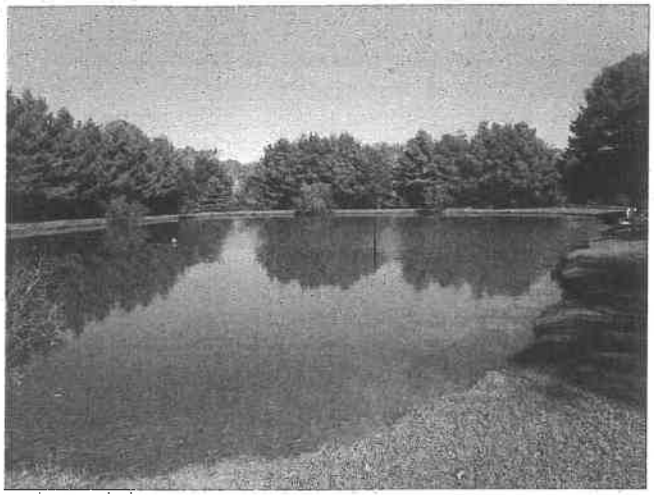
CAC Unit

Propane Tank

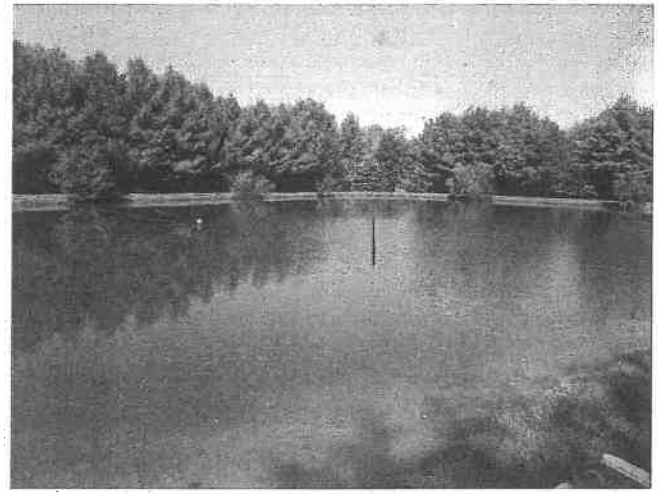
Subject Rear

Photograph Addendum

Borrower	NONE						
Property Address	2720 Sylvia Ave						
City	Jefferson	County	Ashtabula	State	OH	Zip Code	44047
Lender/Client	NONE						



Pond



Pond

Septic Tanks

Street View 1

Street View 2

Address Plaque

Comparable Photo Page

Borrower	NONE						
Property Address	2720 Sylvia Ave						
City	Jefferson	County	Ashtabula	State	OH	Zip Code	44047
Lender/Client	NONE						

Comparable 1

6623 Center Rd

Prox. to Subject	4.65 miles NW
Sale Price	169,000
Gross Living Area	846
Total Rooms	5
Total Bedrooms	2
Total Bathrooms	1.0
Location	N;Res;BsyRd
View	N;Res
Site	3.19 ac
Quality	Q4
Age	75

Comparable 2

3154 Jefferson Rd

Prox. to Subject	1.03 miles NE
Sale Price	205,000
Gross Living Area	1,344
Total Rooms	7
Total Bedrooms	3
Total Bathrooms	1.1
Location	N;Res
View	N;Res;
Site	2.36 ac
Quality	Q4
Age	68

Comparable 3

1055 E Morgan Rd

Prox. to Subject	2.01 miles E
Sale Price	150,000
Gross Living Area	1,932
Total Rooms	7
Total Bedrooms	3
Total Bathrooms	2.0
Location	N;Res
View	N;Res
Site	2.0 ac
Quality	Q5
Age	26

Comparable Photo Page

Borrower	NONE						
Property Address	2720 Sylvia Ave						
City	Jefferson	County	Ashtabula	State	OH	Zip Code	44047
Lender/Client	NONE						

Comparable 4

2023 E Morgan Rd

Prox. to Subject	3.84 miles E
Sale Price	95,000
Gross Living Area	1,680
Total Rooms	7
Total Bedrooms	3
Total Bathrooms	2.0
Location	N;Res
View	N;Res
Site	1.68 ac
Quality	Q5
Age	23

Comparable 5

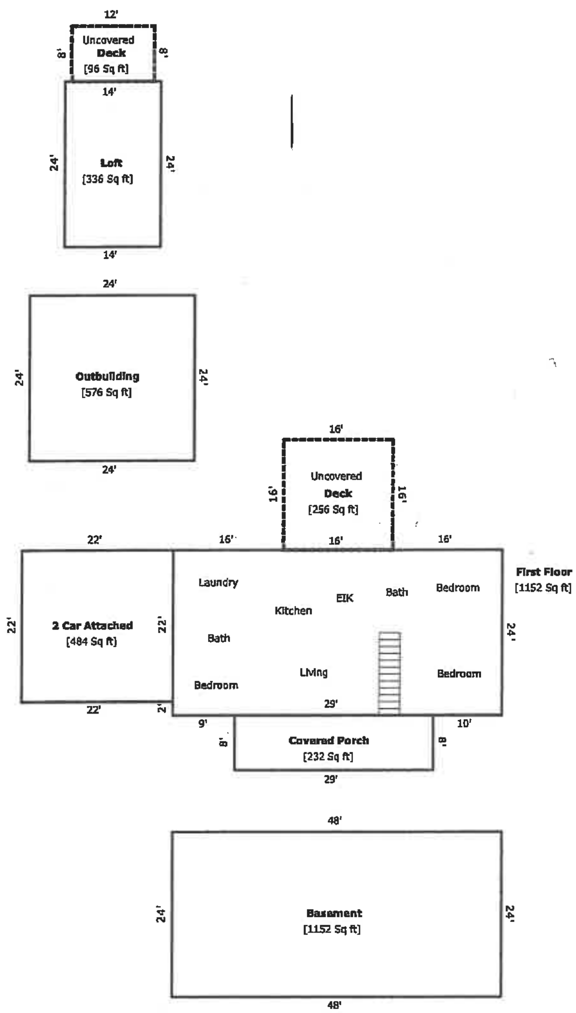
Prox. to Subject
Sale Price
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location
View
Site
Quality
Age

Comparable 6

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

Building Sketch

Borrower	NONE						
Property Address	2720 Sylvia Ave						
City	Jefferson	County	Ashtabula	State	OH	Zip Code	44047
Lender/Client	NONE						



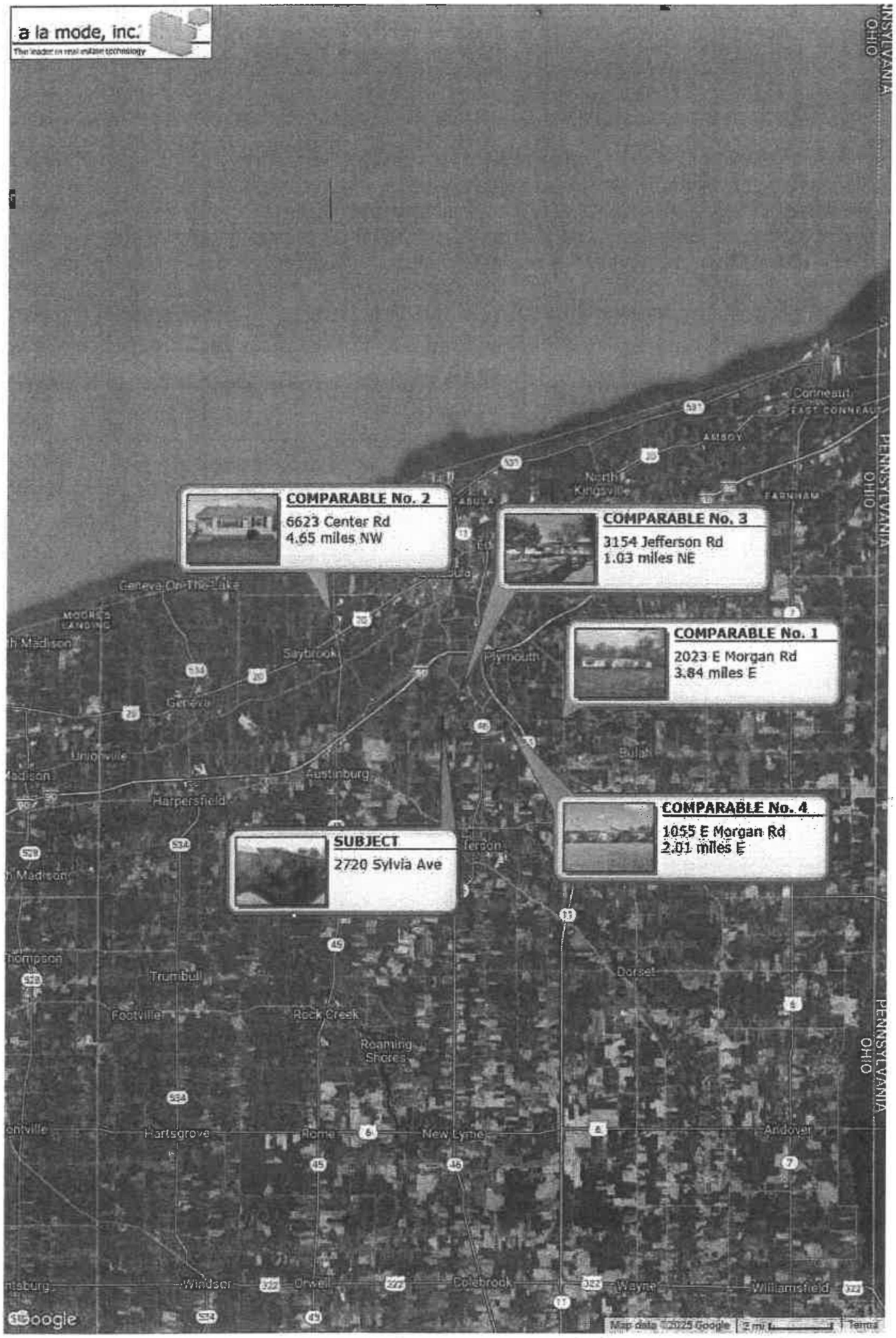
TOTAL Sketch by a la mode

Area Calculations Summary

Living Area		Calculation Details
First Floor	1152 Sq ft	24 × 48 = 1152
Total Living Area (Rounded):	**1152 Sq ft**	
Non-living Area		
Loft	336 Sq ft	14 × 24 = 336
Deck	96 Sq ft	12 × 8 = 96
2 Car Attached	484 Sq ft	22 × 22 = 484
Covered Porch	232 Sq ft	29 × 8 = 232
Outbuilding	576 Sq ft	24 × 24 = 576
Deck	256 Sq ft	16 × 16 = 256
Basement	1152 Sq ft	24 × 48 = 1152

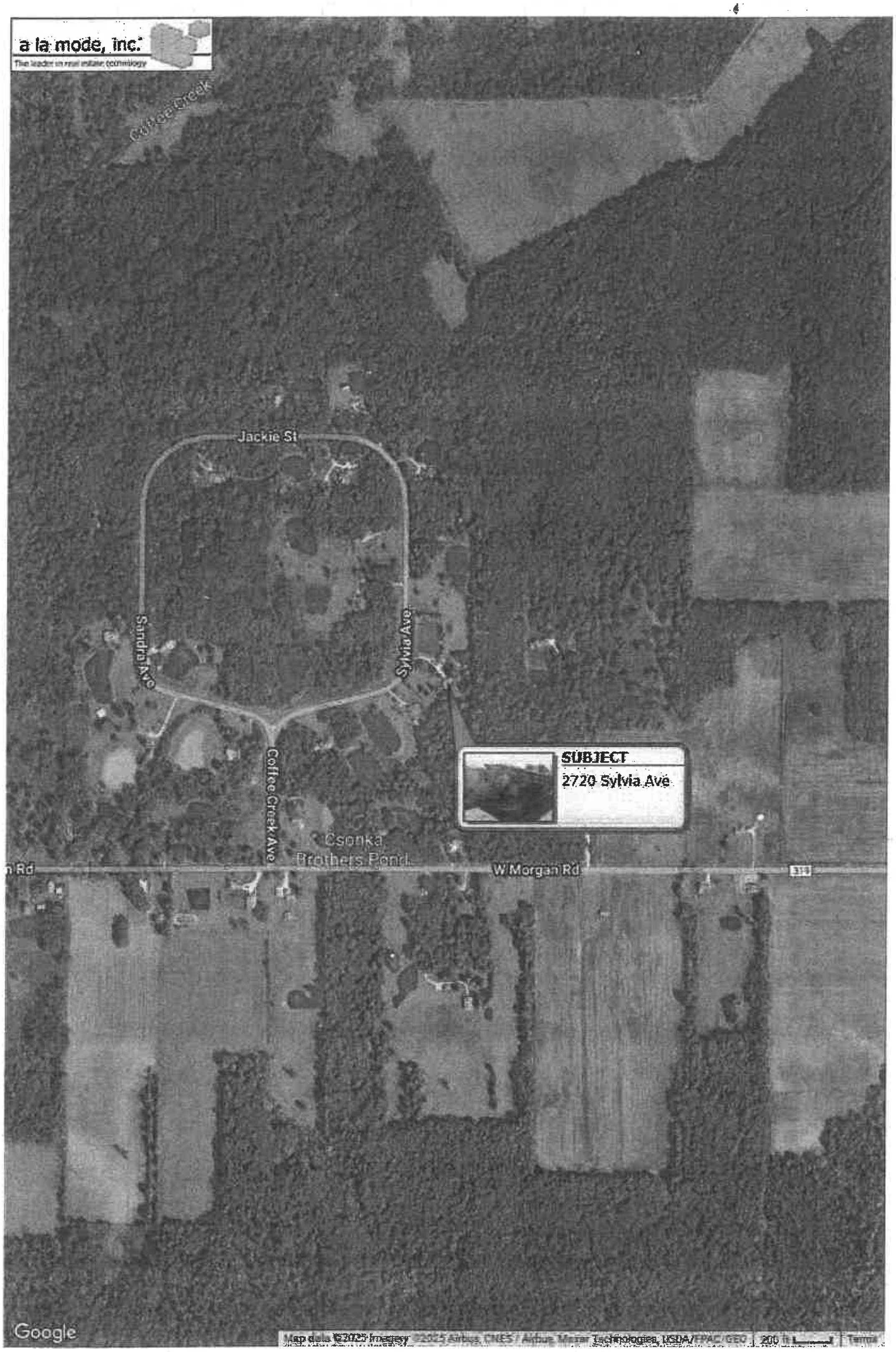
Location Map

Borrower	NONE						
Property Address	2720 Sylvia Ave						
City	Jefferson	County	Ashtabula	State	OH	Zip Code	44047
Lender/Client	NONE						



Aerial Map

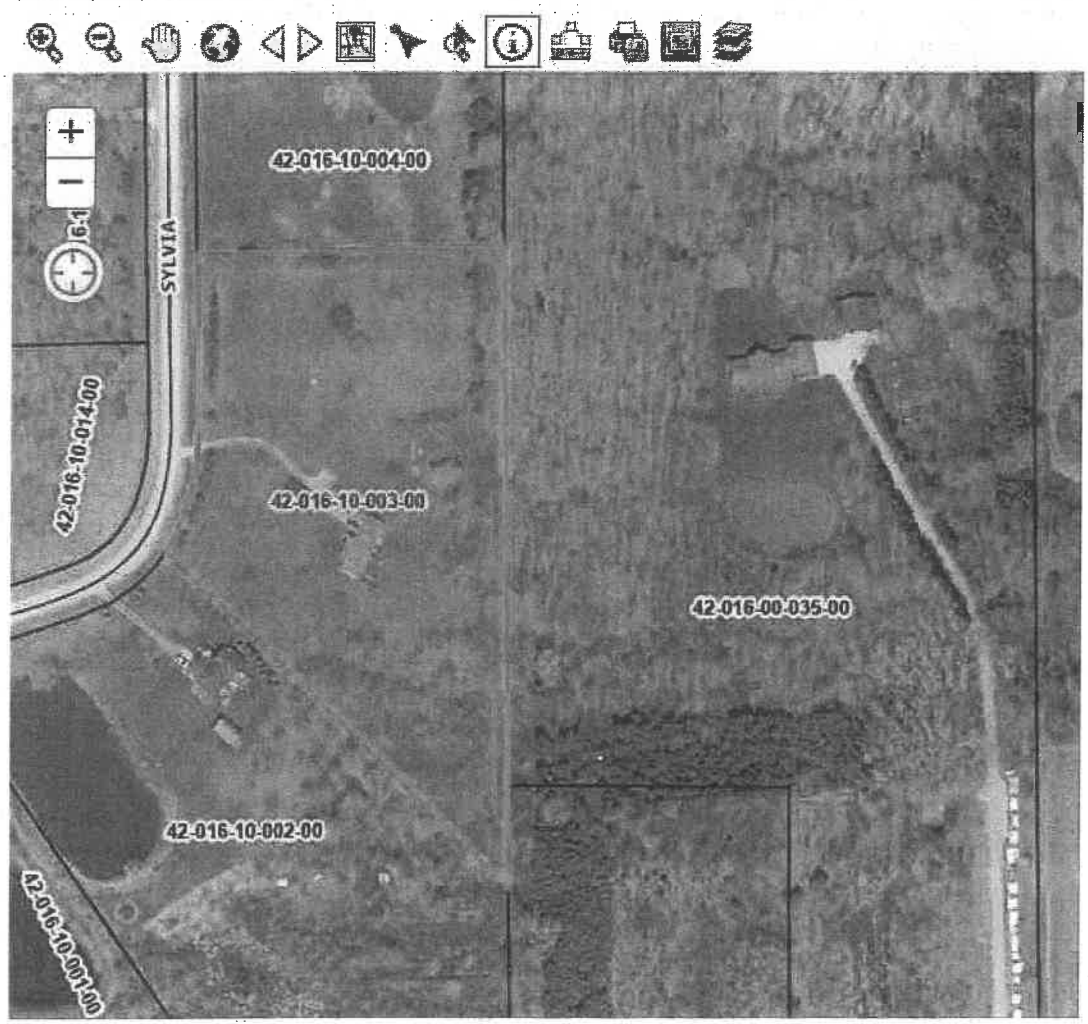
Borrower	NONE						
Property Address	2720 Sylvia Ave						
City	Jefferson	County	Ashtabula	State	OH	Zip Code	44047
Lender/Client	NONE						



Plat Map

Borrower	NONE						
Property Address	2720 Sylvia Ave						
City	Jefferson	County	Ashtabula	State	OH	Zip Code	44047
Lender/Client	NONE						

PARID: 420161000300
NBHD: 65400
SMITH BARBARA LYNN



Appraiser Independence Certification

I do hereby certify, I have followed the appraiser independence safeguards in compliance with Appraisal Independence and any applicable state laws I may be required to comply with. This includes but is not limited to the following:

- I am currently licensed and/or certified by the state in which the property to be appraised is located My license is the appropriate license for the appraisal assignment(s) and is reflected on the appraisal report.
- I certify that there have been no sanctions against me for any reason that would impair my ability to perform appraisals pursuant to the required guidelines.

I assert that no employee, director, officer, or agent of Tom Smith and Jim Dugan, or any other third party acting as joint venture partner, independent contractor, appraisal management company, or partner on behalf of Tom Smith and Jim Dugan, influenced, or attempted to influence the development, reporting, result, or review of my appraisal through coercion, extortion, collusion, compensation, inducement, intimidation, bribery, or in any other manner.

I further assert that Tom Smith and Jim Dugan has never participated in any of the following prohibited behavior in our business relationship:

1) Withholding or threatening to withhold timely payment or partial payment for an appraisal report;

2) Withholding or threatening to withhold future business with me, or demoting or terminating or threatening to demote or terminate me;

3) Expressly or impliedly promising future business, promotions, or increased compensation for myself;

4) Conditioning the ordering of my appraisal report or the payment of my appraisal fee or salary or bonus on the opinion, conclusion, or valuation to be reached, or on a preliminary value estimate requested from me;

5) Requesting that I provide an estimated, predetermined, or desired valuation in an appraisal report prior to the completion of the appraisal report, or requesting that I provide estimated values or comparable sales at any time prior to my completion of an appraisal report;

6) Provided me an anticipated, estimated, encouraged, or desired value for a subject property or a proposed or target amount to be loaned to the borrower, except that a copy of the sales contract for purchase transactions may be provided;

7) Provided to me, or my appraisal company, or any entity or person related to me as appraiser, appraisal company, stock or other financial or non-financial benefits;

8) Any other act or practice that impairs or attempts to impair my independence, objectivity, or impartiality or violates law or regulation, including, but not limited to, the Truth in Lending Act (TILA) and Regulation Z, or the USPAP.

APPRAISER:	SUPERVISORY or CO-APPRAISER:
Richard G. Marlowe Signature	Signature
11/04/2025 Date	Date
Richard G. Marlowe Appraiser's Name	Appraiser's Name
Ohio Certified Real Estate Appraiser State Title or Designation	State Title or Designation
2007005990 State License or Certification #	State License or Certification #
05/15/2027 — OH Expiration Date of License or Certification — State	Expiration Date of License or Certification — State

2720 Sylvia Ave, Jefferson, OH 44047
Address of Property Appraised

07/16

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

Condition Ratings and Definitions

C1

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

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

C2

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

Note: The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.

C3

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

Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.

C4

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

Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.

C5

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

Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.

C6

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

Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.

Quality Ratings and Definitions

Q1

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

Q2

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

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

Quality Ratings and Definitions (continued)

Q3

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

Q4

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

Q5

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

Q6

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

Definitions of Not Updated, Updated, and Remodeled

Not Updated

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

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

Updated

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

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

Remodeled

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

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

Explanation of Bathroom Count

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

Example:
3.2 indicates three full baths and two half baths.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

Abbreviations Used in Data Standardization Text

Abbreviation	Full Name	Fields Where This Abbreviation May Appear
A	Adverse	Location & View
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
ArmLth	Arms Length Sale	Sale or Financing Concessions
AT	Attached Structure	Design (Style)
B	Beneficial	Location & View
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
BsyRd	Busy Road	Location
c	Contracted Date	Date of Sale/Time
Cash	Cash	Sale or Financing Concessions
Comm	Commercial Influence	Location
Conv	Conventional	Sale or Financing Concessions
cp	Carport	Garage/Carport
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
CtySky	City View Skyline View	View
CtyStr	City Street View	View
cv	Covered	Garage/Carport
DOM	Days On Market	Data Sources
DT	Detached Structure	Design (Style)
dw	Driveway	Garage/Carport
e	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Authority	Sale or Financing Concessions
g	Garage	Garage/Carport
ga	Attached Garage	Garage/Carport
gbi	Built-in Garage	Garage/Carport
gd	Detached Garage	Garage/Carport
GlfCse	Golf Course	Location
Glfvw	Golf Course View	View
GR	Garden	Design (Style)
HR	High Rise	Design (Style)
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
Ind	Industrial	Location & View
Listing	Listing	Sale or Financing Concessions
Lndfl	Landfill	Location
LtdSght	Limited Sight	View
MR	Mid-rise	Design (Style)
Mtn	Mountain View	View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
o	Other	Basement & Finished Rooms Below Grade
O	Other	Design (Style)
op	Open	Garage/Carport
Prk	Park View	View
Pstrl	Pastoral View	View
PwrLn	Power Lines	View
PubTrn	Public Transportation	Location
Relo	Relocation Sale	Sale or Financing Concessions
REO	REO Sale	Sale or Financing Concessions
Res	Residential	Location & View
RH	USDA - Rural Housing	Sale or Financing Concessions
rr	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
RT	Row or Townhouse	Design (Style)
s	Settlement Date	Date of Sale/Time
SD	Semi-detached Structure	Design (Style)
Short	Short Sale	Sale or Financing Concessions
sf	Square Feet	Area, Site, Basement
sqm	Square Meters	Area, Site
Unk	Unknown	Date of Sale/Time
VA	Veterans Administration	Sale or Financing Concessions
w	Withdrawn Date	Date of Sale/Time
wo	Walk Out Basement	Basement & Finished Rooms Below Grade
Woods	Woods View	View
Wtr	Water View	View
WtrFr	Water Frontage	Location
wu	Walk Up Basement	Basement & Finished Rooms Below Grade

USPAP ADDENDUM

25-0269
File No. 25-0269

Borrower	NONE						
Property Address	2720 Sylvia Ave						
City	Jefferson	County	Ashtabula	State	OH	Zip Code	44047
Lender	Tom Smith and Jim Dugan						

This report was prepared under the following USPAP reporting option:

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

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

Reasonable Exposure Time

My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: ONE MONTH

Additional Certifications

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

☒ I have NOT performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

☐ I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Additional Comments

NAME OF APPRAISER: RICHARD G. MARLOWE
CLASS OF LICENSURE: CERTIFIED RESIDENTIAL
CERTIFICATION /LICENSURE NUMBER: 2007005990
SCOPE: THIS REPORT IS WITHIN THE SCOPE OF MY LICENSE.
SERVICES PROVIDED BY: DISINTERESTED & UNBIASED THIRD PARTY
THE INTENDED USER OF THIS APPRAISAL REPORT IS THE LENDER/CLIENT. THE INTENDED USE IS TO EVALUATE THE PROPERTY THAT IS THE SUBJECT OF THIS APPRAISAL FOR A MARKET VALUE, SUBJECT TO THE STATED SCOPE OF WORK, PURPOSE OF THE APPRAISAL, REPORTING REQUIREMENT OF THE APPRAISAL REPORT FORM, AND DEFINITION OF MARKET VALUE. NO ADDITIONAL INTENDED USERS ARE IDENTIFIED BY THE APPRAISER.
The appraisal conforms to FIRREA (Financial Institution Reform, Recovery and Enforcement Act of 1989), And it as completed in accordance with Title XI of FIRREA
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.

APPRAISER:		**SUPERVISORY APPRAISER: (only if required)**	
Signature:	Rich G. Marlowe	Signature:	
Name:	Richard G. Marlowe	Name:	
Date Signed:	11/04/2025	Date Signed:	
State Certification #:	2007005990	State Certification #:	
or State License #:		or State License #:	
State:	OH	State:	
Expiration Date of Certification or License:	05/15/2027	Expiration Date of Certification or License:	
Effective Date of Appraisal:	09/30/2025	Supervisory Appraiser Inspection of Subject Property:	☐ Did Not ☐ Exterior-only from Street ☐ Interior and Exterior

APPRAISER DISCLOSURE STATEMENT

In Compliance with Ohio Revised Code Section 4763.12(C)

25-0269
File No. 25-0269

Name of Appraiser: Richard G. Marlowe

Class of Certification/Licensure:
- [ ] Certified General
- [x] Certified Residential
- [ ] Licensed Residential
- [ ] Temporary [ ] General [ ] Licensed

Certification/Licensure Number: 2007005990

Scope: This Report
- [x] is within the scope of my Certification or License
- [ ] is not within the scope of my Certification or License

Service Provided by:
- [x] Disinterested & Unbiased Third Party
- [ ] Interested & Biased Third Party
- [ ] Interested Third Party on Contingent Fee Basis

Signature of person preparing and reporting the Appraisal:

Rich G. Marlowe

This form must be included in conjunction with all appraisal assignments or specialized services performed by a state-certified or state-licensed real estate appraiser

State of Ohio
Department of Commerce
Division of Real Estate Appraiser Section
Cleveland (216) 787-3100

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

NAME:
Richard G Marlowe
LICENSE NUMBER:
2007005990
LIC LEVEL:
Certified Residential Real Estate Appraiser

Department of Commerce
Division of Real Estate & Professional Licensing

CURRENT ISSUE DATE:
04/25/2025
EXPIRATION DATE:
05/15/2027
USPAP DUE DATE:
05/15/2027

OHIO DEPARTMENT OF COMMERCE

DIVISION OF REAL ESTATE AND PROFESSIONAL LICENSING

Richard G Marlowe
Certified Residential Real Estate Appraiser

Appraiser Number: 2007005990
Original Issue Date: 05/15/2008

HAS QUALIFIED UNDER THE LAWS AND RULES OF THE STATE OF OHIO AND THE REQUIREMENTS OF THE REAL ESTATE APPRAISER BOARD AND IS DULY QUALIFIED TO ENGAGE IN THE PRACTICE OF REAL ESTATE APPRAISAL. WITNESS THE SEAL OF THE OHIO DEPARTMENT OF COMMERCE, DIVISION OF REAL ESTATE & PROFESSIONAL LICENSING AND THE SIGNATURES OF THE MEMBERS OF THIS BOARD. THIS CERTIFICATE OR LICENSE IS NOT VALID UNLESS TIMELY RENEWED IN ACCORDANCE WITH ALL STATE OF OHIO REQUIREMENTS

Richard G Marlowe
7252 Hunting Lake Dr
Painesville, OH 440770000