

Tax year 2025 BOR no. 0003

JAN 30 2026  
Rev. 12/22

County ASHTABULA Date received \_\_\_\_\_  
Ashtabula County Board of Revision

**Complaint Against the Valuation of Real Property**

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	Thomas L Smith	2720 SYLVIA AVE Jefferson OH
2. Complainant if not owner		
3. Complainant's agent		

4. Telephone number and email address of contact person  
 440 812 7647 TLsmith6124@gmail.com

5. Complainant's relationship to property, if not owner  
 If more than one parcel is included, see "Multiple Parcels" Instruction.

6. Parcel numbers from tax bill	Address of property
42-016-10-003-00	2720 SYLVIA AVE Jefferson

7. Principal use of property

8. 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
42-016-10-003-00	214000	224000	10000

9. The requested change in value is justified for the following reasons:  
 A APPRAISAL WAS DONE 9-30-25 MARLOWE APPRAISAL INC  
 OPINION VALUE \$214,000

10. 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 10" on back.

11. 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.

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

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

FILED ON

JAN 8 2026

14. 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.

15. If the complainant is a legislative authority and the complaint is an original complaint with respect to property not owned by the complainant, R.C. 5715.19(A)(8) requires this section to be completed.

- The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

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 1-30-2026 Complainant or agent (printed) Thomas L Smith Title (if agent) \_\_\_\_\_

Complainant or agent (signature) 

Sworn to and signed in my presence, this \_\_\_\_\_ day of \_\_\_\_\_ (Date) (Month) (Year)

Notary \_\_\_\_\_

**Situs : N BROADWAY (SR 534)**

**Map ID: 17-013-00-053-00**

**LUC: 680**

**Card: 1 of 1**

**Tax Year: 2025**

**Printed: 01/30/26**

**CURRENT OWNER**  
CLEVELAND MUSEUM OF NATURAL HISTORY  
1 WADE OVAL DR  
CLEVELAND OH 44106  
  
CAUV  
Field Review Flag:

**GENERAL INFORMATION**  
Routing No. 013-00 053-00  
Class E  
Living Units  
Neighborhood 7000C  
District  
Zoning  
Alternate Id



**Legal Description**  
**Parcel Tieback:** Addl. Tieback: N  
**Legal Descriptions:**  
SEC 2--13 S W, 14 & 15

**Land Information**

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	4	6000	149.7702	25	0	1	-35	365,060
								365,060

Total Acres: 149.7702      Legal Acres: 149.77      NBHD Fact: 1.0000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	127,790	365,100	365,100	0	0
<b>Building</b>	0	0	0	0	0
<b>Total</b>	127,790	365,100	365,100	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
2022	365,100		365,100
2023	365,100		365,100
2024	365,100		365,100

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
09/28/17		2-Land And Building	U-Not Validated	646/ 1578	DE-Deed	CLEVELAND MUSEUM OF NATURAL HIST
09/28/17	3,517,700	1-Land Only	U-Not Validated		LD-Limited Warranty Deed	TRUST FOR PUBLIC LAND
09/28/17	3,517,700	1-Land Only	U-Not Validated		GW-General Warranty	AUSTIEBOY LLC
06/26/17		2-Land And Building	E-Exempt Conveyance (Sale Price O		GW-General Warranty	AUSTIEBOY LLC

**Entrance Information**

Date	ID	Entry Code	Source
04/09/13	RBT	7-Vacant	3-Other

**Property Notes**  
Note Codes:

Situs : N BROADWAY (SR 534)

Parcel Id: 17-013-00-053-00

LUC: 680

Card: 1 of 1

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**Dwelling Information**

Valuation Method	Total Rooms
Override Model	Dining Rooms
Story Height	Bedrooms
Construction	Family Rooms
Style	Full Baths
Year Built	Half Baths
Eff Year Built	Addl. Fixtures
Year Remodeled	Total Fixtures
Kitchen Remod	Unfinished Area
Bath Remod	T2 Rec Rm Area
Lower Level	T3 Rec Rm Area
Heating	T4 Rec Rm Area
Heat Fuel Type	Fin Bsmt Liv Area
System	WBFP Stacks
Attic	WBFP Openings
Phy. Condition	WBFP Add'l Stry
Int vs Ext Cond	Prefab Fireplace
Well / Septic	Prefab Add'l Stry
Bsmt Gar # Cars	
Misc 1 Desc	Misc 1 Qty
Misc 2 Desc	Misc 2 Qty
Grade	Cost & Design <sup>0</sup>
CDU	Functional
% Good Ovr	Economic
% Complete	NBHD Fact
GRM Econ Rents	GRM Factor
GRM Units	GRM Value

**Additions**

Line	Low	1st	2nd	3rd	Area	Yr Blt	Eff Yr	Grade	%Comp	CDU	Value
------	-----	-----	-----	-----	------	--------	--------	-------	-------	-----	-------

**Dwelling Computations**

Base Price	% Good
Plumbing	Market Adj
Basement	Functional
Heating	Economic
Attic	% Complete
Other Features	C&D Factor
	Adj Factor
Subtotal	Additions
Ground Floor Area	Dwelling Value
Total Living Area	
Dwelling Notes	

**Outbuilding Data**

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
----	-----------	--------	--------	------	------	----	-----	-------	----	----	----	-------	-------

**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 Bulding Values**

Misc Building No	Misc Adjusted Value
Gross Building:	

**Situs : N BROADWAY (SR 534)**

**Parcel Id: 17-013-00-053-00**

**LUC: 680**

**Card: 1 of 1**

**Tax Year: 2025**

**Printed: 01/30/26**

**Comments**

<b>Number</b>	<b>Code</b>	<b>Status</b>	<b>Comment</b>
6	OFC	TE	EXEMPT#2034 BEGAN 1-1-18.
5	OFC	MI	OHIO EPA CONV 3839 9/28/2017
4	OFC	CP	ADDED 170140002704 TOTAL 149.7702 AC #2345 6/26/17
3	FLD	DC	REV14 - ALL WOODS - CHG P & L FACTORS
1	OFC	LC	20031120 SLS C#01 - ADDED PARCEL 17-014-00-001-00 CONV 4819 NOV 20-03
2	FLD	NC	20050909 CG C#01 - 9-8-05:NO NEW CONSTRUCTION VISIBLE. NVC 1-1-05

**Situs : N BROADWAY (SR 534)****Parcel Id: 17-013-00-053-00****LUC: 680****Card: 1 of 1****Tax Year: 2025****Printed: 01/30/26**

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# 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: tsmith6124@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	AMOUNT
------	--------

Full Appraisal	625.00
<b>SUBTOTAL</b>	
	625.00

PAYMENTS	AMOUNT
----------	--------

<b>Check #:</b>	<b>Date:</b>	<b>Description:</b>	625.00
Check #:	Date:	Description:	
Check #:	Date:	Description:	
<b>SUBTOTAL</b>			625.00
<b>TOTAL DUE</b>			\$ 0

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

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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

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

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: 7400 Center St, #200, Mentor, OH 44060

Appraiser: Richard G. Marlowe

Table with columns: Location, Built up, Growth rate, Property values, Demand/supply, Marketing time, Predominant Occupancy, One-Unit Housing, Present Land Use, Change in Land Use.

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.

Dimensions: 359 x Irregular Site Area: 5.01 ac

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

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.

Table with columns: Utilities, Off-site Improvements, Type, Public, Private, Topography, Mostly Level.

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.

Table with columns: General Description, Exterior Description, Foundation, Basement, Heating.

Table with columns: Interior Description, Appliances, Attic, Amenities, Car Storage.

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 falling 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.

# RESIDENTIAL APPRAISAL REPORT

25-0269  
File No.: 25-0269

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):  Realist, MLS, County Records

1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing: <b>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.</b>
Date: 06/28/2024	
Price: 0	
Source(s): Ashtabula County Records	
2nd Prior Subject Sale/Transfer	
Date:	
Price:	
Source(s):	

**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	MLSNOV#5115455; DOM 36	MLSNOV#5140251; DOM 3	MLSNOV#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		ArmLth	ArmLth	ArmLth
Concessions		FHA:0	FH:4500 -4,500	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	Total Bdrms Baths	Total Bdrms Baths	Total Bdrms Baths	Total Bdrms Baths
Room Count	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	1152sf0sfin	846sf592sfin 0	1008sf0sfin +500	1932sf0sfin -4,000
Rooms Below Grade				
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)	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 55,300	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 23,550	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 58,700
Adjusted Sale Price	Net	32.7 %	Net	11.5 %	Net	39.1 %
of Comparables	Gross	52.7 %	Gross	32.4 %	Gross	80.9 %

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

25-0269  
File No.: 25-0269

COST APPROACH	<b>COST APPROACH TO VALUE (if developed)</b> <input checked="" type="checkbox"/> 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): <span style="float: right;">N/A DUE TO AGE OF HOME.</span>			
INCOME APPROACH	<b>INCOME APPROACH TO VALUE (if developed)</b> <input checked="" type="checkbox"/> 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): <span style="float: right;">N/A THIS IS AN AREA OF MOSTLY OWNER OCCUPIED PROPERTIES</span>			
PUD	<b>PROJECT INFORMATION FOR PUDs (if applicable)</b> <input type="checkbox"/> 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 <b>COMPARATIVE SALES APPROACH DEEMED MOST REFLECTIVE OF SUBJECT VALUE, TAKING PROXIMITY SIMILAR DWELLINGS AND MOST RECENT SALES INTO CONSIDERATION.</b>			
ATTACHMENTS	This appraisal is made <input checked="" type="checkbox"/> "as-is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, <input type="checkbox"/> subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair: <u>Data Deemed Reliable</u>			
	Not Guaranteed. Sources Include Realist, Mls, Realtors, And Others.			
SIGNATURES	A true and complete copy of this report contains <u>31</u> 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:			
	<input checked="" type="checkbox"/> Scope of Work <input checked="" type="checkbox"/> Limiting Cond./Certifications <input type="checkbox"/> Narrative Addendum <input checked="" type="checkbox"/> Photograph Addenda <input checked="" type="checkbox"/> Sketch Addendum <input checked="" type="checkbox"/> Map Addenda <input checked="" type="checkbox"/> Additional Sales <input type="checkbox"/> Cost Addendum <input type="checkbox"/> Flood Addendum <input type="checkbox"/> Manuf. House Addendum <input type="checkbox"/> Hypothetical Conditions <input type="checkbox"/> Extraordinary Assumptions <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____			
	Client Contact: _____ Client Name: <b>Tom Smith and Jim Dugan</b>			
	E-Mail: _____ Address: _____			
	<table border="0" style="width:100%;"> <tr> <td style="width:50%; vertical-align: top;"> <b>APPRAISER</b>                         Appraiser Name: <b>Richard G. Marlowe</b>                      Company: <b>Marlowe Appraisal Inc</b>                      Phone: (440) 477-4404      Fax: _____                      E-Mail: <b>marloweappraisal@gmail.com</b>                      Date of Report (Signature): <b>11/04/2025</b>                      License or Certification #: <b>2007005990</b>      State: <b>OH</b>                      Designation: <b>Ohio Certified Real Estate Appraiser</b>                      Expiration Date of License or Certification: <b>05/15/2027</b>                      Inspection of Subject: <input checked="" type="checkbox"/> Interior &amp; Exterior      <input type="checkbox"/> Exterior Only      <input type="checkbox"/> None                      Date of Inspection: <b>09/30/2025</b> </td> <td style="width:50%; vertical-align: top;"> <b>SUPERVISORY APPRAISER (if required)</b>  <b>or CO-APPRAISER (if applicable)</b>                       Supervisory or Co-Appraiser Name: _____                      Company: _____                      Phone: _____      Fax: _____                      E-Mail: _____                      Date of Report (Signature): _____                      License or Certification #: _____      State: _____                      Designation: _____                      Expiration Date of License or Certification: _____                      Inspection of Subject: <input type="checkbox"/> Interior &amp; Exterior      <input type="checkbox"/> Exterior Only      <input type="checkbox"/> None                      Date of Inspection: _____                 </td> </tr> </table>		<b>APPRAISER</b>   Appraiser Name: <b>Richard G. Marlowe</b> Company: <b>Marlowe Appraisal Inc</b> Phone: (440) 477-4404      Fax: _____ E-Mail: <b>marloweappraisal@gmail.com</b> Date of Report (Signature): <b>11/04/2025</b> License or Certification #: <b>2007005990</b> State: <b>OH</b> Designation: <b>Ohio Certified Real Estate Appraiser</b> Expiration Date of License or Certification: <b>05/15/2027</b> Inspection of Subject: <input checked="" type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None Date of Inspection: <b>09/30/2025</b>	<b>SUPERVISORY APPRAISER (if required)</b> <b>or CO-APPRAISER (if applicable)</b>  Supervisory or Co-Appraiser Name: _____ Company: _____ Phone: _____      Fax: _____ E-Mail: _____ Date of Report (Signature): _____ License or Certification #: _____      State: _____ Designation: _____ Expiration Date of License or Certification: _____ Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None Date of Inspection: _____
	<b>APPRAISER</b>   Appraiser Name: <b>Richard G. Marlowe</b> Company: <b>Marlowe Appraisal Inc</b> Phone: (440) 477-4404      Fax: _____ E-Mail: <b>marloweappraisal@gmail.com</b> Date of Report (Signature): <b>11/04/2025</b> License or Certification #: <b>2007005990</b> State: <b>OH</b> Designation: <b>Ohio Certified Real Estate Appraiser</b> Expiration Date of License or Certification: <b>05/15/2027</b> Inspection of Subject: <input checked="" type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None Date of Inspection: <b>09/30/2025</b>	<b>SUPERVISORY APPRAISER (if required)</b> <b>or CO-APPRAISER (if applicable)</b>  Supervisory or Co-Appraiser Name: _____ Company: _____ Phone: _____      Fax: _____ E-Mail: _____ Date of Report (Signature): _____ License or Certification #: _____      State: _____ Designation: _____ Expiration Date of License or Certification: _____ Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None Date of Inspection: _____		

# ADDITIONAL COMPARABLE SALES

25-0269  
File No.: 25-0269

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	MLSNO#5119515; DOM 4								
Verification Source(s)	Realist, County	Realist, County, Exterior Insp.								
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	
Sales or Financing		ArmLth								
Concessions		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		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.		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)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 85,500	<input type="checkbox"/> + <input type="checkbox"/> -	\$	<input type="checkbox"/> + <input type="checkbox"/> -	\$	<input type="checkbox"/> + <input type="checkbox"/> -	\$	
Adjusted Sale Price of Comparables		Net 90.0 %		Net %		Net %		Net %		
		Gross 128.9 %	\$ 180,500	Gross %	\$	Gross %	\$	Gross %	\$	

SALES COMPARISON APPROACH

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

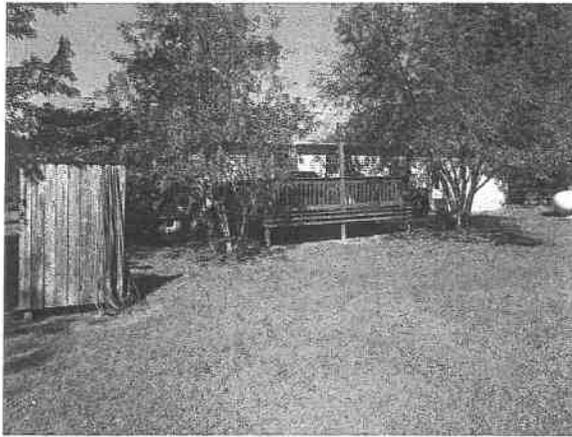
THERE IS NO PUBLIC WATER OR PUBLIC SEWER AVAILABLE AT THE SITE. THIS IS TYPICAL OF THE AREA AND DOES NOT AFFECT MARKETABILITY OF THE SUBJECT.

### Subject Photo Page

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



**Subject Front**  
2720 Sylvania 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)



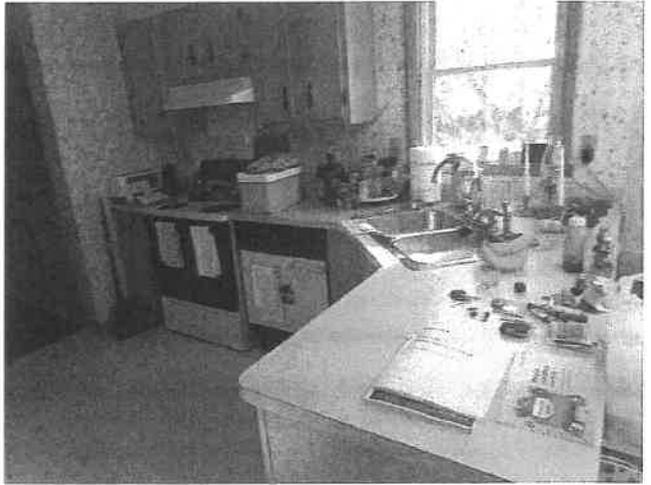
2-Car Attached Garage (interior)



Laundry Room



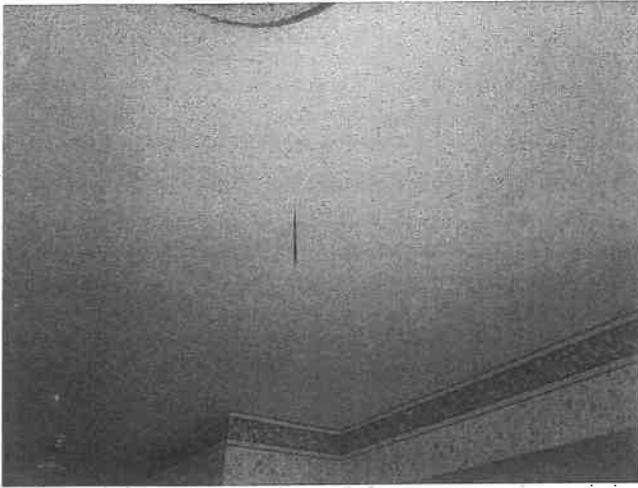
Laundry Room



Kitchen

# Photograph Addendum

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



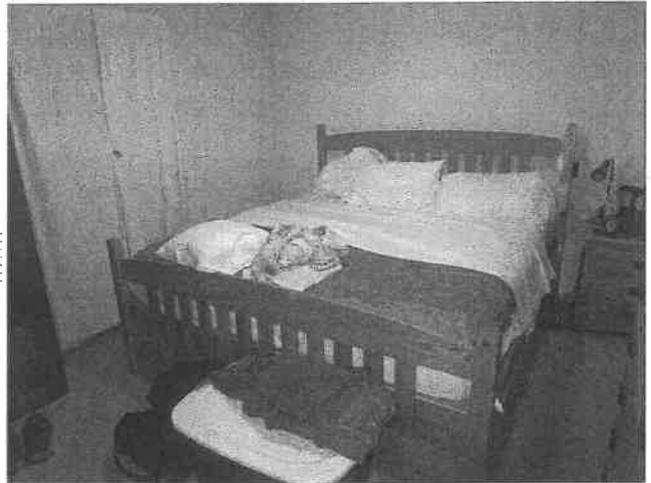
Kitchen (Possible leaks present in Ceiling)



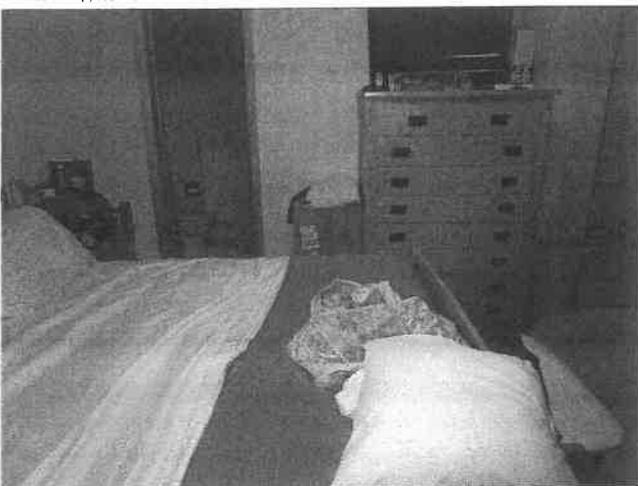
Living Room



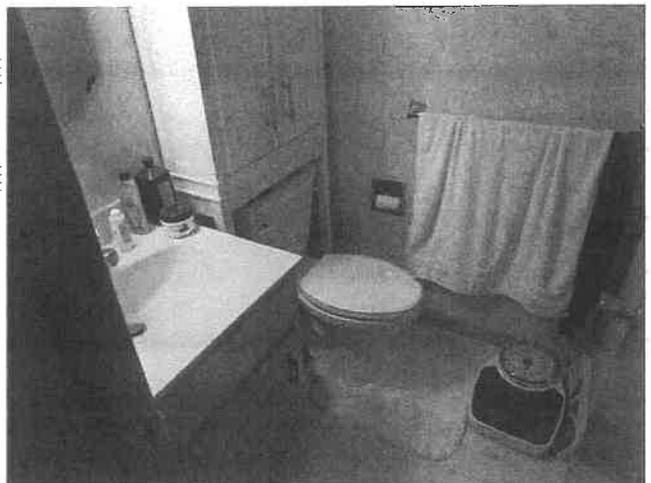
Living Room



Bedroom 1



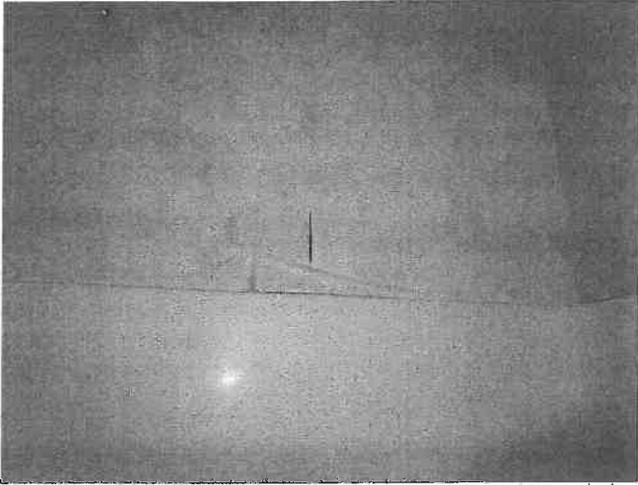
Bedroom 1



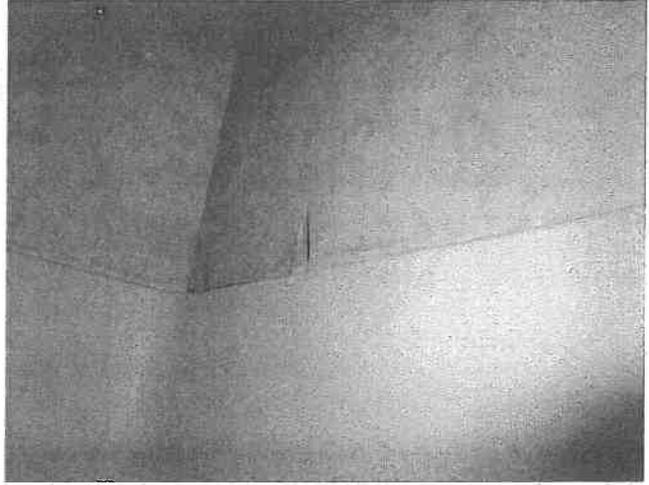
Bathroom 1

# Photograph Addendum

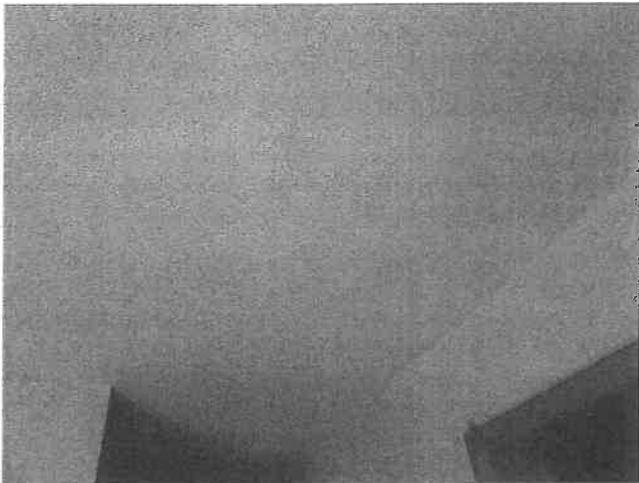
Borrower	NONE				
Property Address	2720 Sylvia Ave				
City	Jefferson	County	Ashtabula	State	OH Zip Code 44047
Lender/Client	NONE				



Bathroom 1 (Wall Paper is failing)



Bathroom 1 (Wall Paper is failing)



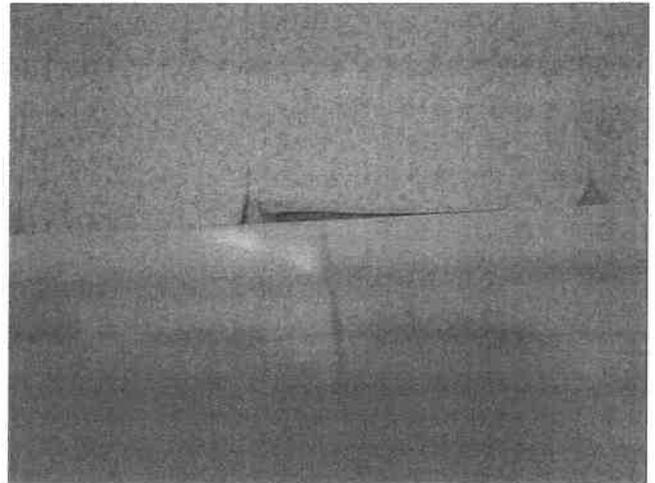
(Possible leaks present in Ceiling)



Bathroom 2



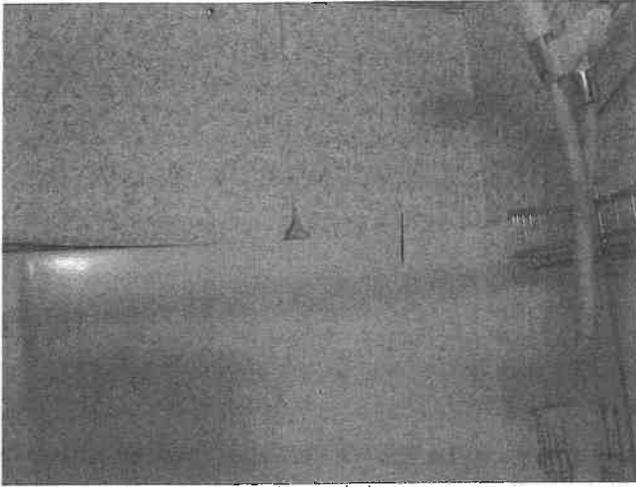
Bathroom 2 (Tub Detail)



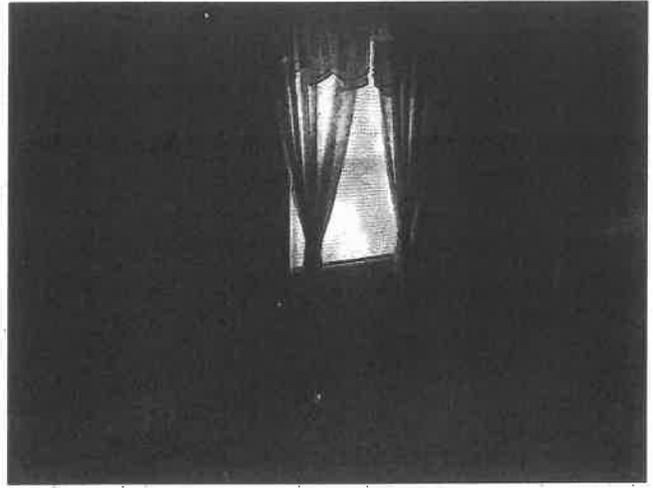
Bathroom 2 (Wall Paper is failing)

# Photograph Addendum

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



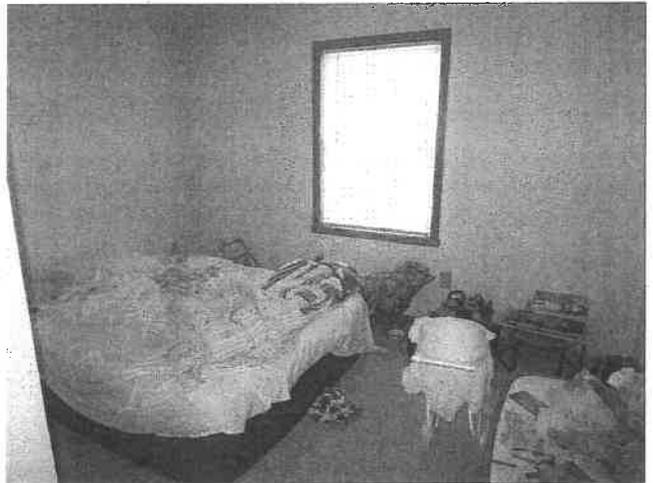
Bathroom 2 (Wall Paper is falling)



Bedroom 2



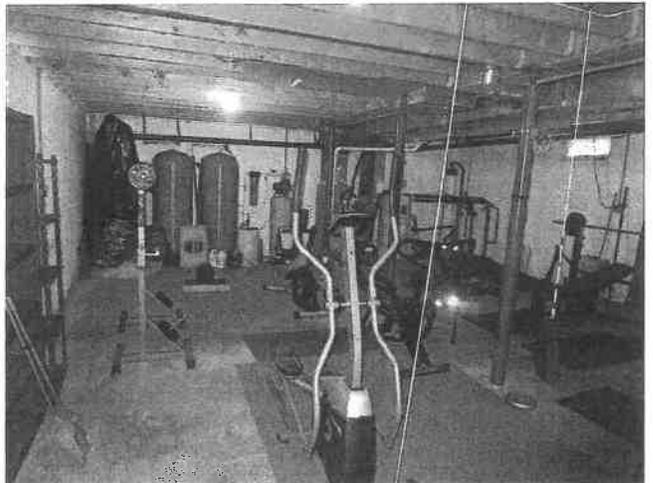
Bedroom 2



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						



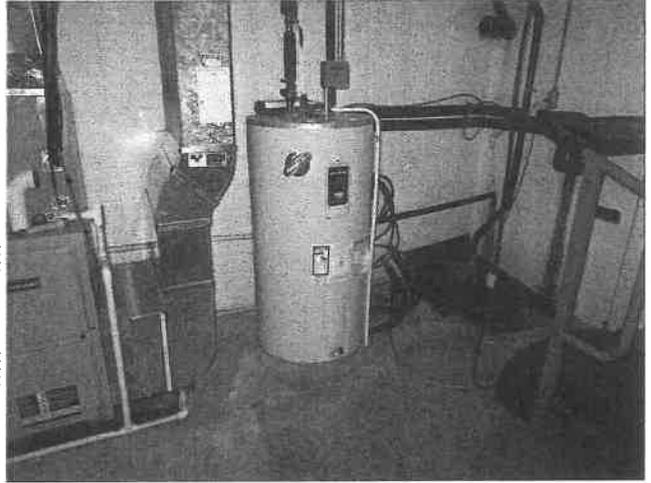
Water Treatment System



Furnace



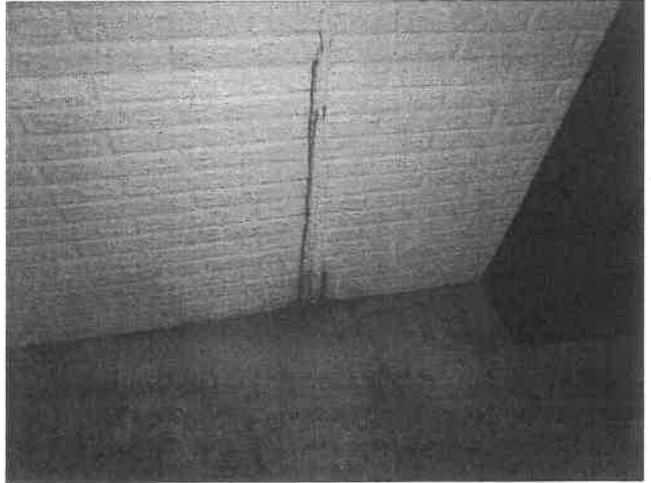
Furnace and H2O Tank



H2O Tank



Basement



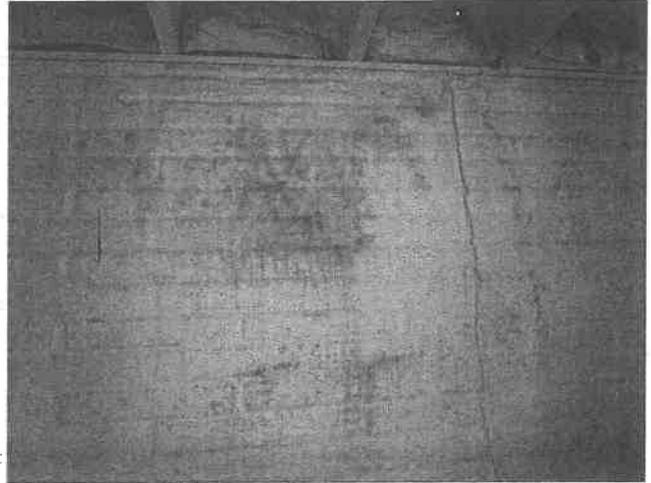
Basement (Minor Settlement/Water Damage)

## Photograph Addendum

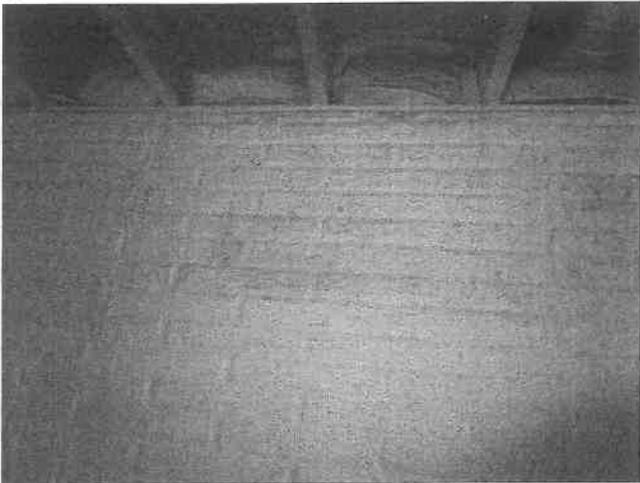
Borrower	NONE						
Property Address	2720 Sylvia Ave						
City	Jefferson	County	Ashtabula	State	OH	Zip Code	44047
Lender/Client	NONE						



Basement (Settlement/Water Damage)



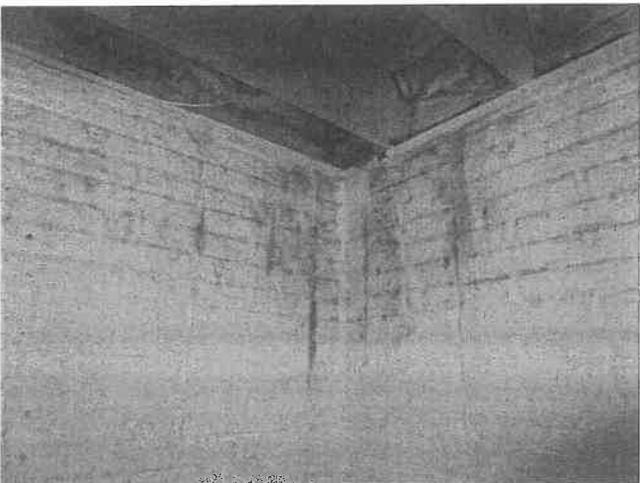
Basement (Settlement/Water Damage)



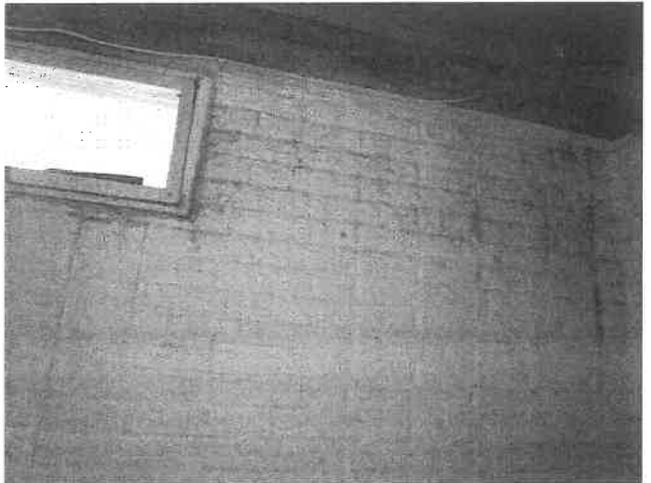
Basement (Water Damage)



Electrical Panel



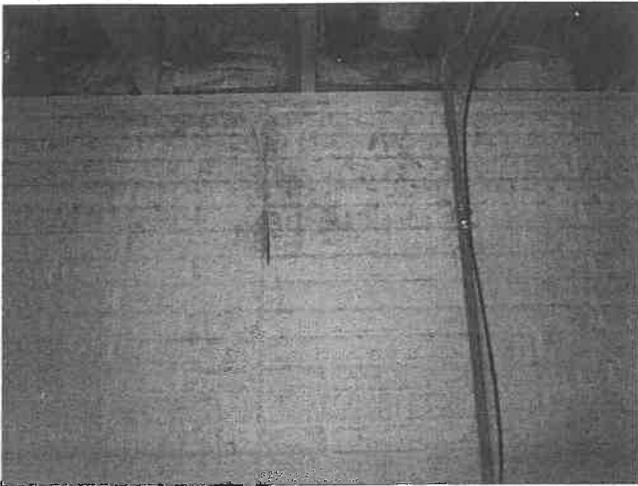
Basement (Water Damage possible mold)



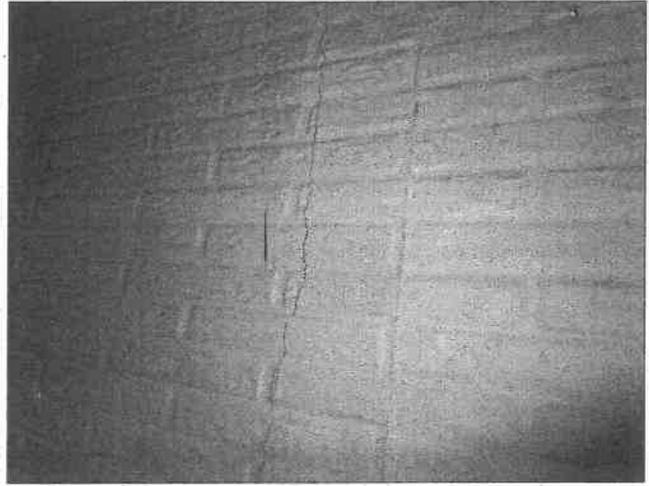
Basement (Water Damage, possible mold)

# Photograph Addendum

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



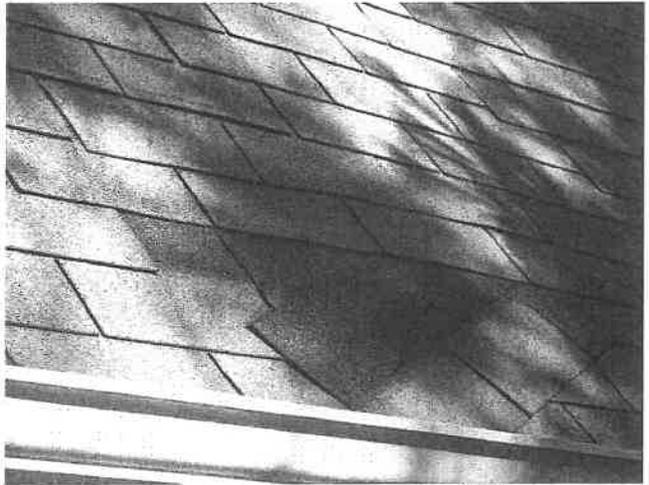
Basement (Water Damage possible mold)



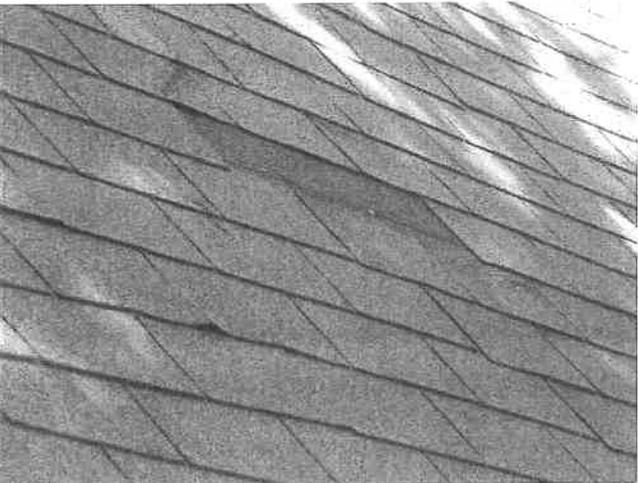
Basement (Minor Settlement/Water Damage)



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



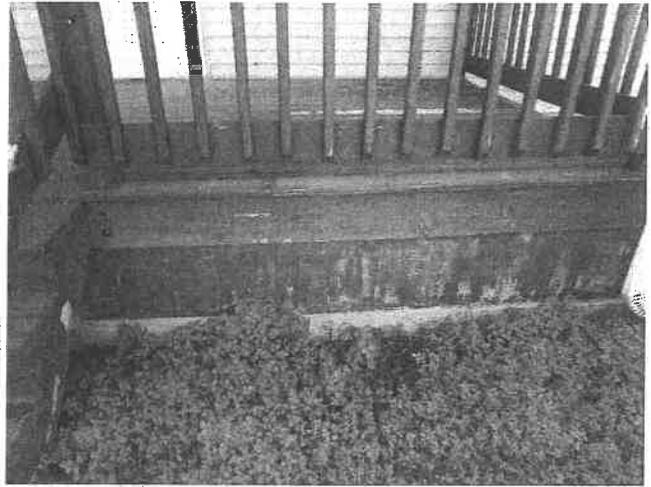
PEELING PAINT (Man Door)

## 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)



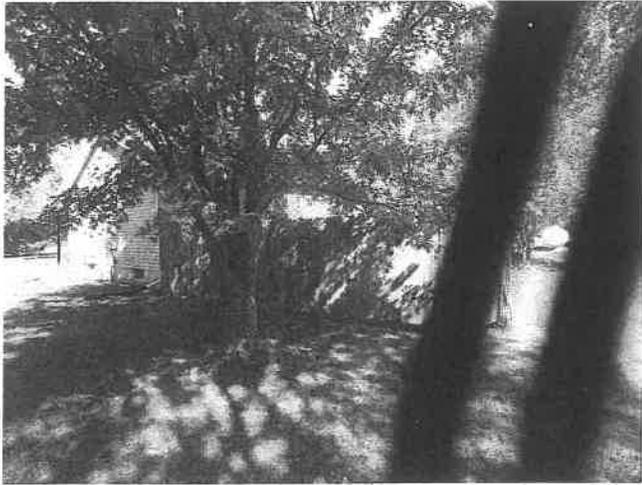
Subject Front/Side



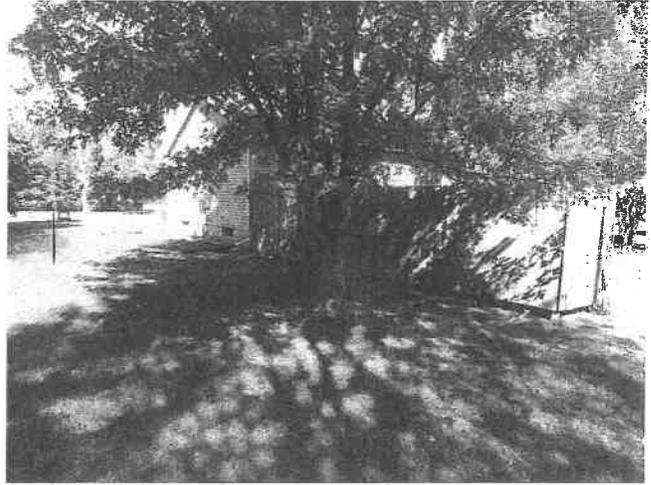
Subject Side/Front

# Photograph Addendum

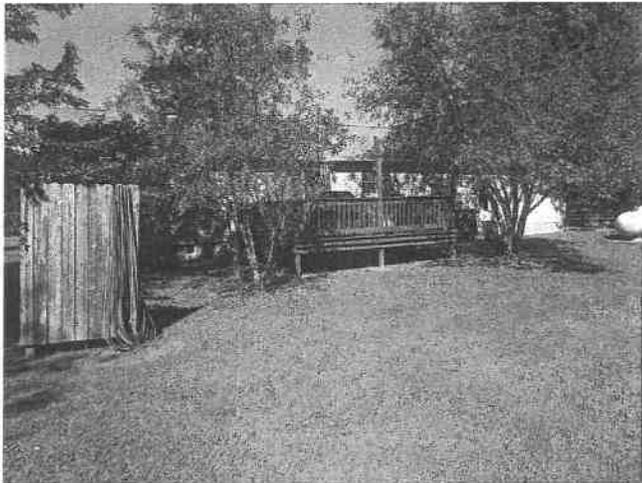
Borrower	NONE						
Property Address	2720 Sylvia Ave						
City	Jefferson	County	Ashtabula	State	OH	Zip Code	44047
Lender/Client	NONE						



Subject Rear/Side



Subject Rear/Side



Subject Rear



CAC Unit



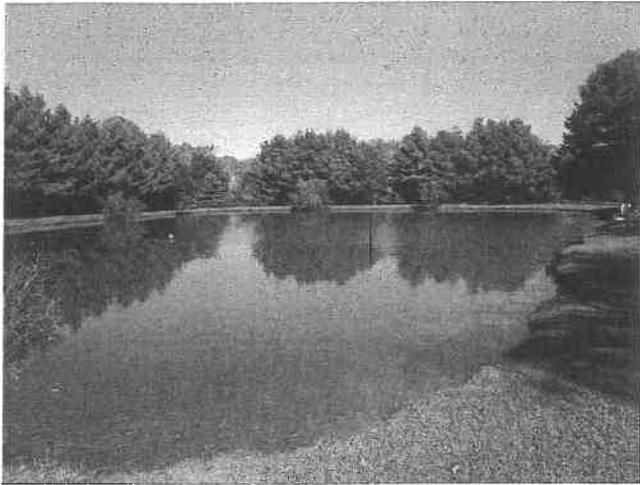
Propane Tank



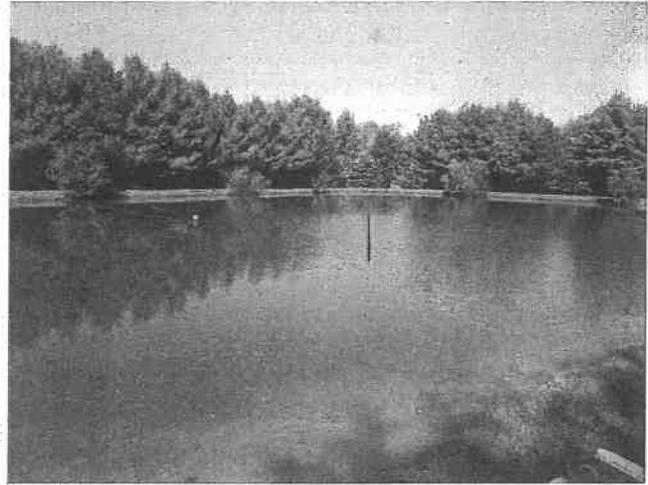
Subject Rear

# 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
Lender/Client	NONE	State	OH
		Zip Code	44047



### 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	County	Ashtabula	State	OH Zip Code 44047
City	Jefferson				
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

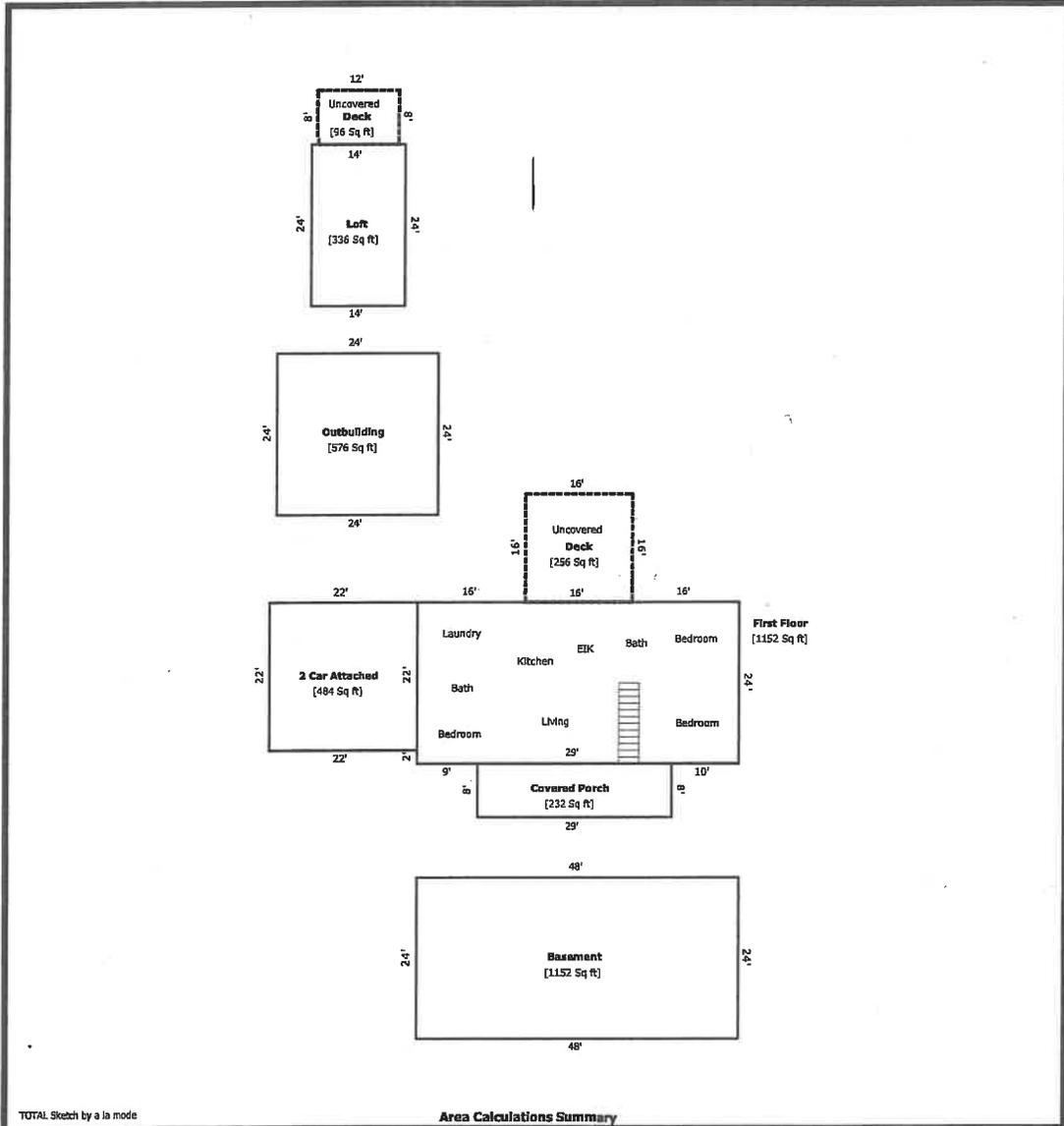
Prox. to Subject  
Sale Price  
Gross Living Area  
Total Rooms  
Total Bedrooms  
Total Bathrooms  
Location  
View  
Site  
Quality  
Age

#### 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
Lender/Client	NONE	Zip Code	44047



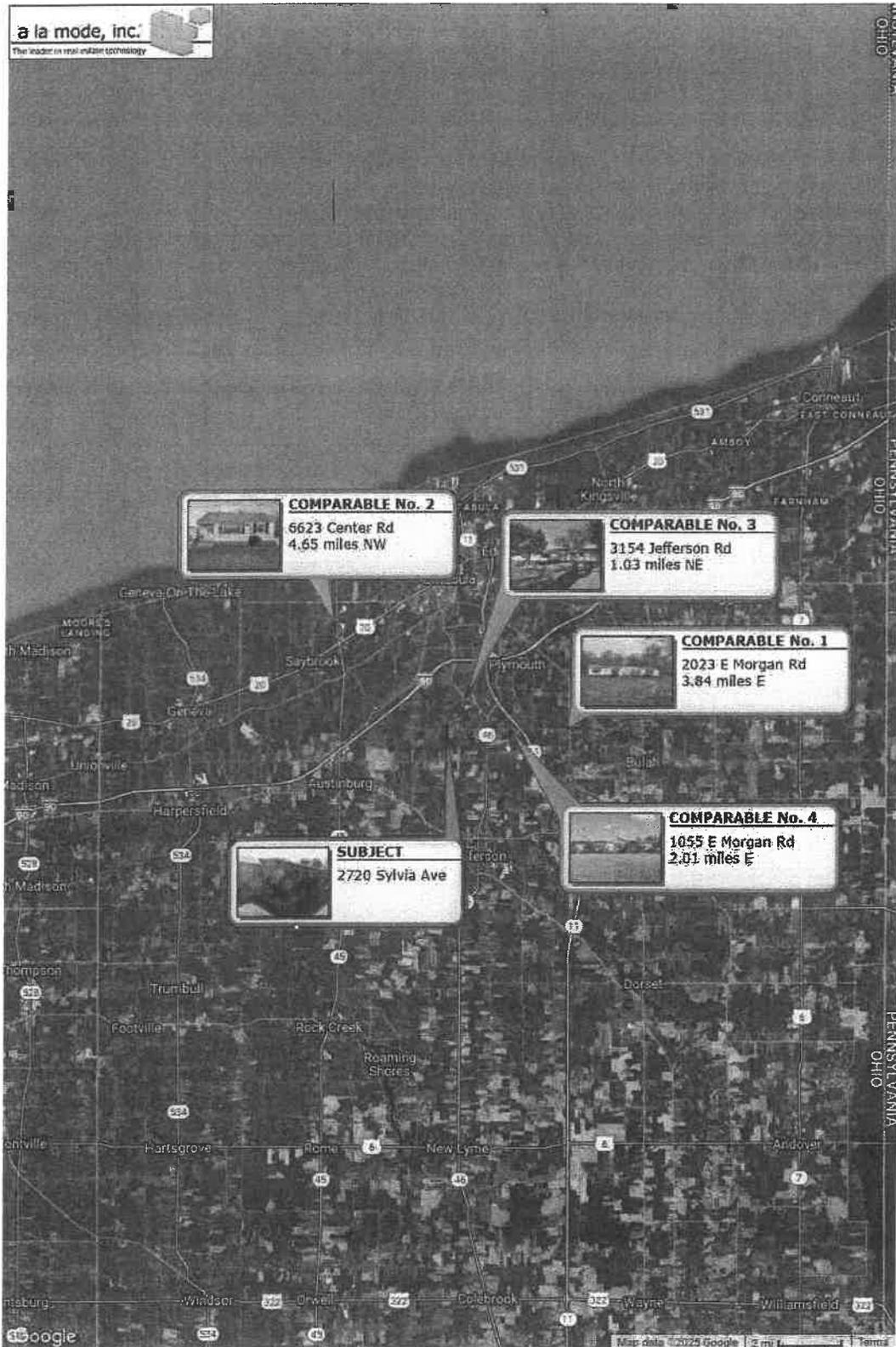
TOTAL Sketch by a la mode

### Area Calculations Summary

Living Area	Area	Calculation Details
First Floor	1152 Sq ft	24 × 48 = 1152
<b>Total Living Area (Rounded):</b>	<b>1152 Sq ft</b>	
<b>Non-living Area</b>		
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

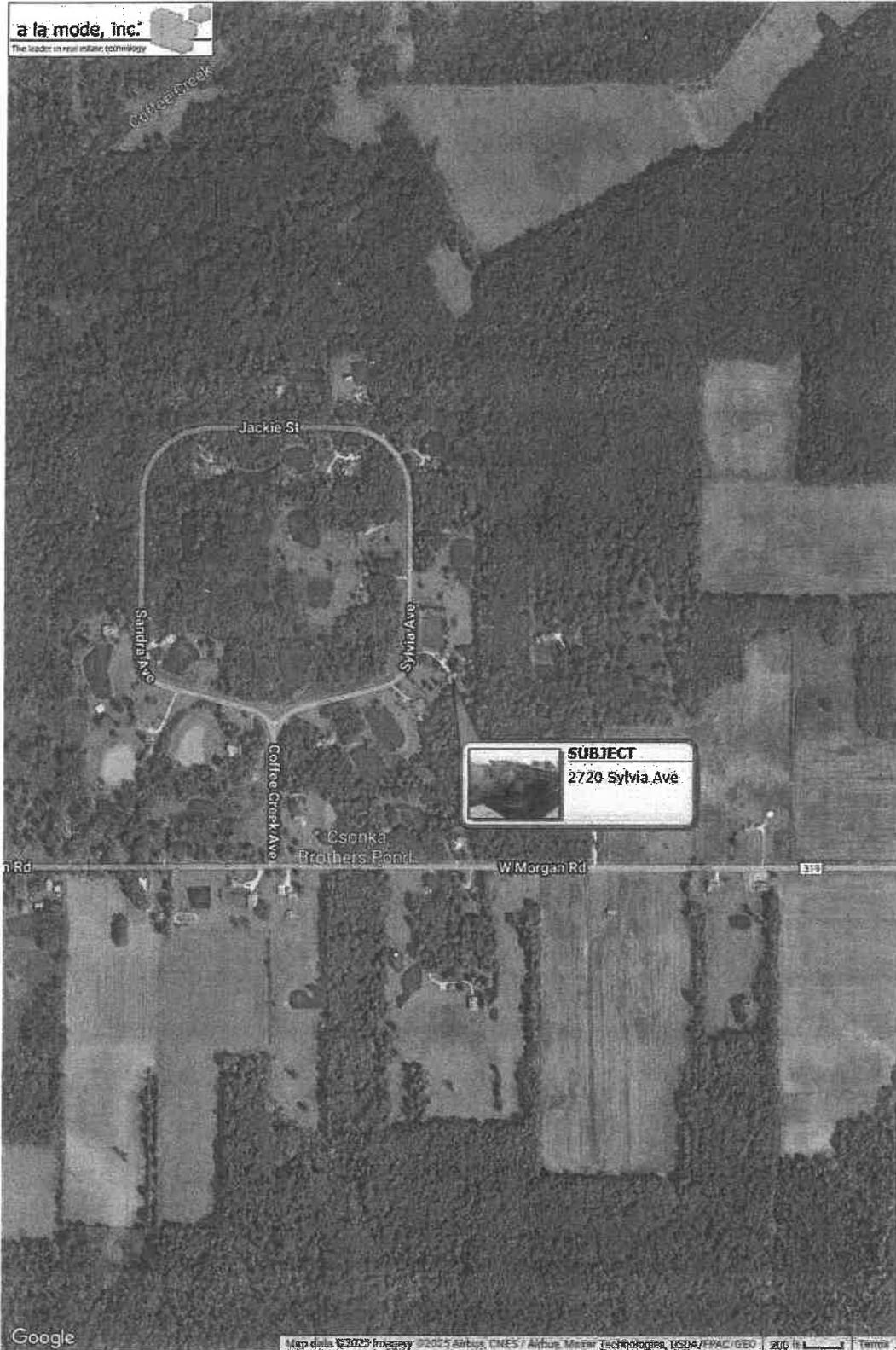
## Location Map

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



# Aerial Map

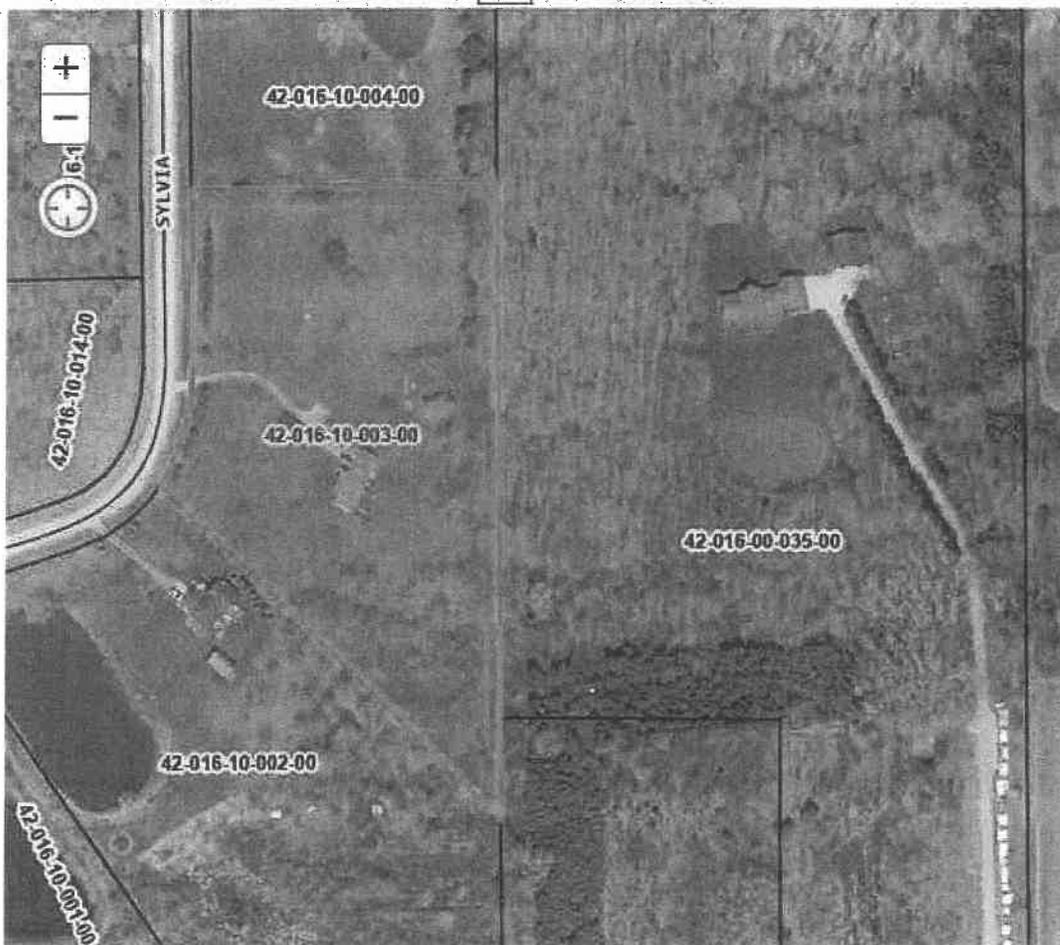
Borrower	NONE				
Property Address	2720 Sylvania Ave				
City	Jefferson	County	Ashtabula	State	OH Zip Code 44047
Lender/Client	NONE				



# 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

## 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.



**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 LICENSE: CERTIFIED RESIDENTIAL  
 CERTIFICATION /LICENSE 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:**

Signature: *Richard G. Marlowe*  
 Name: Richard G. Marlowe  
 Date Signed: 11/04/2025  
 State Certification #: 2007005990  
 or State License #: \_\_\_\_\_  
 State: OH  
 Expiration Date of Certification or License: 05/15/2027  
 Effective Date of Appraisal: 09/30/2025

**SUPERVISORY APPRAISER: (only if required)**

Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Date Signed: \_\_\_\_\_  
 State Certification #: \_\_\_\_\_  
 or State License #: \_\_\_\_\_  
 State: \_\_\_\_\_  
 Expiration Date of Certification or License: \_\_\_\_\_  
 Supervisory Appraiser Inspection of Subject Property:  
 Did Not     Exterior-only from Street     Interior and Exterior

**APPRAISER DISCLOSURE STATEMENT**  
In Compliance with Ohio Revised Code Section 4763.12(C)

File No. 25-0269  
25-0269

Name of Appraiser: Richard G. Marlowe

Class of Certification/Licensure:  Certified General  
 Certified Residential  
 Licensed Residential  
 Temporary       General       Licensed

Certification/Licensure Number: 2007005990

Scope: This Report       Is within the scope of my Certification or License  
 Is not within the scope of my Certification or License

Service Provided by:       Disinterested & Unbiased Third Party  
 Interested & Biased Third Party  
 Interested Third Party on Contingent Fee Basis

Signature of person preparing and reporting the Appraisal:



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

License expires 05/15/2027 Marlowe



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 FULLY 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 TRULY RENEWED IN ACCORDANCE WITH ALL STATE OF OHIO REQUIREMENTS.

*[Signature]* *[Signature]* *[Signature]*  
Thomas W. Brown Scott J. Kiser Margaret L. Korman

*[Signature]* *[Signature]*  
Richard G Marlowe Scott J. Kiser

Richard G Marlowe  
7282 Hunting Lake Dr  
Painesville, OH 440770900