FILED CLARK COUNTY AUDITOR

2022-015 JAN 25 2023 DTE 1 Tax year BOR no. _ Rev. 12/22 Date received JOHN S. FEDERER County.

Complaint Against the Valuation of Real Property TOR

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 thos	se nam	ed below.		
		, Na	me		Street address, 0	City, State, ZIP code	
1. Owner of property		Teresa L. M.	acDonald		3591 Upper Val	Hey Pike, Springfiel	10,0
2. Complainant if not owner	er						450
3. Complainant's agent							
4. Telephone number and					0:	<i>t</i> 0	
937-869-	151:	3 3591 6	pper Vall	ey	Pike Springfre	ld,0H 45502	
5. Complainant's relations	hip to pro	operty, if not owner			71 0		
	If mo	re than one parcel is	included, see "	Multip	le Parcels" Instruction.		
6. Parcel numbers from ta	x bill				Address of property		
050-02-000			3591 UD	ber W	alley PK. Springt	reld.04 45502	
050-02-000	08-1	00-020	3591 le	per 1		field 04 45502	
				1	J. 1) ,	
7. Principal use of propert	y Si	rale family	home -	RE	sidential		
8. The increase or decreas	se in mar	ket value sought. Coun	ter-complaints su	upportir	ng auditor's value may hav	re -0- in Column C.	
Parcel number	C	Column A omplainant's Opinior (Full Market Val		(F	Column B Current Value Full Market Value)	Column C Change in Value	
050020008100019	1	59,412,50	(+27,53%)) 3	25, 720, (+80%	-66,307.50	
0500200608106020		included wit	h 19	4	350,00	- 4350,00	
9. The requested change in value is justified for the following reasons: The market value of this have in 2020 as appears by Trefert Valuation Services, LLC, was 8 125,000 mas is ". This home has a great amount of square for compared to homes in the area and is considered as overimprovement. Some significant repairs are needed to the house due to a lack of adequate maintenance, although the home remains usable & functional as a residence; Due to its C. condition and overimprovement, we wanted box home at 27,53 % in crease in value since 2020, for atotal market value of 4 157,412							
10. Was property sold with							
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, atta	ch a co	py of listing agreement or o	other available evidence.	
12. If any improvements w	vere com	pleted in the last three	years, show dat	e 9/2	and total	al cost \$ \$600,00	
13. Do you intend to prese	ent the te	estimony or report of a	professional app	raiser?	∏ Yes ☐ No ☐ Un	known	

State of the

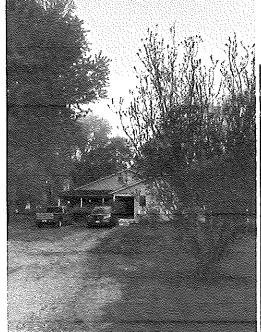
namental (n. 1881). Programme de la companya de la compa

for		reappraisal or update of property values in the county, the reason Please check all that apply and explain on attached sheet. See R.C.
	☐ 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 co	. If the complainant is a legislative authority and the complaint mplainant, R.C. 5715.19(A)(8) requires this section to be comp	is an original complaint with respect to property not owned by the pleted.
	☐ The complainant has complied with the requirements of F adoption of the resolution required by division (A)(6)(b) of	R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the that section as required by division (A)(7) of that section.
kn	owledge and belief is true, correct and complete.	any attachments) has been examined by me and to the best of my .
Da	ate 1/25/23 Complainant or agent (printed) 1	eresa LMacDonildTitle (if agent)
Co	omplainant or agent (signature) <u>Jerusud Ma</u>	re Duns
Sv	vorn to and signed in my presence, this(Date)	day of(Month) (Year)
No	otary	

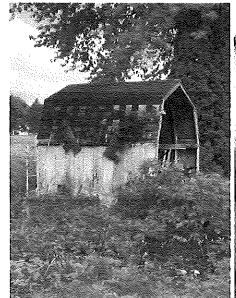
* attachments 1-4 photos of property at 3591 Upper Valley Pike

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Attachment 1/4 Teres = MecDoull Complant Agamst Valuation 050-02-0008.100-09

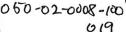








Attachment 44
Teresa L. Mac Dadd
Complaint Against Volution
OF Real Property
050-02-0008-100019







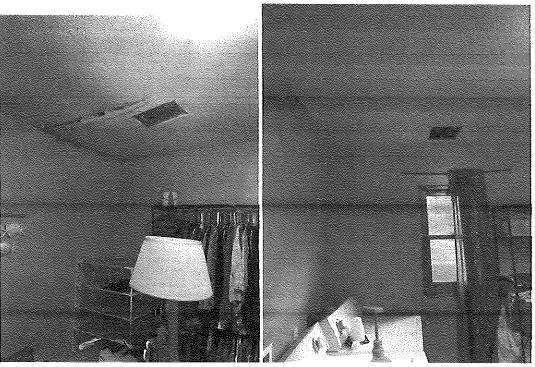




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		•	

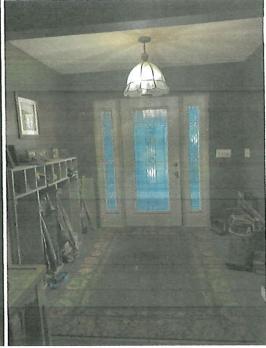
Attachment 34 Teresa MacDonald. Complaint Against Valuation of Real Property 050-02-0008-100-019





		4.	







Obtachment 4/14
Teresa MacDmald
Complaint Against
the Valvation of
Real Property
050-02-0008-100079

		·		

Summation for Complaint Against the Valuation of Real Property 1/25/23

Re: Parcel 050-02-00008-100-019 and 050-02-00008-100-020

Owner: Teresa L. MacDonald

Property Taxes paid in 2020-2022: Parcel 050-02-00008-100-019 \$2393.54 Parcel 050-02-00008-100-020 \$65.12

Property Tax assessed for 2023:
Parcel 050-02-00008-100-019 \$3806.70 (80% increase)
Parcel 050-02-00008-100-020 \$73.72

A Complaint Against Valuation of Real Property was submitted to the auditor's office (in person) by the owner on 1/25/23

The owner's opinion of value from Column A is \$159,412.50 (total for both parcels). This allows a 27.53% increase in valuation since the last valuation in 2019, which is the average appreciation of market value in Clark Co for 2022.

History:

6/13/2012 - property sold in bank sale for \$56,700

2/25/2013 - property purchased by Jennings Wayne Moore for \$79,500

9/29/2014 - Teresa L. MacDonald purchased the property for \$105,500

2016 - Complaint Against the Valuation of Real Property submitted and the value of the property was reduced to \$113,890 based on the evidence and an appraisal.

8/2020 - Board of Revision hearing regarding the value of real property. Based on the evidence, including an appraisal by Todd A. Grimm, Appraiser, completed on 7/30/2020, Teresa L.

MacDonald was granted a reduction in value from \$172,740 to \$125,000.

2020-2023 - Improvements made include minor repair of the furnace, the replacement of a water heater due to mineral deposit and rust damage and replacement of a kitchen water faucet due to mineral damage.

1/25/2023 Teresa L. MacDonald submitted a Complaint Against the Valuation of Real Property as noted above.

1/26/23 *Evidence in the form of these notes and the attached appraisal completed by Todd Grimm in July, 2020 are being submitted by email from Terri MacDonald to Jim LaFollette on 1/26/23 to be considered as evidence included with the Complaint Against the Valuation of Real Property. Please see attached appraisal from 2020.

Home Condition: C-

No significant improvements have been made since the appraisal of the property in 2020 with the exception of replacement of the water heater in January, 2021(\$600) and repair of the furnace (2020), and replacement of the kitchen water faucet (\$49).

- Since 2020 the home condition has further deteriorated. The north side of the home's
 roof tiles began sliding off and the roof began leaking. Owners patched the roof, but the
 north side of the house needs to be re-roofed.
- The lack of soft water continues to cause further damage in plumbing and appliances.
- The electrical work noted in the 2020 appraisal still needs to be completed.
- The siding on the rear porch still needs to be finished and windows and walls need to be completed.
- All exterior buildings on the property (consisting of 2 sheds and 2 old barns) need to be removed.
- The driveway needs additional gravel or surfacing.
- All the floors in the property need to be replaced except the bathroom floors.
- Trim and finishes need to be completed.
- Water damage in the house needs to be repaired.
- Exhaust fans need to be replaced.

The overimprovement of the property (large square footage) and the condition of the property make the 80% increase from \$125,000 to \$225,720 market value of the home too high, in the owner's opinion. Based on the included evidence, including the 2020 appraisal attached, the owner suggests a total market value for both parcels to be \$159,412.50, which is an increase of 27.53%. This is a fair market value based on the "as is" condition.

The owner would like to make the improvements needed for this property, but currently is unable to do so. The spouse of the owner is unable to work due to injuries and a bipolar disability. The owner also helps to support her elderly mother.

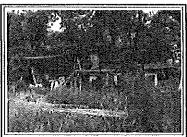
Thank you for your consideration of our Complaint Against the Valuation of Real Property at 3591 Upper Valley Pike, Springfield, Ohio.

Terri MacDonald

Ferusa Mar Don Co

Client: Stan & Teresa L MacDonald	File No.: 200727
Property Address: 3591 Upper Valley Pike	Case No.:
City: Springfield	State: OH Zlp: 45502





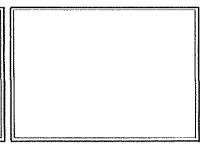


Outbuildings

Shed





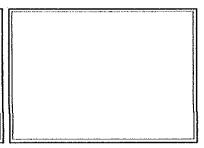


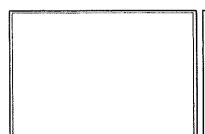
View of rear

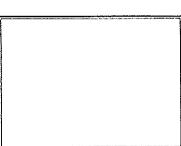
View of north side













FILED CLARK COUNTY AUDITOR

OTE 1 Rev, 12/22

		County Cla	rk Co	Date received JOHNS:	FEDERER	. ,
	Comp	laint Against	the Valuat	ion of Real Propert	MTOR	
Answer all que	stions ai		ormation. Read ditional pages if	instructions on back before on necessary.	completing form.	
This form	is for fu	ll market value compl	aints only. All o	other complaints should use I ounter complaint	DTE Form 2	
				e named below.		
		Naı	ne	Street address,	City, State, ZIP code	
1. Owner of property		Teresa L.M.	conold	3591 Upper Va	May Pike Springfiel	40,0
2. Complainant if not own	er			,	<u> </u>	45502
3. Complainant's agent						
4. Telephone number and	emall ad	•			. 0	
937-869-	-15/	35910	Lover Vall	ey Pike Springtie	1d AH 45502	
5. Complainant's relations	hip to pre		17	J - 7-17 - J		
	lf mo	re than one parcel is	included, see "	Multiple Parcels" Instruction.		
6. Parcel numbers from ta	x bill			Address of property		
050-02-000	o <i>R - 1</i>	00-019	3591 VD	ser Nalley PK. Spring	Gield. 04 45502	
050-62-000	18-1	00-020	3501 110	ver Valley P.K. Swin	field 04 45502	
	•		, ,, 0,,	J) · · · · · · · · · · · · · · · · · · ·	
7. Principal use of propert	y Si	ngle family	home "	Residential		
8. The increase or decreas	e in mar	ket value sought. Coun	ter-complaints su	pporting auditor's value may ha	ve -0- in Column C.	
		Column A		Column B	Column C	
Parcel number	C	ompiainant's Opinion		Current Value	Change in Value	
		(Full Market Valu	ne)	(Full Market Value)		
050020008100019	1	59,412,50	(+29,53%)	225,720, (+80%	-66,307,50	
050020008106020		included wit	h 19	4350.00	- 4350,00	
	,	·····				anime (
9. The requested change by Trueport Valuat	in value i 100 Seg	s justified for the follow	ing reasons: 7	he market balve of the sis". This home has noverimprovement, the maintenance, alt C Condition and we 2020, for atotal m	s great anoight of squ	ve dentage
compared to home	house	due to a lack a	insidered as	oversuprovenent,	some significant re housh the blone run	ins
isable & function	1 de	a residence i	Due to cla	C- condition and	over improvement	1 F-
10. Was property sold will	hin the la	st three years? Ye	s 🗆 No 💢 U	Inknown If yes, show date of sa	ale	-
and sale price \$; and attach info	rmation explaine	d in "instructions for Line 10" on	back.	
				ch a copy of listing agreement or		
12, If any Improvements w	vere com	pleted in the last three	years, show date	new water header	al cost \$ \$ 600, 00	,
				raiser? 🔀 Yes 🗌 No 🔲 Ur		

Tax year 2020 Chark Co BOR no. JAN 25 2023

Client: Stan & Teresa L MacDonald	File I	No.: 200727	
Properly Address: 3591 Upper Valley Pike	Case No.:		
City: Springfield	State: OH	Zip: 45502	



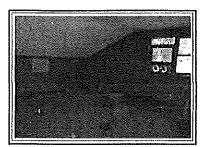




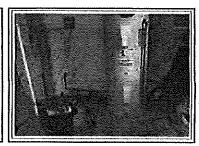
Second Floor

Second Floor

Second Floor



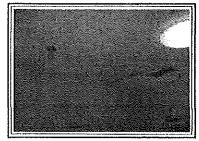




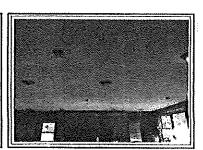
Second Floor

HVAC

Weter Heater





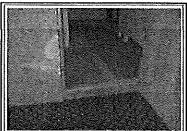


Exposed wiring and celling damage

Exposed wiring and missing exhaust fan

Exposed wiring







Exposed wiring at switches

Missing floor coverings and trim

Enclosed Porch

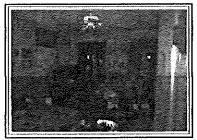
Client: Stan & Teresa L MacDonald	File No.; 200727	\Box
Property Address: 3591 Upper Valley Pike	Case No.:	I
City: Springfield	State: OH Zip; 46602	







Kitchen Dining Area Living Room







Bedroom Bedroom Bedroom

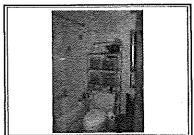






Sedroom or Family Room Den Bathroom



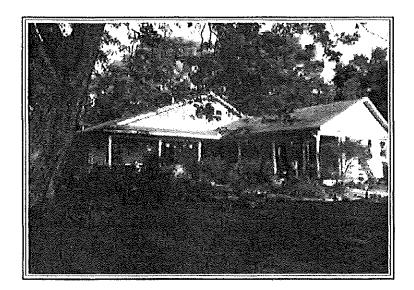




Bathroom Bathroom 1/2 Bath

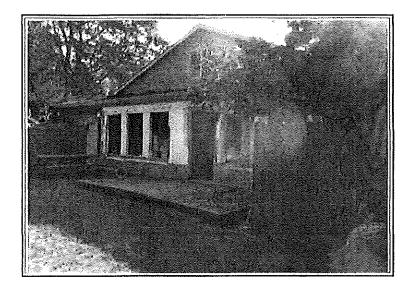
SUBJECT PROPERTY PHOTO ADDENDUM

Client: Stan & Teresa L. MacDonald	File N	
Properly Address: 3591 Upper Valley Pike	Case	No.:
City: Springfield	State: OH	Zip: 45502

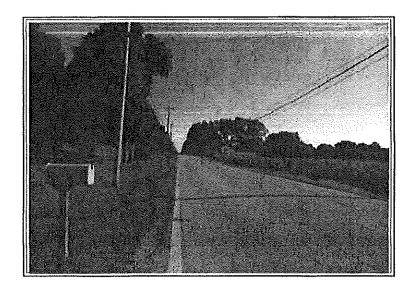


FRONT VIEW OF SUBJECT PROPERTY

Appraised Date: July 27, 2020 Appraised Value; \$ 125,000



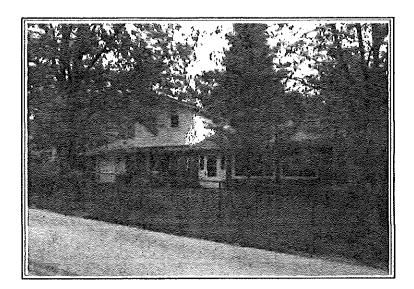
REAR VIEW OF SUBJECT PROPERTY



STREET SCENE

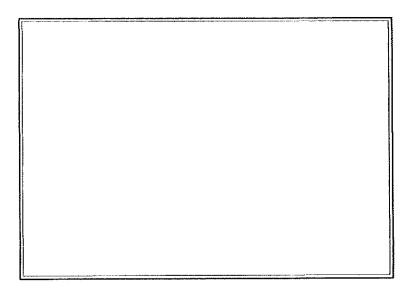
COMPARABLE PROPERTY PHOTO ADDENDUM

Cilent: Stan & Teresa L MacDonald	File N	D.: 200727
Properly Address: 3591 Upper Valley Pike	Case	No.:
Cily Sorinofield	State: OH	7io: 45502



COMPARABLE SALE #4

1560 Ballentine Pike Springfield, OH 45502-8664 Sale Date: 08/24/2019 Sale Price: \$ 160,000



COMPARABLE SALE #5

Sale Date: Sale Price: \$

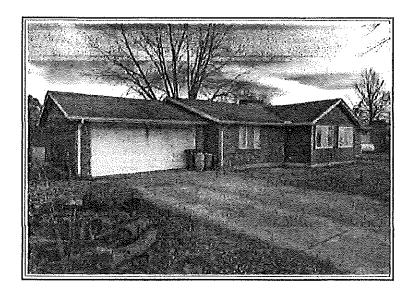


COMPARABLE SALE #6

Sale Date: Sale Price: \$

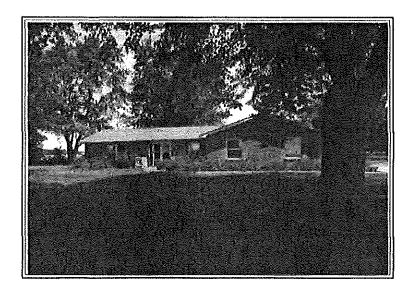
COMPARABLE PROPERTY PHOTO ADDENDUM

Client: Stan & Teresa L MacDonald	File No.	: 200727
Property Address: 3591 Upper Valley Pike	Case N	0.:
City; Springfield	State: OH	Złp: 45502



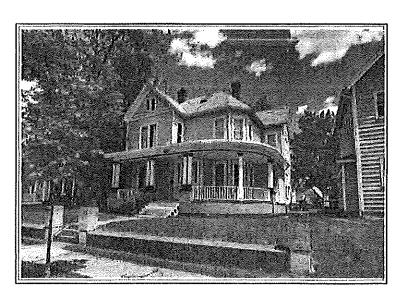
COMPARABLE SALE #1

3810 Randee Ln Springfield, OH 45502-8400 Sale Date: 03/18/2020 Sale Price: \$ 110,000



COMPARABLE SALE #2

3288 Ebersole Rd Springfield, OH 45502-8400 Sale Date: 09/28/2019 Sale Price: \$ 132,000



COMPARABLE SALE #3

3288 Ebersole Rd Springfield, OH 45504-8400 Sale Dale: 11/26/2019 Sale Price; \$ 130,000

ADDENDUM

CRent: Stan & Teresa i, MecDoneld	File No.	: 200727
Property Address: 3591 Upper Valley Pike	Case N	0.:
City: Springfield	State: OH	Zip: 45502
Neighborhood Market Conditions The general market conditions in the subject market area are stable variety of mortgage financing is available including VA, FHA & Conveyith national averages. Seller paid costs are not unusual, typically 2-value.	to increasing at this time due to a limi antional, which is predominant, ayailal 3 percent of mortgage amount. This o	ted supply of cument listings. A ble at market terms and in line an affect price, but not market

USPAP ADDENDUM

Borrowe	F: Army Gibson				
	Address: 3591 Upper Valley Pike	,		*****	
City:	Springfield	County: Clark	State	: OH	Zip Code: 45502
Lender:	Stan & Teresa L MacDonald				
APPRA	ISAL AND REPORT IDEN	TIFICATION			
This ter	port was prepared under th	ne following USPAP report	ing ontion:		
		- ·			
(X) Ar	opraisal Report	A written report prepared under	Standards Rule 2-2(a)		
□ Re	estricted Appraisal Report	A written report prepared under	Standarde Dulo 2.2(b)		
	santoteanppiaisai ttepoi t	A milical report prepared dates	Stotidards Mais C.S(n)		
·					
Reaso	nable Exposure Time				
My opini	on of a reasonable exposure time	for the subject property at the mar	ket value stated in this	report is: 1-3 M	fonths
				•	
Exposure	time is defined in USPAP 2019-20)20 as " the estimated length of tim	ne the property interest	being appraise	d would have been offered on the market prior
to the hyp	othetical consummation of a sale :	at market value on the effective det	to of the appraisal; a rei	rospective opin	ion based on an analysis of past events
assuming	a competitive and open market", ((SMT-6, Page U90). The estimate	d exposure time for the	subject proper	ly that is utilized to arrive at the opinion of
market ve	due is 1 to 3 months.				•
i					
l					
VMMH1	onal Certifications		•		· · · · · · · · · · · · · · · · · · ·
X) I ha	ve performed NO services, as an	appraiser or in any other capacity	, regarding the propert	that is the sub	ject of this report within the three-year
peri	lod immediately preceding accepta	ince of this assignment.			,
		-			
()IH	AVE performed services, as an a	praiser or in another capacity, reg	arding the property tha	il is the subject	of this report within the three-year
perl	lod immediately preceding accepta	ance of this assignment. Those se	rvices are described in	the comments	below.
		•			
I have not	personally performed any service	on the subject property within the	last three years.		
Additio	nal Comments				
	on of Intended Use and Intended L				
The Inten-	ded User of this appraisal report la	Stan & Teresa MacDonald. The li	ntended Use is to evalu	ate the propert	y that is the subject for a tax appeal purposes,
			ements of this appraise	l report form, a	nd Definition of Market Value, No additional
intended t	Users are identified by the apprais	Bf.			
	AIDED.				
APPRA	AISER:		SUPERVISORY	APPRAISER (only if required):
	-1.				
61	ne: Japan S	* 1			
Signatu	ire: ///////	un-	Signature:		
	Todd A. Grimm		. Name:	**************************************	
Date Si	gned: 07/30/2020		. Date Signed:	****	
Siate C	ertification #: 2008003400		State Certification	n#:	
or State	License #:	State #:	or State License	#:	
or Othe	r (describe):	State #:	State:		
State:	OH		 Explration Date 	of Certification	or License:
		9/25/2020	 Supervisory App 	raiser inspectio	on of Subject Property:
	e Date of Appraisal: 07/27/2020			Eulodae a	nly from street Interior and Exterior

License

Client: Sian & Teresa L MacDonakt	File No.	.: 200727
Properly Address; 3591 Upper Valloy Pike	Case N	0.:
Cliy: Springfield	State: OH	Zip: 45602

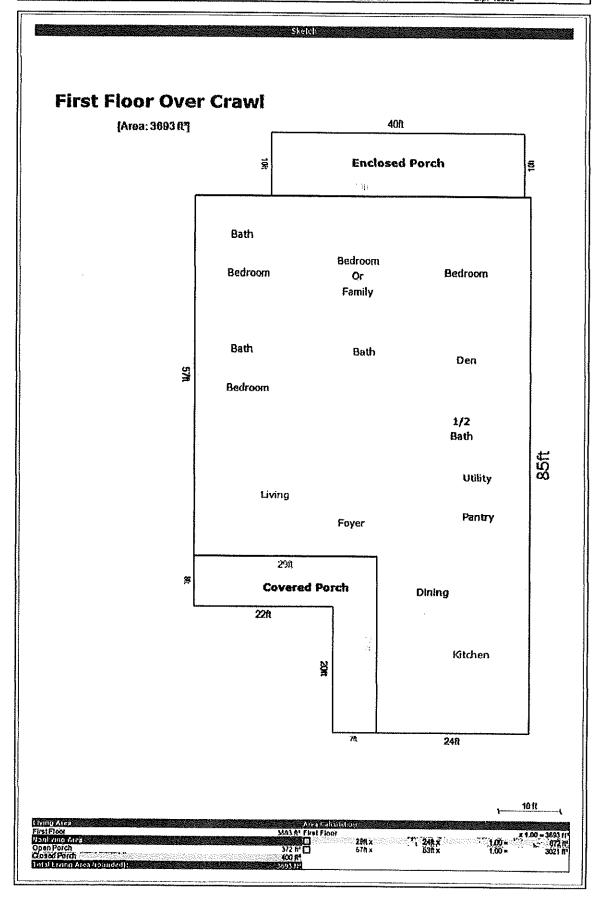
STATE OF OHIO DIVISION OF REAL ESTATE AND PROFESSIONAL LICENSING

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

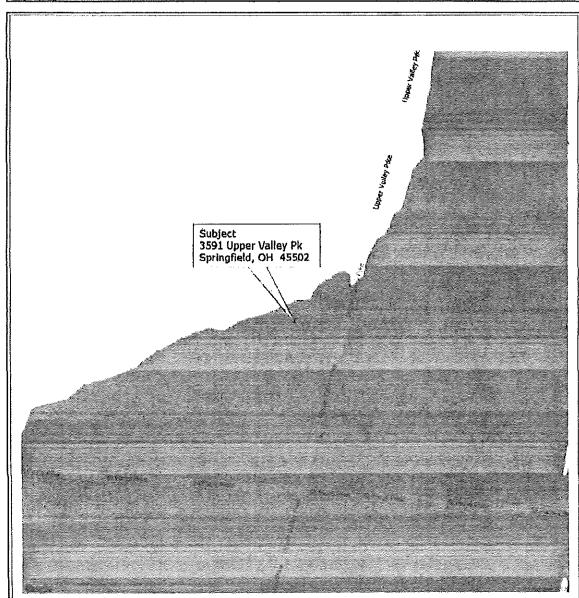
NAME: Todd A Grimm
LIC/GERT NUMBER: 2008003400
LIC LEVEL: Certified Residential Real Estate Appraiser
CURRENT ISSUE DATE: 08/27/2019
EXPIRATION DATE: 09/25/2020
USPAP DUE DATE: 09/25/2020

FLOORPLAN SKETCH

Client: Stan & Teresa L MacDonald	File N	0., 200727
Properly Address: 3591 Upper Valloy Pike	Case	
Clly: Springfield	State: OH	Zio: 45502



Client: Stan & Teresa L MacDonald	File No.: 200727	П
Property Address: 3591 Upper Valley Pike	Case No.;	Ţ
City: Springfield	State: OH Zip: 45502	1



FLOOD INFORMATION

Community: CLARK COUNTY

Property Is in a FEMA Special Flood Hazard Area - High Risk

Map Number: 39023C0180E

Panel: 39023G0180

Zone: A

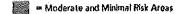
Map Date: 02-17-2010

FIPS: 39023

Source: FEMA DFIRM

LEGEND





Road View:



Sky Flood™

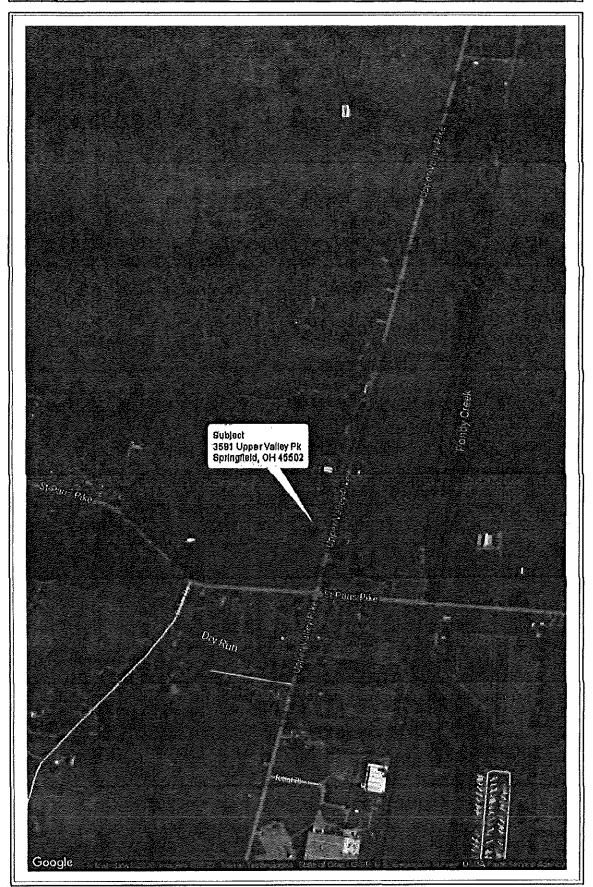
Exequence which was evidente and postprocess months over the control of the contr

	-	
Client: Sten & Teresa L MacDonald	File No.: 200727	7
Property Address: 3591 Upper Valley Pike	Case No.:	-
Clty: Springfield	State: OH Zlp: 45502	-



AERIAL MAP

Client: Stan & Teresa L MacDonald	File No.:	200727
Property Address: 3591 Upper Valley Pike	Case No.	
Clty: Springfield	State: OH	Zlp: 45502



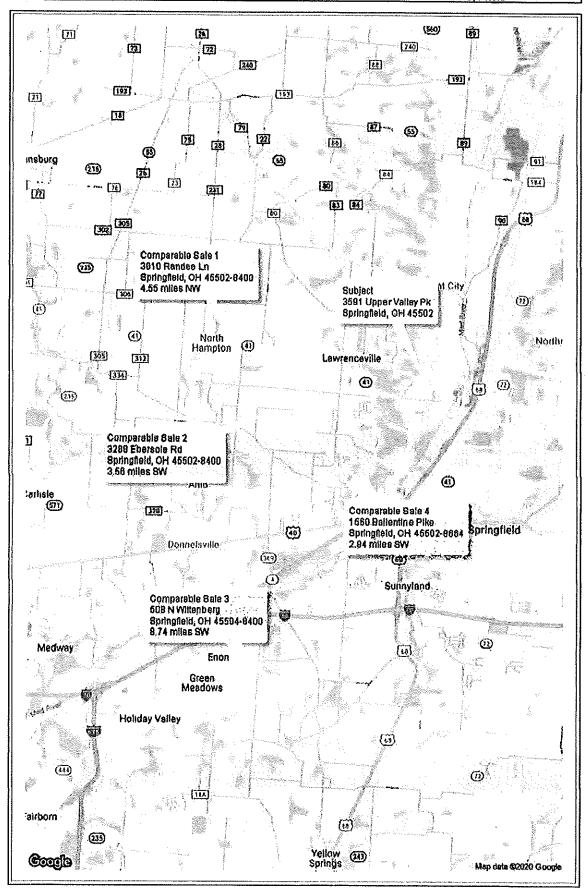
 Client:
 Stan & Teresa L. MacDonald
 File No.: 200727

 Property Address: 3591 Upper Velley Pixe
 Case No.:

 City:
 Springfield

 State:
 OH

 Zip: 45502



TruePoint Valuation Services LLC Summary Residential Appraisal Report File No. 200727 Appraiser's Certification The appraiser(s) certifies that, to the best of the appraiser's knowledge and belief: 1. The statements of fact contained in this report are true and correct. 2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are the appraiser's personal, impartial, and unbiased professional analyses, opinions, and conclusions. 3. Unless otherwise stated, the appraiser has no present or prospective interest in the property that is the subject of this report and has no personal interest with respect to the parties 4. The appraiser has no bias with respect to the property that is the subject of this report or to the parties involved with this assignment. 5. The appraiser's engagement in this assignment was not contingent upon developing or reporting predetermined results. The appraiser's 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. 7. The appraiser's analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice. 8. Unless otherwise noted, the appraisor has made a personal inspection of the property that is the subject of this report. 9. Unless noted below, no one provided significant real property appraisal assistance to the appraiser signing this certification. Significant real property appraisal assistance provided by: Additional Certifications: Definition of Value: Market Value Other Value: Source of Definition: Federal Register, vol 55, no. 63, August 22 1990, pages 34228 and 34229, Market Value is defined by The Appraisal Institute in their basic text; The Appraisal of Real Estate, 13th Ed., p.23 as: "The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified properly rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-Interest, and assuming that neither is under undue duress." ADDRESS OF THE PROPERTY APPRAISED: 3591 Upper Valley Pike Springfield, OH 45502 EFFECTIVE DATE OF THE APPRAISAL: 07/27/2020 APPRAISED VALUE OF THE SUBJECT PROPERTY \$ 125,000 APPRAISER SUPERVISORY APPRAISER Signature: Skanature: Name: Todd M. Grimm Name:



or License #

State: Ohio

or Other (describe):

Date of Property Viewing:

X Interior and Exterior

Degree of property viewing:

State Certification / 2008003400

Expiration Date of Certification or License: 09/25/2020

07/27/2020

Exterior Only

Date of Signature and Report: 07/30/2020

State Certification #

Date of Signature:

Date of Property Viewing:

Interior and Exterior

Degree of property viewing:

Expiration Date of Certification or License:

Exterior Only

or License #

State:

Did not personally view

Did not personally view

Scope of Work, Assumptions and Limiting Conditions

Scope of work is defined in the Uniform Standards of Professional Appraisal Practice as " the type and extent of research and analyses in an assignment." Inshort, scope of work is simply what the appraisor did and did not do during the course of the assignment. It includes, but is not limited to: the extent to which the property is identified and inspected, the type and extent of data researched, the type and extent of analyses applied

The scope of this appraisal and ensuing discussion in this report are specific to the needs of the client, other identified intended users and to the intended use of the report. This report was prepared for the sole and exclusive use of the client and other identified intended users for the report.

The appraiser's certification appearing in this appraisal report is subject to the following conditions and to such other specific conditions as are set forth by the appraiser in the report. All extraordinary assumptions and hypothetical conditions are stated in the report and might have affected the

- 1. The appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or tible thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.
- 2. Any sketch in this report may show approximate dimensions and is included only to assist the reader in visualizing the property. The appraiser has made no survey of the property.
- 3. The appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made thereto.
- 4. Neither all, nor any part of the content of this report, copy or other media thereof (including conclusions as to the property value, the identity of the appraiser, professional designations, or the firm with which the appraiser is connected), shall be used for any purposes by anyone but the citent and other intended users as identified in this report, nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent of the appraiser.
- 5. The appraisor want disclose the contents of this appraisal report unless required by applicable law or as specified in the Uniform Standards of Professional Appraisal Practice.
- 6. Information, estimates, and opinions furnished to the appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished to the appraiser is assumed by the appraiser.
- 7. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoft, or structures, which would render it more or less valuable. The appraiser assumes no responsibility for such conditions, or for engineering or festing, which might be required to discover such factors. This appraisal is not an environmental assessment of the property and should not be considered as such.
- 8. The appraiser specializes in the valuation of real property and is not a home inspector, building contractor, structural engineer, or similar expert, unless otherwise noted. The appraiser did not conduct the intensive type of field observations of the kind intended to seek and discover property defects. The viewing of the property and any improvements is for purposes of developing an opinion of the defined value of the property, given the intended use of this assignment. Statements regarding condition are based on surface observations only. The appraiser claims no special expertise regarding issues including, but not limited to: foundation, settlement, basement motistive problems, wood destroying (or other) insects, pest infostation, radon gas, lead based paint, mold or environmental issues. Unless otherwise indicated, mechanical systems were not activated or tested.

This appraisal report should not be used to disclose the condition of the property as it relates to the presence/absence of defects. The client is invited and encouraged to employ qualified experts to inspect and address areas of concern. If negative conditions are discovered, the opinion of value may be affected.

Unless otherwise noted, the appraiser assumes the components that constitute the subject property improvement(s) are fundamentally sound and in

Any viewing of the property by the appraiser was limited to reacity observable areas. Unless otherwise noted, attics and crawl space areas were not accessed. The appraiser did not move furniture, floor coverings or other items that may restrict the viewing of the property.

- 9. Appraisals involving hypothetical conditions related to completion of new construction, repairs or alteration are based on the assumption that such completion, alteration or repairs will
- 10. Unless the intended use of this appraisal specifically includes issues of property insurance coverage, this appraisal should not be used for such purposes. Reproduction or Replacement cost figures used in the cost approach are for valuation purposes only, given the intended use of the assignment. The Definition of Value used in this assignment is unlikely to be consistent with the definition of insurable Value for property insurance coverage/use.
- 11. The ACI General Purpose Appraisal Report (GPAR™) is not intended for use in transactions that require a Fannie Mae 1004/Freddie Mac 70 form, also known as the Uniform Residential Appraisal Report (URAR).

Additional Comments Related To Scope Of Work, Assumptions and Limiting Conditions



TruePoint Valuation Services LLC Summary Residential Appraisal Report

		Summary F			. •		
FEATURE	SUBJECT	COMPARABL	E SALE NO. 4	COMPARAB	ILE SALE NO. 5	COMPARABLE	SALE NO. 6
3591 Upper Valley Pil		1560 Ballentine Pil	(Ø			1	
Address Springfield		Springfield, OH 45					
Proximity to Subject	4.44	2.94 miles SW	002-0004	 			
	·			 	1	 	
Sale Price	\$ NA				1	5	
Sale Price/Gross Liv. Area	\$ 0.00 sq.ft.	\$ 72.43 m.n.		\$ \$q. fl.	d	\$ sq.ft.	
Data Source(s)		Flex #420870,DO	A 313				
Vertication Source(s)		PID# 0500600024			(
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	transference (-)+	DESCRIPTION	i() \$ Aquatment	DESCRIPTION	+() \$ Adjester
	OCOURT HOR		414 \$ 1000,000,000	DESCRIPTION	N/1 + Projection	OCTOMI SION	1777-401975
Sale of Financing		AmiLth			İ	1 .	1
Concessions		Cash;0				<u> </u>	<u> </u>
Date of Sale/Time		08/24/2019					
Location	German Twp	German Twp					
Leasehok/Fee Simple	Fee Simple	Fee Simple				T	
Site	.95 Acres	1.06 ac	1				
View	Residential	N;Rea;	····	· · · · · · · · · · · · · · · · · · ·		┪┈┈┈	
					- 	 	
Design (Style)	Cape Cod	Split Level					
Quality of Construction	Average	Average		 		-	
Adual Age	89	71		<u> </u>		1	[
Condition	Average	Average/Updated	-24,000				
Above Grade	Yolai Bárma Batta	Total Bolins Bates		Total Bares Baths		Total Barnes Bairs	
Room Count	7 4 3.1	8 3 2.0	4,500				
Gress Uving Area 7.00				**			
	3,693 sq. ft.	2,209 sq.			g. lt.	şq.fl.	
Basement & Finished	Osf	540sf	-5,400			1	1
Rooms Below Grade	ļ	Unfinished		1		.\	ļ
Functional Utility	Wiring Repair	Average	-3,000		L		
Healing/Cooling	FWA/CA	FWA/CA					[
Energy Efficient Items	Insulated Windows	Insulated Windows					·····
Garage/Carport						-	<u> </u>
	No Garage	1 Car Alv2 Car De		 			ļ.,
PotcivPatio/Deck	C.PrctvE.PrctvDeck	Porch/C.Patky/Pat		ļ		 	ļ
Other	Finished Altic	None	3,000	Ļ		1	
	<u></u>			<u></u>			
				"			
Net Adjustment (Total)	****	(X)	23,500	П. П.	T\$.	O+ O- I	
			· EULINA				
Adjusted Sale Price	1	Net Adj14.7%		Net Adj. %		Net Adj. %	
	mon appoint son not	andum For Comme		Gross A4 *	13	Gross Adt % \$	
	invirappodul God Aud	endum For Comme		Gross A4 %		TORROWY #13	
	(SVI APROBLIT	endum For Comme		Gross A4 *		TORROWE #13	
	ovi spioscii - 300 Auc	andum For Comme		Gross A4 *		[UIOSA4. N]	
	(SWI APPUGLI) SOO NUC	landum For Comme		Gross A4 %		TOTION AT	
	(SWI APPUGUI) SOO NUC	landum For Comme		Cross A4 %		[UIOSA4. N])	
	ioni nyavoni see nuc	endum For Comme		Cross A4 %		I UI (OS A4. N)	
	ioni appudui See Auc	endum For Comme		Cross A4 %		I UI (OS A4. N)	
	(SWI APPUGLI) See AUG	endum For Comme		[Cross A4] %		TOTION AT	
	iswi nyaveli See nuc	endum For Comme		[Cross A4] %		I UIOSA4. NE	
	ioni appudul See Auc	endum For Comme		Cross A4 %		[UIOSA4. N]	
	(SWI APPUGATI SOO AUG	endum For Comme		Cross A4 %			
	iswingpoodi See nuc	endum For Comme		[Cross A4] %		I UI (OS A4. N)	
	iswi nyaveli see nuc	andum For Comme		[Cross A4] %			
	iswi nyaudi. See nuc	andum For Comme		[Cross A4] %			
	iswingpood See nuc	andum For Comme		[Cross A4] %			
	iswingpooli See nuc	endum For Comme		[Cross A4] %			
	iswi nyautai see nu	andum For Comme		[Cross A4] %			
	iswi nyaudi. See nuc	andum For Comme		[Cross A4] %			
	iswinghout See nuc	andum For Comme		[Cross A4] %			
	SWI APPUALITY SOOT THE	andum For Comme		[Cross A4] %			
	iswi nyaudi. See nuc	sadum For Comme		[Cross A4] %			
	iswingpood See nuc	sadum For Comme		[Cross A4] %			
	SWI APPOUL See THE	andum For Comme		[Cross A4] %			
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TruePoint Valuation Services LLC Summary Residential Appraisal Report

Ŋ.	FEATURE	SUBJECT	COMPARABLE SALE NO. 1			COMPARABLE SALE NO. 2				COMPARABLE SALE NO. 3			
	3591 Upper Valley Pik	9	3810 Ran			3288 Ebe			508	N Wittenbe	erg		
	Woress Springfield		Springliek		02-8400	Springfield, OH 46502-8400			Springfield, OH 45564-8400				
	Toximity to Subject		4.55 miles	NW		3.58 miles SW \$ 132,000			8,74 miles SW 130,000				
	Sale Price	\$ N/A		1	110,000			132,000				130,000	
	Sale Price/Gross Liv. Area	\$ 0.00 sq.ft.		9 50 [1]	······································		58 જાા		\$	38,10 sq.			
-	Data Source(s)			OABR #809303;DOM 59 PID# 2500100002202006		Flex #428712;DOM 8				#427569,			
	/erification Source(s)	A PARTICIPATION					02000250	7		3400700		· · · · · · · · · · · · · · · · · · ·	
	VALUE ADJUSTMENTS	DESCRIPTION	DESCR	IPTION	Printing A E ())		MALLON	+(-) \$ Asjustment		ESCRIPTIO) }{	H-SASANIA	
	Sale of Financing		ArmLth			Amilth		1	Ami		:		
_	Concessions		Cash;0		 	Conv;0			Cest				
_	Osle of Sale/Time		03/18/202	0	ļ	09/26/20		<u> </u>		6/2019			
	ocalion	German Twp	Pike Twp		ļ	German		<u> </u>		I City			
_	easehold/Fee Simple	Fee Simple	Fee Simple	9	·	Fee Simp		<u> </u>	-	Simple			
	ite	.95 Acres	.71 Acres		ļ	.90 Acres)			/cues		3,000	
_	Лен	Residential	N;Res;		<u> </u>	N;Res;		<u> </u>	N;Re				
-	Design (Style)	Capa Cod	Ranch		.	Ranch			Trad	itional			
	Quality of Construction	Average	Average			Average			Aver	9 20			
۲.	ktual Age	69	42			48			128				
	Condition	Average	Average			Average	,		Aven	9 00			
ы.	Above Grade	Total Barris Barris	Total Barns	Bates		Total Barres	B#8s		Total	Behns Ba	rts		
2	Room Count	7 4 3.1	8 3	2.0	4,500	7 4	2,0	4,500	14	7 4	0	-1,500	
	Gross Llving Area 7,00	3,693 sq. ft.	1	1,440 sq.ft	15,800		2,333 sq. f	9,500		3,412	sq.fi.	2,000	
2	asement & Finished	Osf	Osf		1	Osf	_		5628	of		-5,600	
₩.	Rooms Below Grade							<u> </u>					
	unctional Upility	Wiring Repair	Average		-3,000	Average		-3,000	Aver	909		-3,000	
	teating/Cooling	FWA/CA	FWA/CA		<u> </u>	FWA/CA				VNoCA		3,000	
_	nergy Efficient liems	Insulated Windowa	Insulated			Insulated	Windows		Storr	n Window	3	2,000	
-	Garage/Carport	No Garage	2 Car Alta	ched	-8,000	4 Car Att	bertoe	-12,000	2 Ca	r Attached		-6,000	
Ŋ.	orch/Pato/Deck	C.ProfvE.ProfvDeck	Porch/C.P	atio		Porcit/Pa	tio		C.Pr	ch/E.Prch	/Pat	-3,000	
يا	Other	Finished Attic	None		3,000	None		3,000	Finis	hed Attic			
١.													
	lel Adjustment (Total)		(X)+	. 1	14,300	×Χ	□ · \$	2,000		+ X)-	15	9,100	
	Idjusted Sale Price		Nel Adj.	13.0%		Nel A4	1.5%		NetA	dj7.0	1%		
	i Comparables			29,4% \$		Gross Art	24.2%	134,000	Cross	ML 22.4	% 5	120,900	
	Summary of Sales Compar	son Approach All sales	ere closed	sales from	hem loeidus edt n	kel erea ar	d are the	nost recent and s	miar	sales of re	cord. (Comps over 6	
	and heart enew adjance	ed on Emited Eke sales	Comp #4	le cume 19									
	DALINE LICIA CARRIA ACC				months included	due to bein	to in the se	ime tovynsnio. Hii	YO A GA	ıstment is	wama	nled for nome	
	4 being 24 months ba	sed on MLS data from	the subject	s market	months included area over the past	due to being 24 months	ig in the se s. Comps i	me township, I in I and #2 are con	10 GU). Sidara	ustment is bly amatic	warrei r la alz	nled for comp	
1	14 being 24 months be	sed on MLS data from	the subject	s market	area over the past	24 months	s. Comps i	H and #2 are con	sidera	bly smaller	r Is siz	end require	
ď	14 being 24 months be sigjer square footage o	sed on MLS data from idjustments, however u	the subject used based	en their ic	erea over the past cation and sale d	24 months ate. The su	s. Comps i bject is su	11 and #2 are con perior in gross livi	sidera ng are	bly smalle a than typi	r la siz Ical sir	e and require	
	14 being 24 months be orger square footage c nomes within this mark	sed on MLS data from idjustments, however u et area and is consider	the subject used based red an over	s market i on their lo improven	erea over the past cation and sale do ent, therefore the	24 months ate. The su gross livin	s. Comps i ibject is su g area adje	11 and #2 are con perior in gross livi utment factor is to	sidera ons go meame	bly smaller a than typi ed downwa	r is siz icali sir ardi at	e and require tyle family \$7 per square	
	14 being 24 months be orger square footage c nomes within this mark	sed on MLS data from idjustments, however u	the subject used based red an over	s market i on their lo improven	erea over the past cation and sale do ent, therefore the	24 months ate. The su gross livin	s. Comps i ibject is su g area adje	11 and #2 are con perior in gross livi utment factor is to	sidera ons go meame	bly smaller a than typi ed downwa	r is siz icali sir ardi at	e and require tyle family \$7 per square	
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TruePoint Valuation Services LLC Summary Residential Appraisal Report

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Additional Intended User() None Noted								
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Myresearch did (did not reveal any prior :	sales or transfers of the sub	lect property for the t	hree years prior to	the effective da	e of this appraisal			
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the past 36 months.	inster history of the subject	t property (and comparable	sales, il applicable)	Per county au	iditor records	, there were no	prior tra	nsfers for the sub	ect in
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Offering politing and con	tracts as of the effective da	nte of the appraisal N/A							
Cules eld 3° chront 13 ects con	apers as or ose enteres or	in or her obligation in inch				• • • • • • • • • • • • • • • • • • • •			
			*						
	od Characteristics		One-Unit Housing			One Untillop		Present Land	
Location Urban	X Suburban Rural			X Stable	Declining	PRICE	AGE	One-Unit	65 %
Built-Up X Over 75% Growth Rapid	25-75% Unde X Stable Slow	r 25% Demand/Supply Marketing Time	Shortage X Under 3 milhs	X in Balance 3-6 miles	Over Supply Over 6 mths	\$(000) 20 Low	(YIS) 4	2-4 Unit Auth-Farthy	0 % 5 %
***************************************	Are Defined As: Wil		Viction 2 mm/s		Orei Omon	475 High		Commercial	10 %
						192 Pred.		Other Vacent	25 %
		y is located the German							
		to good quality built from				an average der	nund duc	to affordability/ay	/ailab
lity of vacant land an	fease of access to ac	hools, shopping, empk	yment via 1-675,	1-70, 1-75 and R	TE 68.				
Market Conditions factori	no support for the above o	ondusions) See Attach	ari Arklanderm						
MOUNCE CONTINUES OF PRINCES	id addons in the proses o	OHOUSONS) OGG PRODUIT	OO AUGIORIE						
	Legal Legal Nonc	Zoning Descr conforming (Grandfathered Improved (or as proposed		ng Megal(d		Yes No	E No. des	cribe. The subject	l ka
		sidential dwolling which			10 P	,,,,,	# 110, GOS	une. Itio scorece	
Utilities Public	Other (describe)			ther (describe)		Off-site Improv			Privals
Eloxificity X		Water		X Well/Typic		Street Asphall		X	
São Comments The at	to is sondord by runds	Santary Sewe able utilities for the mark		X Sep6c/Typi		Alley None	madeat a	ad generaled by by	8500
		r and the appraisant sc							
		belon sexat bas esis at							
both parcols, therefor	they could not be div	rided.							
22.22.7		e e e e e e e e e e e e e e e e e e e	C31.		Carallean Control	Du Pier	40.000	E 1013	
	ESCRIPTION	FOURDA Concrete State X	Crawl Space	EXTERIOR DESC Foundation Walls		materials	INTERSO	CrpVHW/C	
of Stories 1.5	WALUE []	Full Basement	Partial Basement	Exterior Walls	Vinyl/Av		Walis	Organial/Avg	
Type X Del. At	. S-Det/End Unit	Basement Area		Roof Surface	Fibo Din		Trim/Finis		
X Existing Propx		Basement Finish	0%	Gutters & Downst	ovis Aluminu	m/Avg	Bath Floo		
Deskin (Style) Cape Co	d	Outside Entry/Exil	Sump Pump	Window Type	VlnyVAv			nscoi Pibergiess/	Avg
Year Bulk 1951	-,			Storm SashVinsula			Car Stora		
Effective Age (Vrs) 45	(* 1 ₁₀	Heating X FWA DI	W Radiant	Screens Amenilles	Screens	JAVQ odStoye(s) #0	X Drive		
Affic Orop Stalr	None X Staks		NY ∐Radiant iel Ges	X Fireplace(s)		ice None	X Gara	Surface Concrete pe # of Cars 4	617
X Floor	Scuttle	Cooling X Central Al		X Patio/Dock D		ch Front	Carp	2.4	
X) Finished	X Healed		Other	Pool None	-	er None	X Att.	X Det.	Buff-In
Appliances Refrig	rator Range/Oven	X Olshwasher Di	sposal X Microw		ntDryer 🔲 Q	ther (describe)			
Finished area a bove gra		7 Rooms	4 Bedrooms		Bally(s)			iross UMng Area Abo	ove Grade
Additional Features <u>Inst</u>	leted windows, Front	covered porch, rear en	closed porch, No	personal propa	ty has been	ncluded in the	value of	this property.	
									
Commonle on the Improve	marke. The subject of	roporty has been adequ	hoolofulum vlotus	and is in mem	un constitut o	vorall with som	a deferm	vá melataneana n	otori
MODBUI (BAINING BAN)	ie, but am not limited								
	le, but are not limited hea and light fixtures					m prior roof lea			
widing and some swite	hea and light foduces:	sre inoperable. Celling tred in this report inclu	damoge noted in	den area and b	athrooms fro		koraneco	nsidered in the ov	/erall
widing and some swite condition of the subje- currently have heating	thes and light fidures ot. Square foolage util end/or cooling, and is	are inoperable. Celling ized in this report inclu a not completely finishe	damage noted in des the first floor o d therefore not in	den area and b only and does n cluded in the go	athrooms fro ot include the oss living are	ninished atto. e, however is g	ks are co The finis Wen con	nsklered in the ov hed attic area doo bloutory value vitt	veralles not
wiring and some swite condition of the subje- currently have heating Sales Comparison Ar	hes and light fodures ot. Square foolage util prod/or cooling, and in proach due to being p	are inoperable. Celling ized in this report inclu a not completely finishe artially finished. Rear o	damage noted in des the first floor d therefore not in anclosed parch ha	den ares and b only and does n cluded in the go a missing vinyl	athrooms from ot include the oss living are siding on the	n finished attic. e, however is g exterior, is unf	ke are co The finis Iven con rushed, a	nsklered in the ov hed attic area doo vibutory value with and open to the o	verall es not hin the utside
wiring and some swite condition of the subjecturently have heating Sales Comparison Ap (no windows installed	hes and light fodures ot. Square foolage util prod/or cooling, and in proach due to being p	are inoperable. Calling izad in this report inclus a not completely finishe partially finished. Rear o poor condition and give	damage noted in des the first floor d therefore not in anclosed parch ha	den ares and b only and does n cluded in the go a missing vinyl	athrooms from ot include the oss living are siding on the	n finished attic. e, however is g exterior, is unf	ke are co The finis Iven con rushed, a	nsklered in the ov hed attic area doo vibutory value with and open to the o	veralles not hin the utside



14. If you have filed a prior complaint on this parcel since the last for the valuation change requested must be one of those below. F section 5715.19(A)(2) for a complete explanation.	reappraisal or update of property values in the county, the reason lease check all that apply and explain on attached sheet. See R.C.
☐ 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 complainant, R.C. 5715.19(A)(8) requires this section to be complained.	s an original complaint with respect to property not owned by the leted.
☐ The complainant has complied with the requirements of R adoption of the resolution required by division (A)(6)(b) of	C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the that section as required by division (A)(7) of that section.
I declare under penalties of perjury that this complaint (including a knowledge and belief is true, correct and complete.	any attachments) has been examined by me and to the best of my
Date 1/25/23 Complainant or agent (printed) Te	resa L.Mac.Donildille (If agent)
Date 1/25/23 Complainant or agent (printed) Te Complainant or agent (signature) Lusad Ma	e Dull
Swom to and signed in my presence, this(Date)	day of(Month) (Year)
Notary	

* Attachments 1-4 photos of property at 3591 Upper Valley Pike

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