

RESTRICTED APPRAISAL REPORT

File No.: 220916-2

Property Address: 3591 Upper Valley Pike	City: Springfield	State: OH	Zip Code: 45502
County: Clark	Legal Description: Range 10, Town 04, Section 08, PT SE PT NW QR, German Township		
Assessor's Parcel #: 0500200008100019 and 0500200008100019			
Tax Year: 2022	R.E. Taxes: \$ 3,880	Special Assessments: \$ 0	Borrower (if applicable): N/A
Current Owner of Record: Teresa L Macdonald	Occupant: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant <input type="checkbox"/> Manufactured Housing		
Property Type: <input checked="" type="checkbox"/> SFR <input type="checkbox"/> 2-4 Family <input type="checkbox"/>	# of Units: 1	Ownership Restriction: <input checked="" type="checkbox"/> None <input type="checkbox"/> PUD <input type="checkbox"/> Condo <input type="checkbox"/> Coop	
Market Area Name: German Township	Map Reference: 44220	Census Tract: 0026.02	<input checked="" type="checkbox"/> Flood Hazard
The purpose of this appraisal is to develop an opinion of: <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe)			
This report reflects the following value (if not current, see comments): <input checked="" type="checkbox"/> Current (the Inspection Date is the Effective Date) <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective			
Approaches developed for this appraisal: <input checked="" type="checkbox"/> Sales Comparison Approach <input type="checkbox"/> Cost Approach <input type="checkbox"/> Income Approach <input type="checkbox"/> Other:			
Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe)			
Intended Use: To determine market value for tax appeal purposes.			
Under USPAP Standards Rule 2-2(b), this is a Restricted Appraisal Report, and is intended only for the use of the client and any other named intended user(s).			
Users of this report must clearly understand that the report may not contain supporting rationale for all of the opinions and conclusions set forth in the report.			
Client: Stan & Teresa L MacDonald	Address: 3591 Upper Valley Pk. Springfield, OH 45502		
Appraiser: Todd A Grimm	Address: 3736 Miller Rd, Springfield, OH 45502-7616		

FEATURE	SUBJECT	COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
Address	3591 Upper Valley Pike Springfield, OH 45502	6258 Zachary Ave Springfield, OH 45502		3010 W 1st St Springfield, OH 45504		3315 Upper Valley Pike Springfield, OH 45504	
Proximity to Subject		4.25 miles W		2.30 miles SW		0.27 miles S	
Sale Price:	\$	\$ 146,000		\$ 188,000		\$ 170,000	
Sale Price/GLA	\$ /sq.ft.	\$ 70.91 /sq.ft.		\$ 79.32 /sq.ft.		\$ 82.32 /sq.ft.	
Data Source(s)	Inspection	Wrist #424848;DOM 72		DABR #812108;DOM 122			
Verification Source(s)	County Records	Auditor Records/MLS/App Files		Auditor Records/MLS/App Files		Auditor Records/MLS/App Files	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.
Sales or Financing		REO	+4,400	ArmLth		ArmLth	
Concessions		Conv;0		Cash;0		VA;	
Date of Sale/Time		04/18/2019		07/15/2020		02/24/2021	
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Location	Northwestern SD	Northwestern SD		Northwestern SD		Northwestern SD	
Site	.95 ac	1.31 ac		1.03 ac		28314 sf	
View	Residential	Residential		N;Woods;Traffic		Residential	
Design (Style)	Cape Cod	Ranch		Traditional		Ranch	
Quality of Construction	Average	Average		Average		Average	
Age	72	27	-4,500	80		53	
Condition	Average/Deferred	Average/Deferred		Average/Updated	-18,800	Average/Deferred	
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths	
Room Count	7 3 3.1	7 3 2.0	+4,500	7 3 1.1	+6,000	7 3 2.0	+4,500
Gross Living Area	3,693 sq.ft.	2,059 sq.ft.	+16,300	2,370 sq.ft.	+13,200	2,065 sq.ft.	+16,300
Basement & Finished	Crawl	Crawl		768sf Bsmnt	-5,300	2065sf Bsmnt	-14,500
Rooms Below Grade	N/A	N/A				Unfinished	
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	FWA/CA	FWA/CA		FWA/CA		FWA/CA	
Energy Efficient Items	Insul Windows	Insul Windows		Insul Windows		Insul Windows	
Garage/Carport	None	2ga2dw	-10,000	2gd2dw	-10,000	2ga2dw	-10,000
Porch/Patio/Deck	C.Prch.E.Prch	C.Porch/E.Patio		Porch/Deck	+1,500	Deck	+2,000
	None	None		None		Obldg 1440 sf	-7,000
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 10,700	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -13,400	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -8,700
Adjusted Sale Price of Comparables			\$ 156,700		\$ 174,600		\$ 161,300

Summary of Sales Comparison Approach All sales are closed sales from the subject market area and are the most recent and similar sales of record. Comparables sale date range was from 01/01/2019 through 12/31/2021 per auditor requirements. The subject is superior in gross living area than typical single family homes within this market area and is considered an over improvement, therefore the gross living area adjustment factor is tempered downward at \$10 per square foot. Unadjusted items hold no measurable differences in value. All other adjustments were based on historical paired sale analysis retained in appraiser's workfile as well as the appraisers general knowledge and experience gained working within this market area. All four sales considered with most weight accorded to comps #1 and #3 due to condition, and comp #4 due to size.

FILED
CLARK COUNTY AUDITOR

MAY - 9 2023

JOHN S. FEDERER
AUDITOR



FEATURE		SUBJECT		COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6					
Address		3591 Upper Valley Pike Springfield, OH 45502		6525 Dialton Rd Springfield, OH 45502											
Proximity to Subject				6.23 miles NW											
Sale Price		\$		\$ 157,000			\$			\$					
Sale Price/GLA		\$/sq.ft.		\$ 47.58 /sq.ft.			\$/sq.ft.			\$/sq.ft.					
Data Source(s)		Inspection		WristMLS#429609 ;DOM 98											
Verification Source(s)		County Records		Auditor Records/MLS/App Files											
VALUE ADJUSTMENTS		DESCRIPTION		DESCRIPTION			+(-) \$ Adjust.			DESCRIPTION			+(-) \$ Adjust.		
Sales or Financing Concessions				Armlth Cash;0											
Date of Sale/Time				11/13/2019											
Rights Appraised		Fee Simple		Fee Simple											
Location		Northwestern SD		Northwestern SD											
Site		.95 ac		22656 sf			+2,500								
View		Residential		N;Res;											
Design (Style)		Cape Cod		Colonial											
Quality of Construction		Average		Q4											
Age		72		133			+6,000								
Condition		Average/Deferred		Average/Deferred			+7,800								
Above Grade		Total	Bdms	Baths	Total	Bdms	Baths	Total	Bdms	Baths	Total	Bdms	Baths		
Room Count		7	3	3.1	9	4	2.0	+4,500							
Gross Living Area		3,693 sq.ft.		3,300 sq.ft.			+3,900			sq.ft.			sq.ft.		
Basement & Finished Rooms Below Grade		Crawl N/A		476sf Bsmnt			-3,300								
Functional Utility		Average		Average											
Heating/Cooling		FWA/CA		FWA/CA											
Energy Efficient Items		Insul Windows		Storms/Screens			+3,500								
Garage/Carport		None		None											
Porch/Patio/Deck		C.Prch.E.Prch		Porch/Patio											
		None		Pool/Otblq 2400 sf			-15,000								
Net Adjustment (Total)				<input checked="" type="checkbox"/> + <input type="checkbox"/> -			\$ 9,900			<input type="checkbox"/> + <input type="checkbox"/> -			\$		
Adjusted Sale Price of Comparables							\$ 166,900						\$		

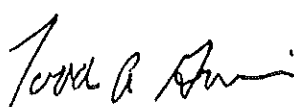
SALES COMPARISON APPROACH

Summary of Sales Comparison Approach



RESTRICTED APPRAISAL REPORT

File No.: 220916-2

TRANSFER HISTORY	My research <input type="checkbox"/> did <input checked="" type="checkbox"/> 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): Corelogic Public Records
	1st Prior Subject Sale/Transfer: _____ Date: _____ Price: _____ Source(s): _____
	2nd Prior Subject Sale/Transfer: _____ Date: _____ Price: _____ Source(s): _____
MARKET	Subject Market Area and Marketability: The general market conditions in the subject market area has seen a steady increase over the past 36 months with inventory remaining at historic lows. It appears a market correction is in process attributed to rising interest rates. A variety of mortgage financing is available including VA, FHA & Conventional. Market rates and terms are in line with national averages. Seller paid costs are not unusual, typically 2-6 percent of mortgage amount. This can affect price, but not market value.
SITE	Site Area: .95 ac Site View: Residential Topography: Mostly Level Drainage: Fair
	Zoning Classification: R-2 Description: Single Family Residential
	Zoning Compliance: <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal nonconforming (grandfathered) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning
	Highest & Best Use: <input checked="" type="checkbox"/> Present use, or <input type="checkbox"/> Other use (explain) _____ Actual Use as of Effective Date: _____ Use as appraised in this report: _____ Opinion of Highest & Best Use: The current use of the subject property, improved with a single-family residence, is considered to be the highest and best use.
IMPROVEMENTS	FEMA Spec'l Flood Hazard Area <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No FEMA Flood Zone A FEMA Map # 39023C0180E FEMA Map Date 02/17/2010
	Site Comments: The site is serviced by available utilities for the market area. Private septic and well are common in the subjects market and accepted by buyers and sellers. Per the Fema Flood Map Center and the appraisers software, the subject is partially located in a flood plane, however per homeowners they are not required to pay flood insurance. Subjects site size and taxes noted above include two contiguous parcels which are indicated above. The house is built across both parcels, therefore they could not be divided.
	Improvements Comments: The subject property has been adequately maintained and is in average condition overall with some deferred maintenance noted. Recent updates include, but are not limited to a new partial roof (south side) and a well pump. Several electrical fixtures throughout the house have exposed wiring and some switches and light fixtures are inoperable. Ceiling damage noted in den area and bathrooms from prior roof leaks are considered in the overall condition of the subject. Square footage utilized in this report includes the first floor only and does not include the finished attic. The finished attic area does not currently have heating and/or cooling, and is not completely finished therefore not included in the gross living area, however is given contributory value within the Sales Comparison Approach due to being partially finished. Rear enclosed porch has missing vinyl siding on the exterior, is unfinished, and open to the outside (no windows installed). Outbuildings are in poor condition and given no contributory value.
	Indicated Value by: Sales Comparison Approach \$ 165,000 Indicated Value by: Cost Approach (if developed) \$ _____ Indicated Value by: Income Approach (if developed) \$ _____
RECONCILIATION	Final Reconciliation In the appraisal of residential real estate the strongest consideration is given the Direct Sales Comparison Approach which reflects the attitudes of typical buyers and sellers in the marketplace. The Cost Approach not completed due to the age of the subject and the difficulty of accurately determining depreciation of the subject. The Income Approach was not completed based on the lack of similar rental properties due to the market area being predominately owner occupied.
	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: Signature may be a digitized image as defined by USPAP. Digital photos may be used when available.
	<input type="checkbox"/> This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.
ATTACHMENTS	Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 165,000, as of: 03/09/2023, which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.
	A true and complete copy of this report contains 20 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 type="checkbox"/> Additional Sales <input type="checkbox"/> Cost Addendum <input checked="" 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"/> _____
	Client Contact: _____ Client Name: Stan & Teresa L MacDonald E-Mail: _____ Address: 3591 Upper Valley Pk. Springfield, OH 45502
SIGNATURES	APPRaiser:  esign.alamode.com/verify Serial: ADE26970
	Supervisory Appraiser (if required) or CO-APPRAISER (if applicable): _____
	Appraiser Name: Todd A Grimm Company: TruePoint Valuation Services Phone: _____ Fax: _____ E-Mail: truepointvaluationservices@gmail.com Date of Report (Signature): 03/17/2023 License or Certification #: 2006003400 State: OH Designation: _____ Expiration Date of License or Certification: 09/25/2023 Inspection of Subject: <input checked="" type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None Date of Inspection: 03/09/2023
	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: _____



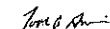
Supplemental Addendum

File No. 220916-2

Borrower	N/A				
Property Address	359 1/2 Upper Valley Pike				
City	Springfield	County	Clark	State	OH Zip Code 45502
Lender/Client	N/A				

• **URAR: Improvements - Conform to the Neighborhood**

The subject property conforms well with other residences in the neighborhood in terms of functional utility, style, condition, use and construction. Building Compliance: All improvements including additions or alterations are expected to comply with local zoning and building codes, unless specified within the report. It is further expected that all permits for these improvements, if required, were obtained. No significant functional obsolescence was observed at time of inspection.



Borrower	N/A	File No.	220916-2
Property Address	3591 Upper Valley Pike		
City	Springfield	County	Clark
State	OH	Zip Code	45502
Lender/Client	N/A		

APPRAISAL AND REPORT IDENTIFICATION

This Report is one of the following types:

- Appraisal Report (A written report prepared under Standards Rule 2-2(a), pursuant to the Scope of Work, as disclosed elsewhere in this report.)
- Restricted Appraisal Report (A written report prepared under Standards Rule 2-2(b), pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated Intended use only by the specified client and any other named Intended user(s).)

Comments on Standards Rule 2-3

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

- 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.
- Unless otherwise indicated, 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.
- 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).

Reasonable Exposure Time

(USPAP defines Exposure Time as the estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.)

My Opinion of Reasonable Exposure Time for the subject property at the market value stated in this report is: 0-3 Months

Exposure time is defined in USPAP 2021-2022 as "the estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective opinion based on an analysis of past events assuming a competitive and open market". (SMT-6, Page U90). The estimated exposure time for the subject property that is utilized to arrive at the opinion of market value is 0 to 3 months.

Comments on Appraisal and Report Identification

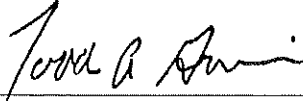
Note any USPAP-related issues requiring disclosure and any state mandated requirements:

Clarification of Intended Use and Intended User:

The Intended User of this appraisal report is Stan & Teresa MacDonald. The Intended Use is to evaluate the property that is the subject for a tax appeal purposes, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of Market Value. No additional Intended Users are identified by the appraiser.

 es|gn.alamode.com/Verify Serial: ADE26970

APPRAISER:

Signature: 
 Name: Todd A Grimm

State Certification #: 2008003400
 or State License #: _____
 State: OH Expiration Date of Certification or License: 09/25/2023
 Date of Signature and Report: 03/17/2023
 Effective Date of Appraisal: 03/09/2023
 Inspection of Subject: None Interior and Exterior Exterior-Only
 Date of Inspection (if applicable): 03/09/2023

SUPERVISORY or CO-APPRAISER (if applicable):

Signature: _____
 Name: _____
 State Certification #: _____
 or State License #: _____
 State: _____ Expiration Date of Certification or License: _____
 Date of Signature: _____
 Inspection of Subject: None Inter Exterior-Only
 Date of Inspection (if applicable): Todd A Grimm

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

File No. 220916-2

Name of Appraiser: Todd A Grimm

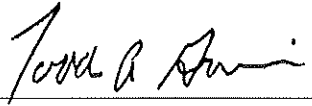
Class of Certification/Licensure: Certified General
 Certified Residential
 Licensed Residential
 Temporary General Licensed

Certification/Licensure Number: 2008003400

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  esign.alamode.com/verify Serial: ADE26970

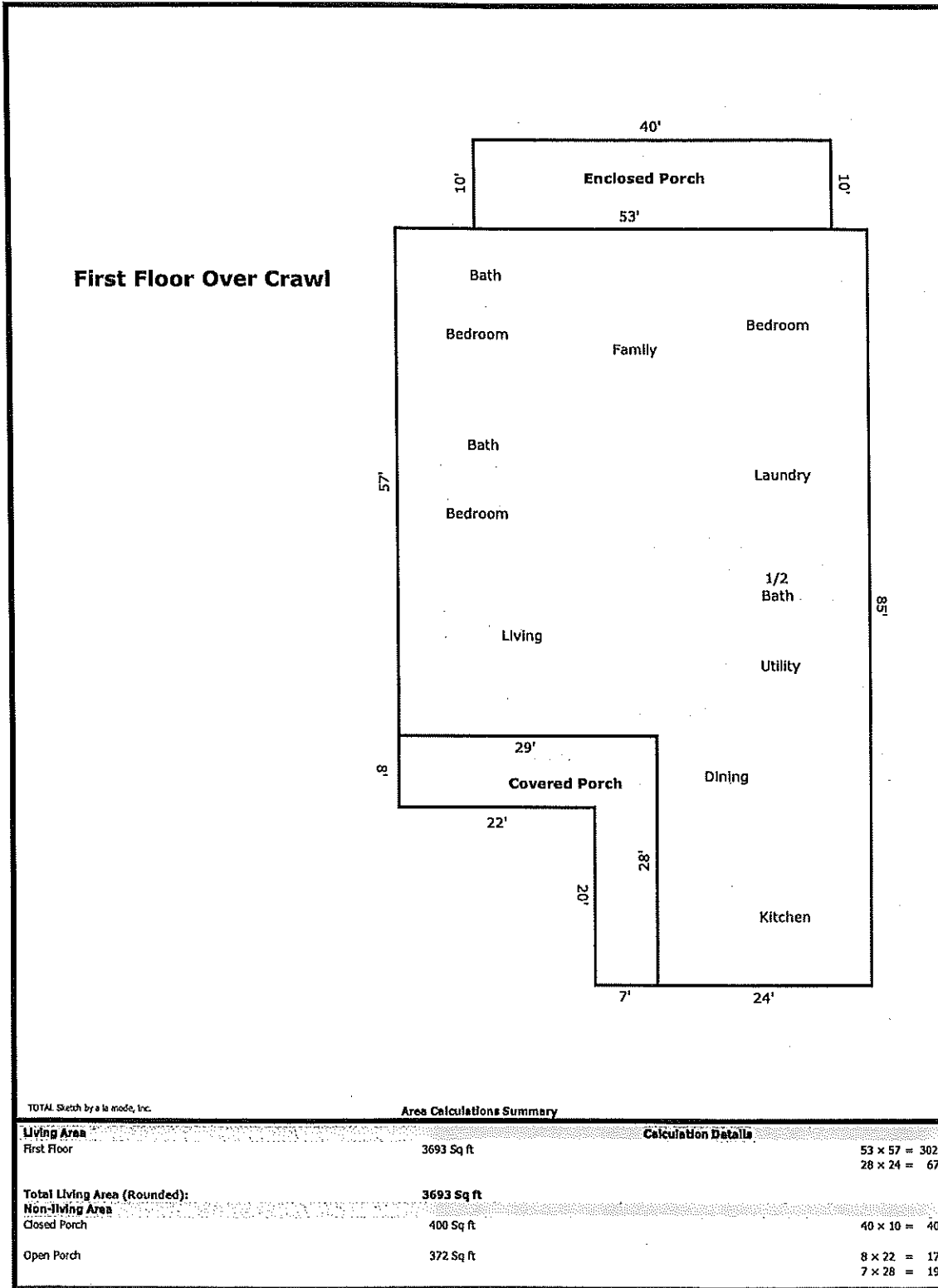


This form must be included in conjunction with all appraisal assignments or specialized services performed by a state-certified or state-licensed real estate appraiser

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

Building Sketch

Borrower	N/A				
Property Address	3591 Upper Valley Pike				
City	Springfield	County	Clark	State	OH Zip Code 45502
Lender/Client	N/A				



Subject Photo Page

Borrower	N/A						
Property Address	3591 Upper Valley Pike						
City	Springfield	County	Clark	State	OH	Zip Code	45502
Lender/Client	N/A						



Subject Front

3591 Upper Valley Pike
Sales Price
Gross Living Area 3,693
Total Rooms 7
Total Bedrooms 3
Total Bathrooms 3.1
Location Northwestern SD
View Residential
Site .95 ac
Quality Average
Age 72



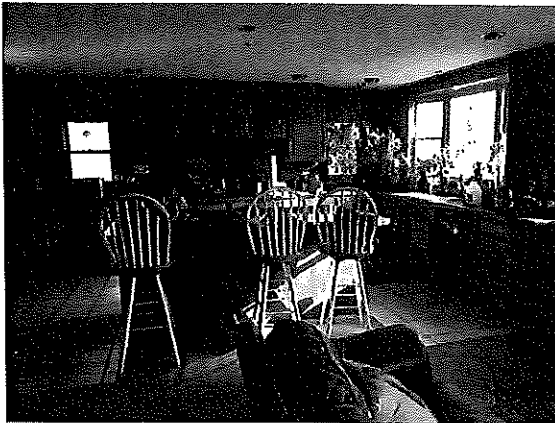
Subject Rear



Rear View

Interior Photos

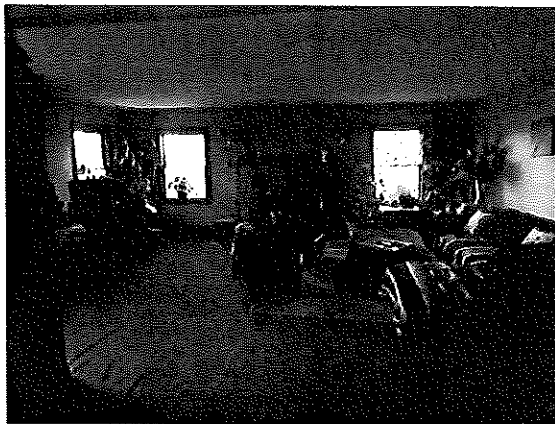
Borrower	N/A				
Property Address	3591 Upper Valley Pike				
City	Springfield	County	Clark	State	OH Zip Code 46502
Lender/Client	N/A				



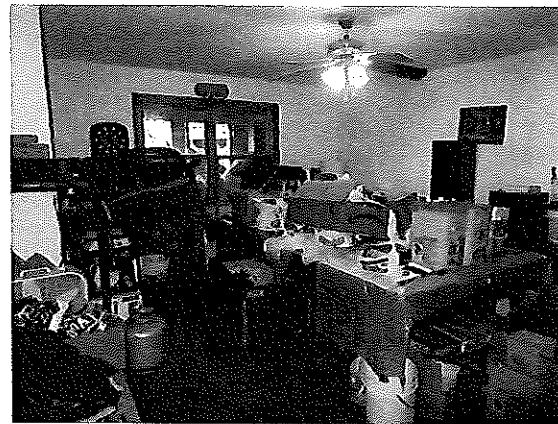
Kitchen



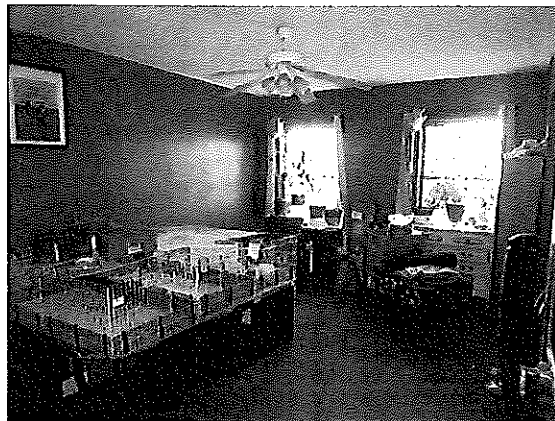
Dining Area



Living Room



Family Room



Bedroom



Bedroom

Interior Photos

Borrower	N/A				
Property Address	3591 Upper Valley Pike				
City	Springfield	County	Clark	State	OH Zip Code 45502
Lender/Client	N/A				



Bedroom



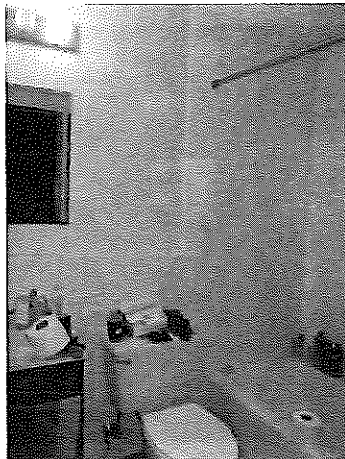
Laundry Room



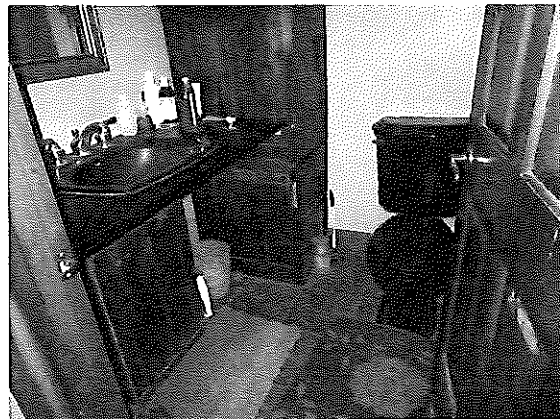
Bathroom



Bathroom



Bathroom



Half Bath

Interior Photos

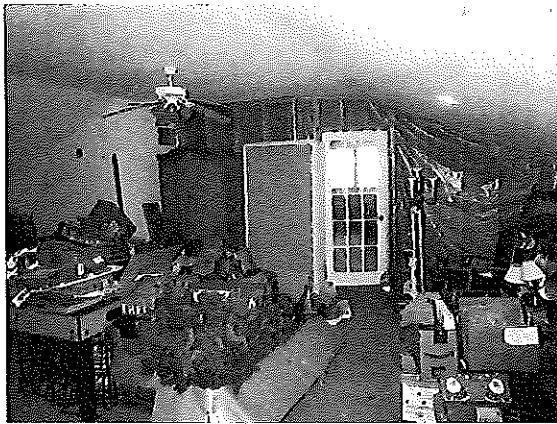
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Lender/Client	N/A						



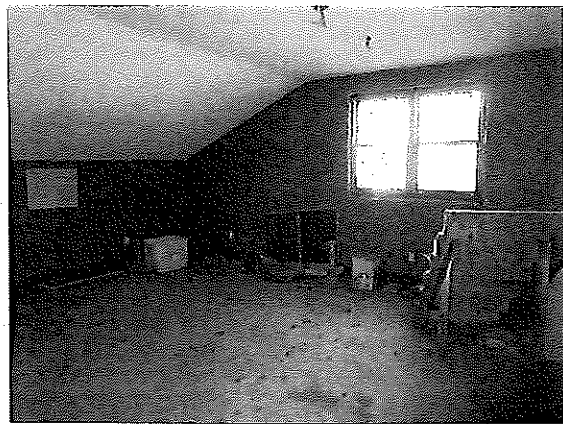
Finished Attic



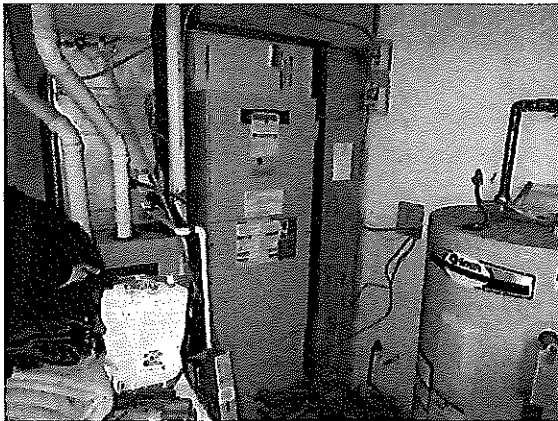
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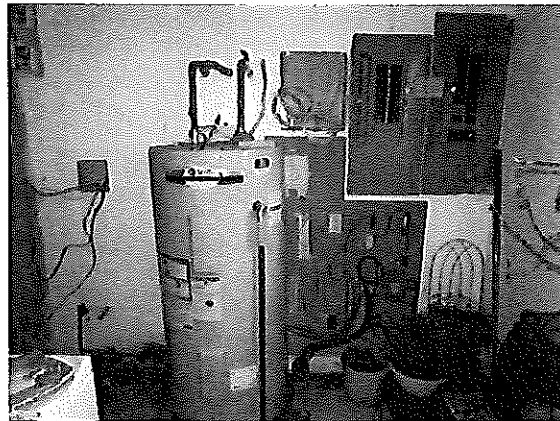
Finished Attic



Finished Attic



Mechanicals



Mechanicals

Interior Photos

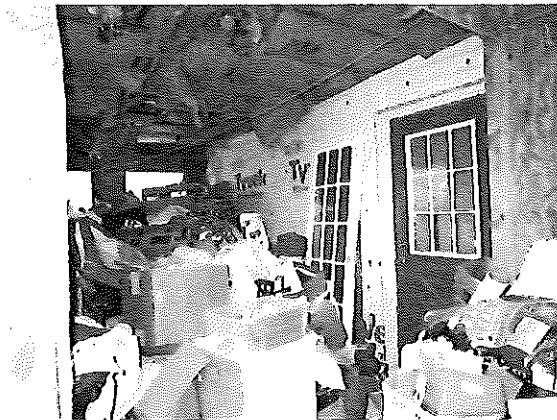
Borrower	N/A				
Property Address	3591 Upper Valley Pike				
City	Springfield	County	Clark	State	OH Zip Code 45502
Lender/Client	N/A				



Ceiling Damage



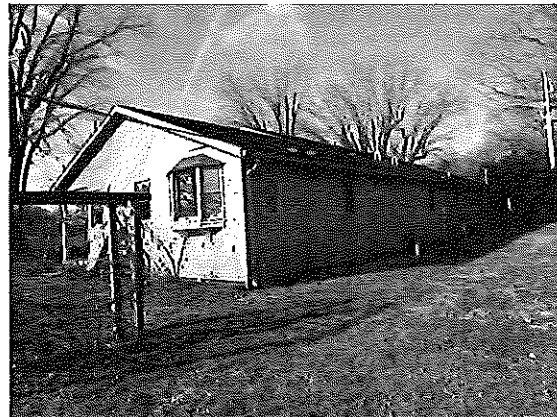
Exposed Wiring



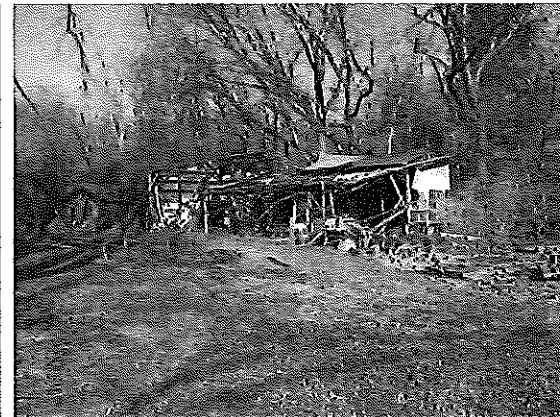
Rear Enclosed Porch



Additional Exterior View



Additional Exterior View



Outbuildings

Comparable Photo Page

Borrower	N/A			
Property Address	3591 Upper Valley Pike			
City	Springfield	County	Clerk	State
Lender/Client	N/A			OH Zip Code 45502



Comparable 1

6258 Zachary Ave
 Prox. to Subject 4.25 miles W
 Sale Price 146,000
 Gross Living Area 2,059
 Total Rooms 7
 Total Bedrooms 3
 Total Bathrooms 2.0
 Location Northwestern SD
 View Residential
 Site 1.31 ac
 Quality Average
 Age 27



Comparable 2

3010 W 1st St
 Prox. to Subject 2.30 miles SW
 Sale Price 188,000
 Gross Living Area 2,370
 Total Rooms 7
 Total Bedrooms 3
 Total Bathrooms 1.1
 Location Northwestern SD
 View N; Woods; Traffic
 Site 1.03 ac
 Quality Average
 Age 80



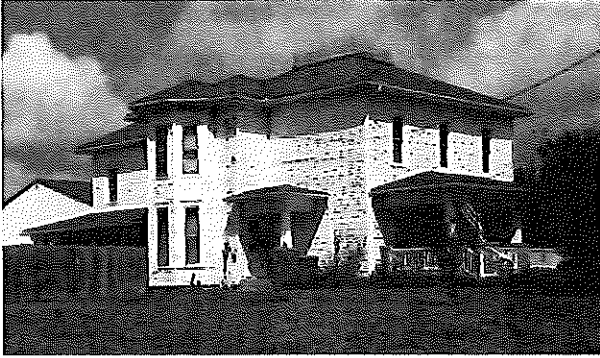
Comparable 3

3315 Upper Valley Pike
 Prox. to Subject 0.27 miles S
 Sale Price 170,000
 Gross Living Area 2,065
 Total Rooms 7
 Total Bedrooms 3
 Total Bathrooms 2.0
 Location Northwestern SD
 View Residential
 Site 28314 sf
 Quality Average
 Age 53

Tom O. Amode

Comparable Photo Page

Borrower	N/A						
Property Address	3591 Upper Valley Pike						
City	Springfield	County	Clark	State	OH	Zip Code	45502
Lender/Client	N/A						



Comparable 4

6525 Dialton Rd
Prox. to Subject 6.23 miles NW
Sale Price 157,000
Gross Living Area 3,300 -
Total Rooms 9
Total Bedrooms 4
Total Bathrooms 2.0
Location Northwestern SD
View N;Res;
Site 22656 sf
Quality Q4
Age 133

Comparable 5

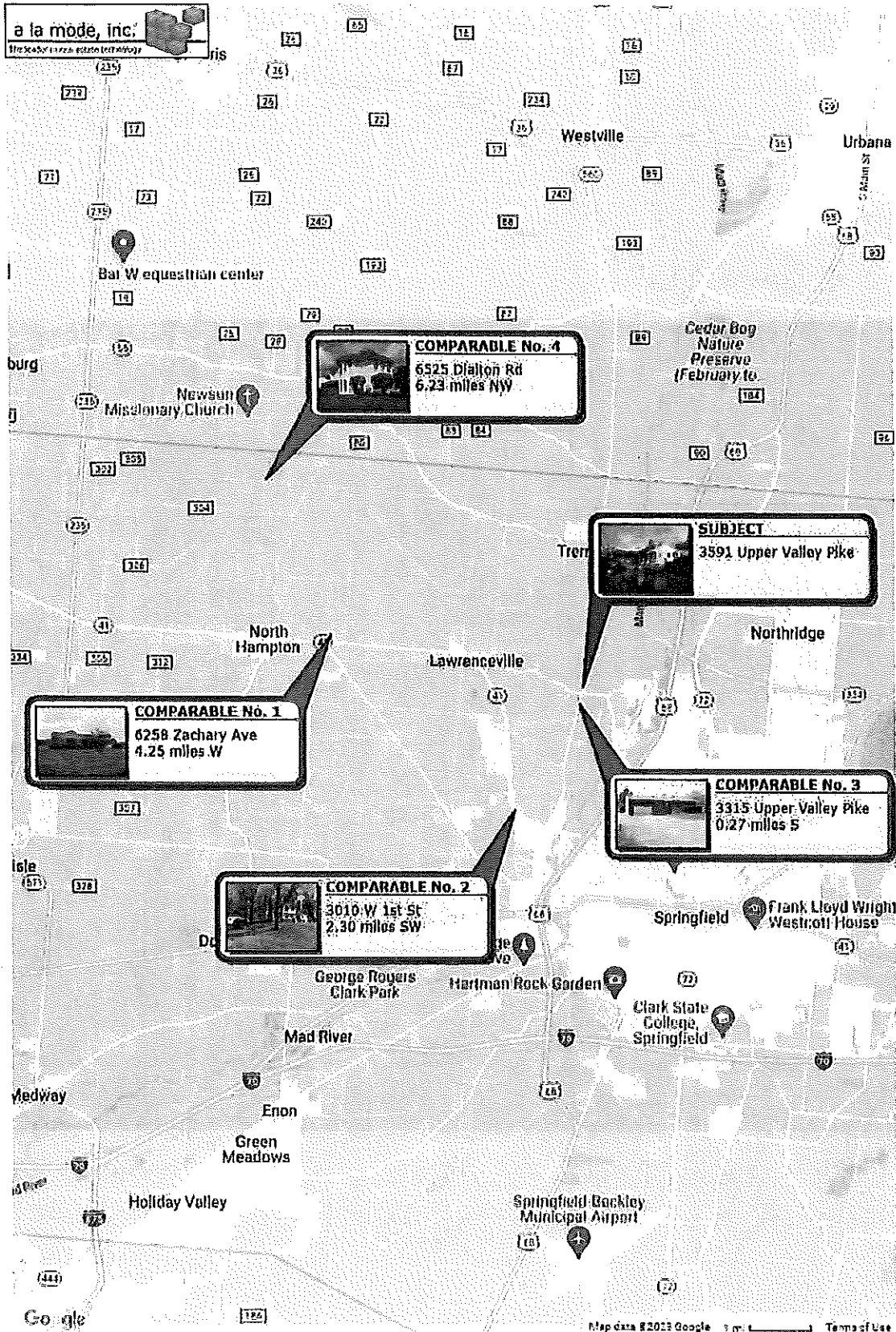
Prox. to Subject
Sale Price
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location
View
Site
Quality
Age

Comparable 6

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

Location Map

Borrower	N/A				
Property Address	3591 Upper Valley Pike				
City	Springfield	County	Clark	State	OH Zip Code 45502
Lender/Client	N/A				



Plat Map

Borrower	N/A			
Property Address	3591 Upper Valley Pike			
City	Springfield	County	Clark	State OH Zip Code 45502
Lender/Client	N/A			



Flood Map

Borrower	N/A						
Property Address	3591 Upper Valley Pike						
City	Springfield	County	Clark	State	OH	Zip Code	45502
Lender/Client	N/A						

InterFlood by a la mode

Prepared for: True Point Valuation Services
3591 Upper Valley Pike
Springfield, OH 45502



Google

MAP DATA

FEMA Special Flood Hazard Area: Yes
Map Number: 39023C0180E
Zone: A
Map Date: February 17, 2010
FIPS: 39023

MAP LEGEND

- | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> Areas inundated by 500-year flooding Areas inundated by 100-year flooding Velocity Hazard | <ul style="list-style-type: none"> Protected Areas Floodway Subject Area |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

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License

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

NAME:

Todd A Grimm

LIC/CERT NUMBER:

2008003400

LIC LEVEL:

Certified Residential Real Estate Appraiser

Ohio

**Department
of Commerce**

Division of Real Estate
& Professional Licensing

CURRENT ISSUE DATE:

09/07/2022

EXPIRATION DATE:

09/25/2023

USPAP DUE DATE:

09/25/2024

Todd A Grimm



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
07/03/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER NORTHEAST AGENCIES INC/PHS 01210810 The Hartford Business Service Center 3500 Wiegman Blvd. San Antonio, TX 78251	CONTACT NAME: (800) 487-8730		FAX (A/E, N/A):
	PHONE (A/C, No. Ext.):		E-MAIL ADDRESS:
INSURED TODD GRIMM 3736 MILLER RD SPRINGFIELD OH 45502-7618	INSURER A: Hartford Casualty Insurance Company		NAIC# : 29424
	INSURER B:		
	INSURER C:		
	INSURER D:		
	INSURER E:		
	INSURER F:		

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

FORM LTR	TYPE OF INSURANCE	ADOL. INSR	SUBR. WVD	POLICY NUMBER	POLICY EFF. (MM/DD/YYYY)	POLICY EXP. (MM/DD/YYYY)	LIMITS
A	COMMERCIAL GENERAL LIABILITY CLAIMS MADE <input checked="" type="checkbox"/> OCCUR General Liability			01 SBM RE8973	08/01/2022	08/01/2023	EACH OCCURRENCE: \$1,000,000 DAMAGE TO RENTER: \$300,000 POLLUTER (As Contingent): \$10,000 MEDICAL (Any Acc Person): \$1,000,000 GENERAL AGGREGATE: \$2,000,000 PRODUCTS - COMPANYS AGG: \$2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER: POLICY <input type="checkbox"/> PER OCC <input type="checkbox"/> LOC <input checked="" type="checkbox"/> OTHER:						
	AUTOMOBILE LIABILITY ANY AUTO ALL OWNED AUTOS HIRED AUTOS NON OWNED AUTOS						COMBINED SINGLE LIMIT (As Insured) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)
	UMBRELLA LIAB EXCESS LIAB DEC. RETENTION \$						EACH OCCURRENCE AGGREGATE
	WORKERS COMPENSATION AND EMPLOYERS LIABILITY ANY PROPRIETARY/EXECUTIVE OFFICER MEMBER EXCLUDED (Mandatory in OH) If yes, describe each DESCRIPTION OF SERVICE/ILLUS		YN	N/A			PER STATUTE PER IND. EMP E.L. DISEASE - EMPLOYEE E.L. DISEASE - POLICY LIMIT
A	EMPLOYMENT PRACTICES LIABILITY			01 SBM RE8973	08/01/2022	08/01/2023	Each Claim Limit: \$5,000 Aggregate Limit: \$5,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 Those usual to the Insured's Operations.

CERTIFICATE HOLDER *For Informational Purposes Only* 3736 Miller Rd Springfield OH 45502	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE <i>Sumner S. Castaneda</i>
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