

2022-015 JAN 25 2023

Tax year 2022 BOR no. _____
County Clark Date received JOHN S. FEDERER

DTE 1
Rev. 12/22

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	Teresa L. MacDonald	3591 Upper Valley Pike, Springfield, OH 45502
2. Complainant if not owner		
3. Complainant's agent		

OH
45502

4. Telephone number and email address of contact person
937-869-1513 3591 Upper Valley Pike, Springfield, OH 45502

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
<u>050-02-00008-100-019</u>	<u>3591 Upper Valley PK, Springfield, OH 45502</u>
<u>050-02-00008-100-020</u>	<u>3591 Upper Valley PK, Springfield, OH 45502</u>

7. Principal use of property Single family home - Residential

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
<u>0500200008100019</u>	<u>159,412.50 (+27.53%)</u>	<u>225,720.00 (+80%)</u>	<u>-66,307.50</u>
<u>0500200008100020</u>	<u>included with 19</u>	<u>4350.00</u>	<u>- 4350.00</u>

9. The requested change in value is justified for the following reasons: The market value of this home in 2020 as appraised by Treetop Valuation Services, LLC, was \$125,000.00. This home has a great amount of square footage compared to homes in the area and is considered an 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 value our home at 27.53% increase in value since 2020, for a total market value of \$159,412.50

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 9/2021 and total cost \$ \$600.00
new water heater

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

12
12.12.12

12.12.12

12.12.12

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12.12.12

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.

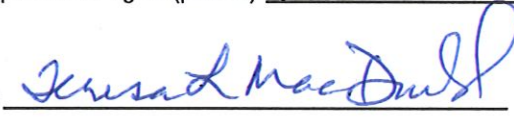
- The property was sold in an arm's length transaction.
- The property lost value due to a casualty.
- A substantial improvement was added to the property.
- Occupancy change of at least 15% had a substantial economic impact on my property.

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 1/25/23 Complainant or agent (printed) Teresa L MacDonald Title (if agent) _____

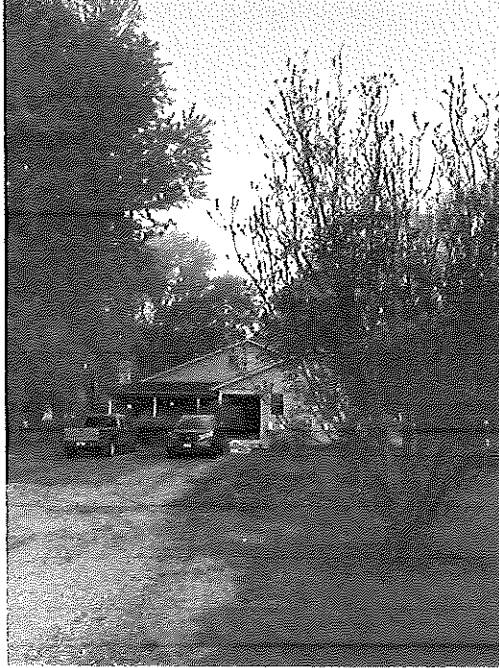
Complainant or agent (signature) 

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

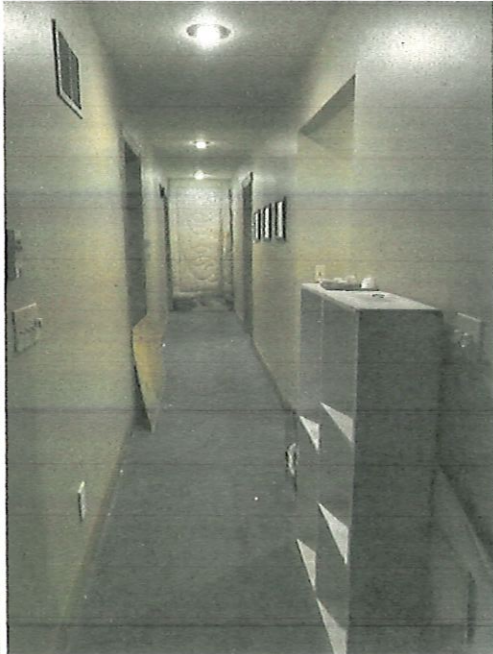
Notary _____

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

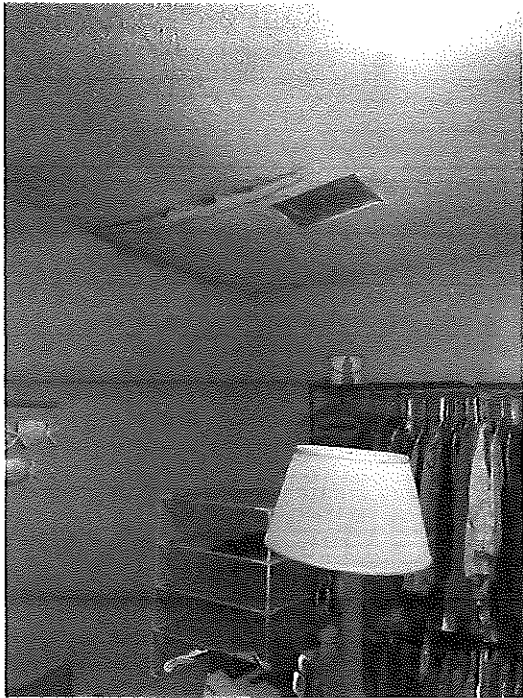
Attachment 1/11
Teresa McDowell
Complaint Against Valuation
050-02-0008-100-019



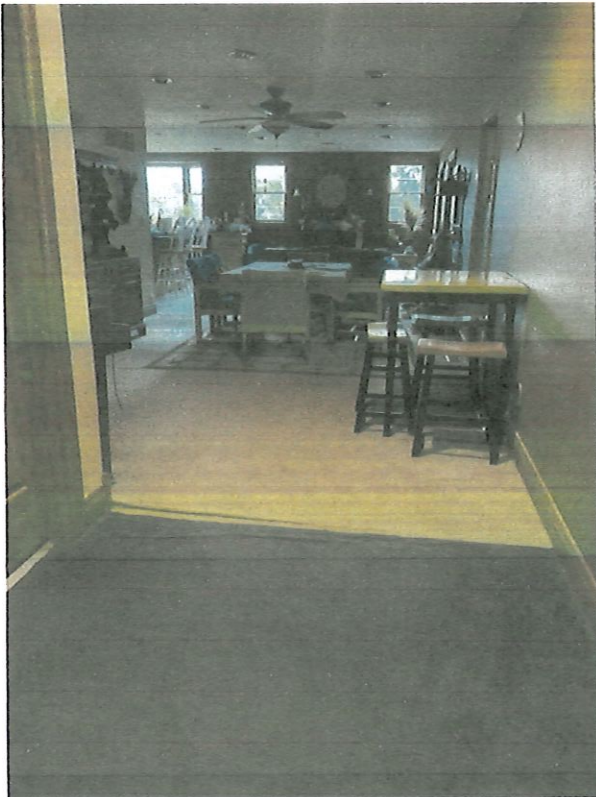
Attachment 24
Teresa L. MacDonald
Complaint Against Violation
of Real Property
050-02-0008-100-
019



Attachment #4
Teresa MacDonald,
Complaint Against Valuator
of Real Property
050-02-0008-100-019



Attachment 4/4
Teresa MacDonald
Complaint Against
the Valuation of
Real Property
050-02-0008-100-
079



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.



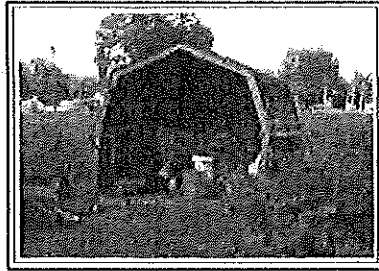
Terri MacDonald



Enclosed Porch



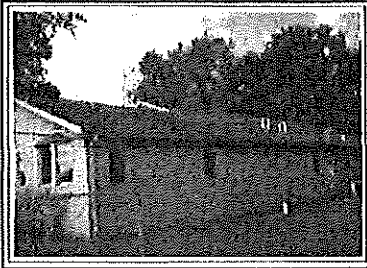
Outbuildings



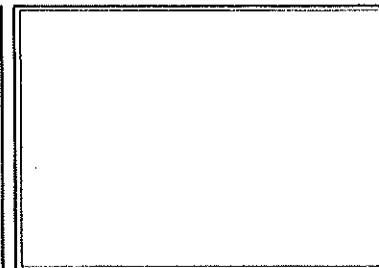
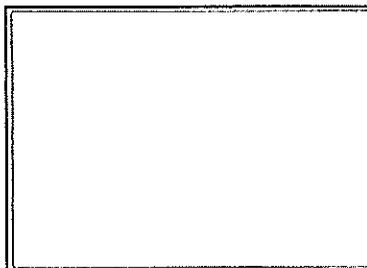
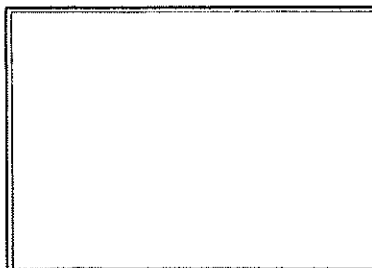
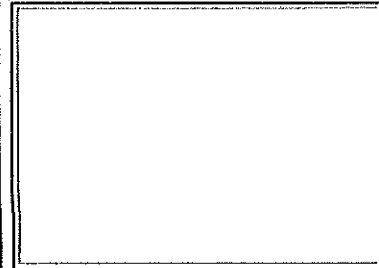
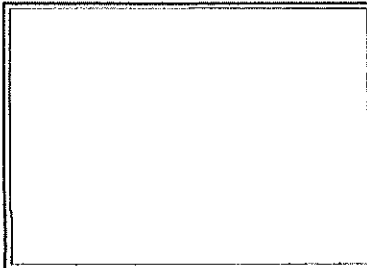
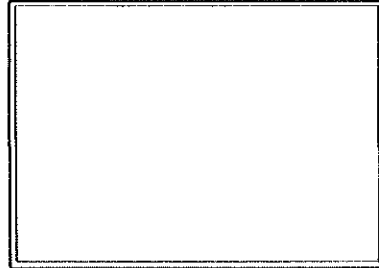
Shed



View of rear



View of north side



FILED
CLARK COUNTY AUDITOR

Tax year 2020 Clark Co BOR no. JAN 25 2023 DTE 1 Rev. 12/22
 County Clark Co Date received JOHN S. FEDERER

Complaint Against the Valuation of Real Property

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<u>937-869-1513 3591 Upper Valley Pike, Springfield, OH 45502</u>			
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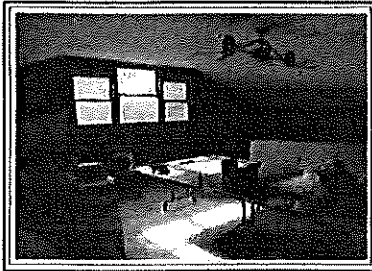
OH
45502

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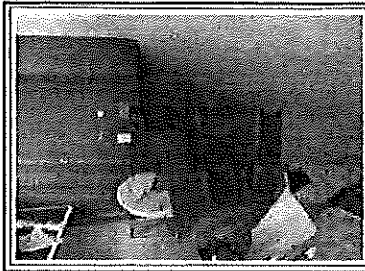
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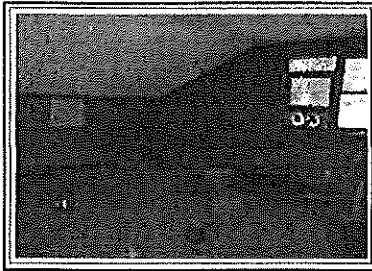
Second Floor



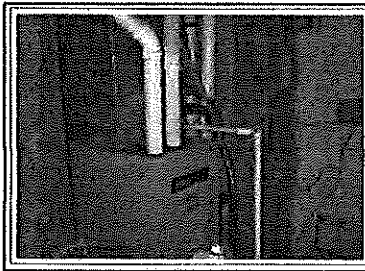
Second Floor



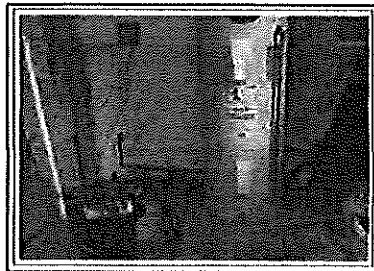
Second Floor



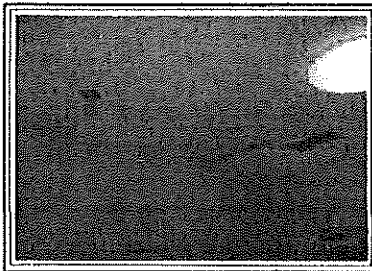
Second Floor



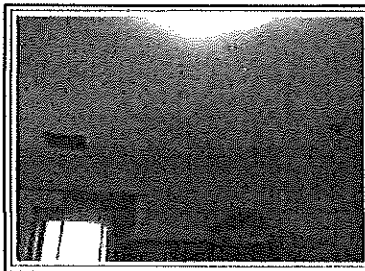
HVAC



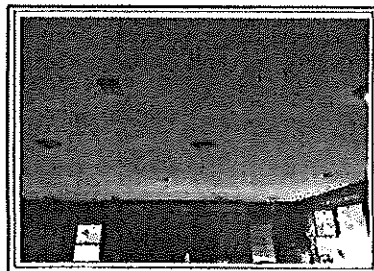
Water Heater



Exposed wiring and ceiling damage



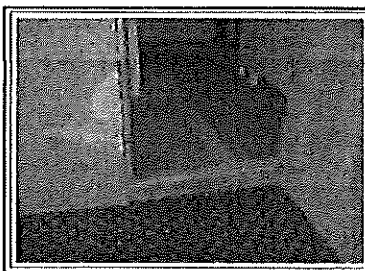
Exposed wiring and missing exhaust fan



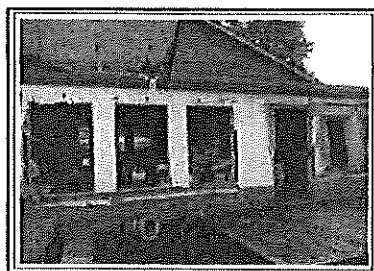
Exposed wiring



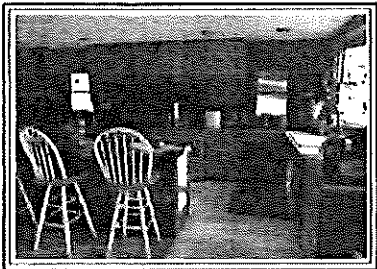
Exposed wiring at switches



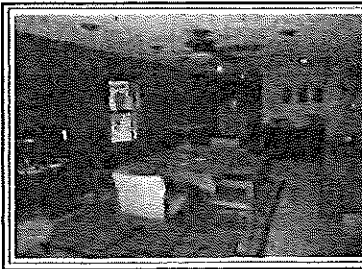
Missing floor coverings and trim



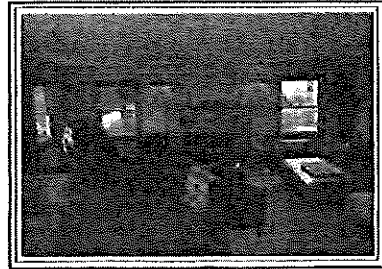
Enclosed Porch



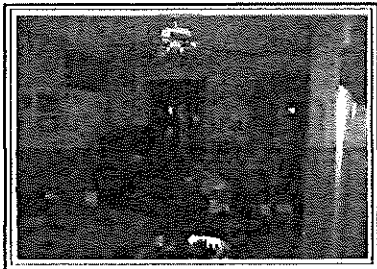
Kitchen



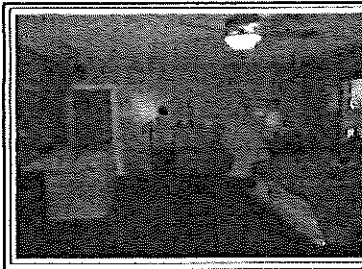
Dining Area



Living Room



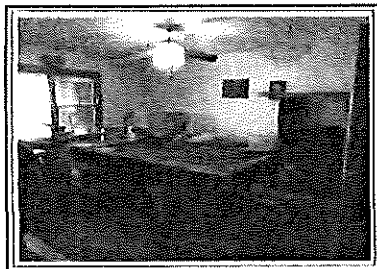
Bedroom



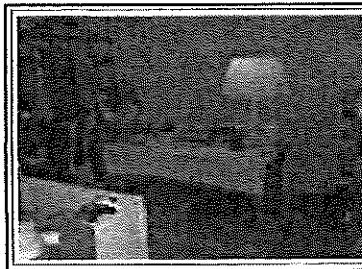
Bedroom



Bedroom



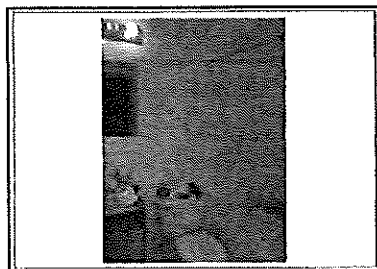
Bedroom or Family Room



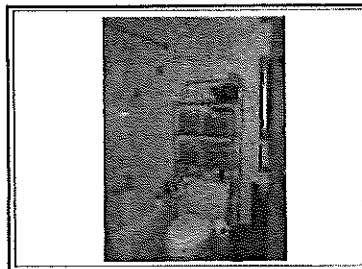
Den



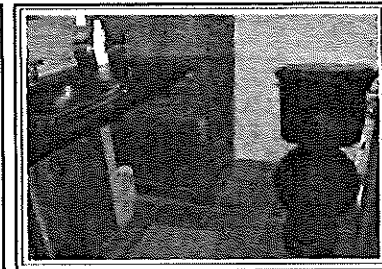
Bathroom



Bathroom



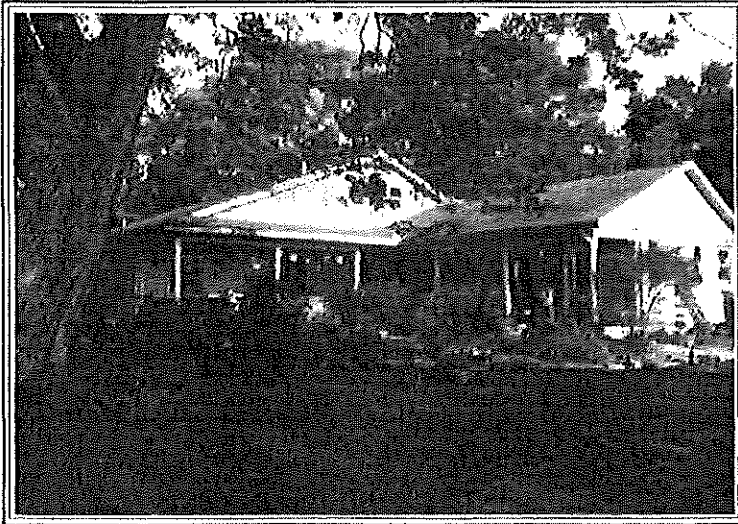
Bathroom



1/2 Bath

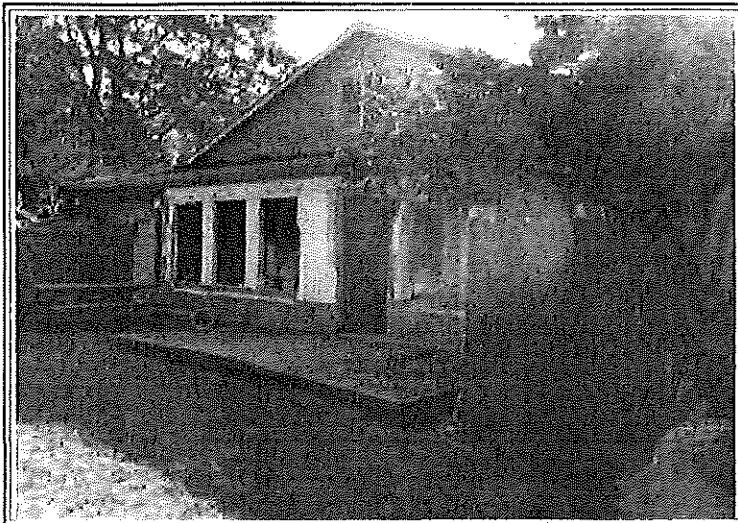
SUBJECT PROPERTY PHOTO ADDENDUM

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

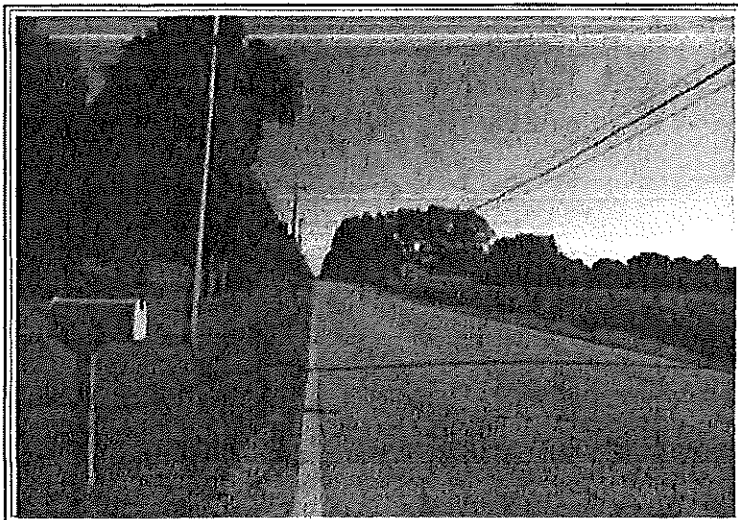


**FRONT VIEW OF
SUBJECT PROPERTY**

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



**REAR VIEW OF
SUBJECT PROPERTY**



STREET SCENE

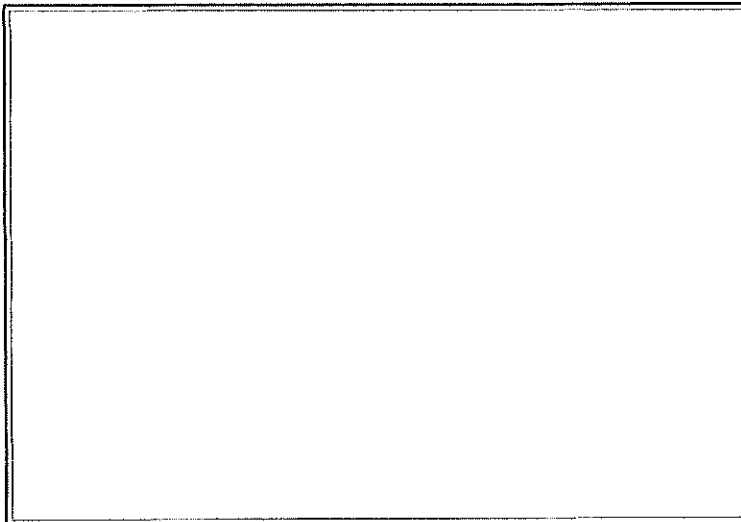
COMPARABLE PROPERTY PHOTO ADDENDUM

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



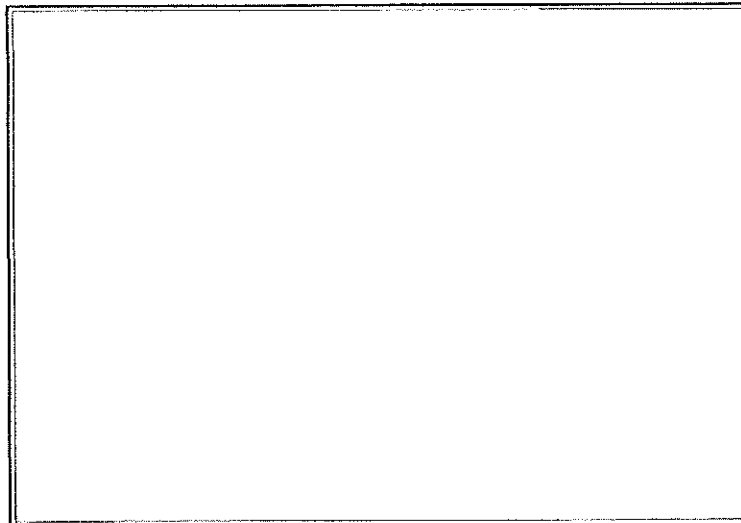
COMPARABLE SALE #4

1560 Ballentine Pike
Springfield, OH 45502-8664
Sale Date: 06/24/2019
Sale Price: \$ 180,000



COMPARABLE SALE #5

Sale Date:
Sale Price: \$

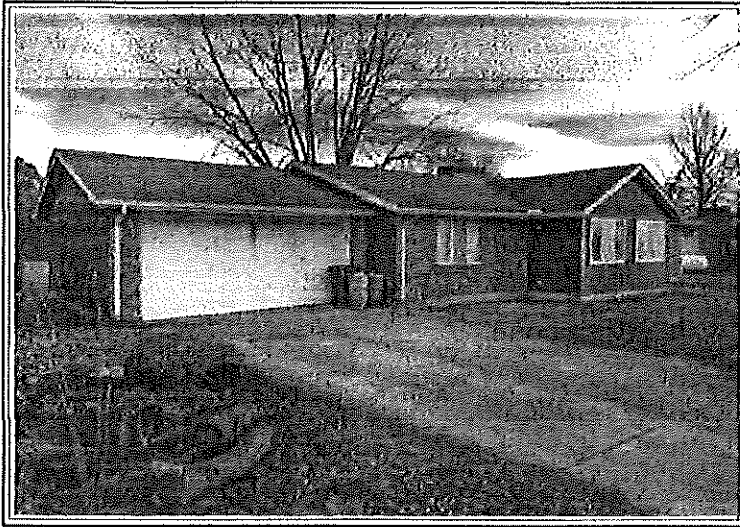


COMPARABLE SALE #6

Sale Date:
Sale Price: \$

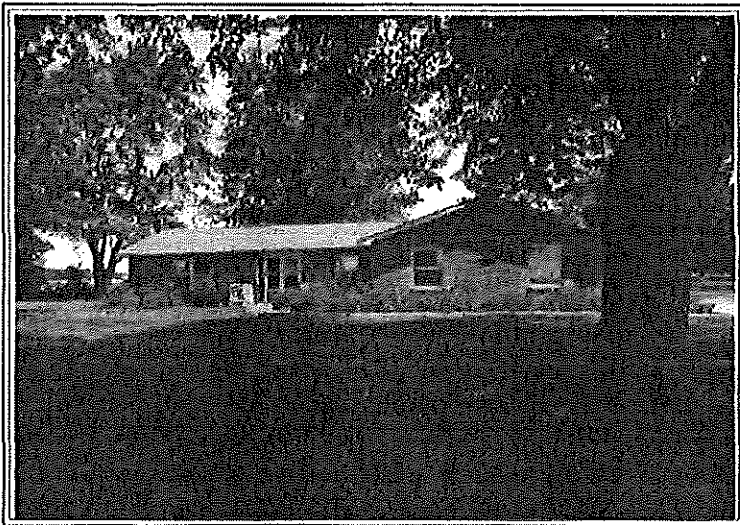
COMPARABLE PROPERTY PHOTO ADDENDUM

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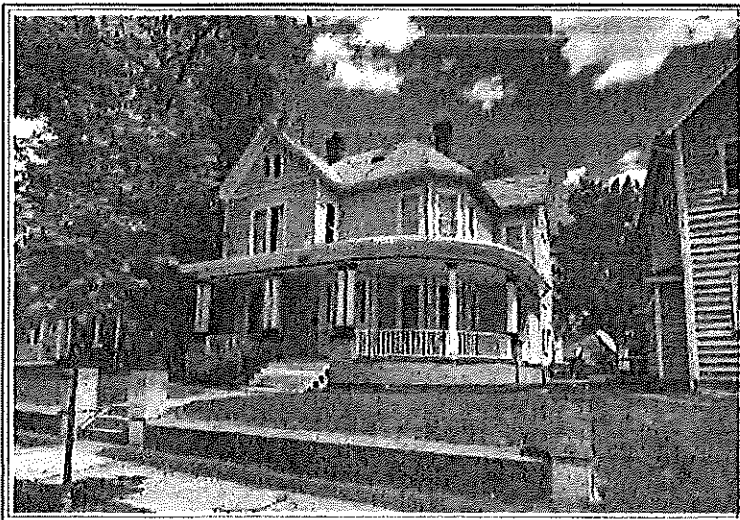
COMPARABLE SALE #1

3810 Rande 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 Date: 11/28/2019
Sale Price: \$ 130,000

ADDENDUM

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

Neighborhood Market Conditions

The general market conditions in the subject market area are stable to increasing at this time due to a limited supply of current listings. A variety of mortgage financing is available including VA, FHA & Conventional, which is predominant, available at market terms and in line with national averages. Seller paid costs are not unusual, typically 2-3 percent of mortgage amount. This can affect price, but not market value.

USPAP ADDENDUM

File No. 200727

Borrower: <u>Amy Gibson</u>			
Property Address: <u>3591 Upper Valley Pike</u>			
City: <u>Springfield</u>	County: <u>Clark</u>	State: <u>OH</u>	Zip Code: <u>45502</u>
Lender: <u>Stan & Teresa L. MacDonald</u>			

APPRAISAL AND REPORT IDENTIFICATION

This report was prepared under the following USPAP reporting option:

- Appraisal Report A written report prepared under Standards Rule 2-2(a).
- Restricted Appraisal Report A written report prepared under 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: 1-3 Months

Exposure time is defined in USPAP 2019-2020 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-8, Page U90). The estimated exposure time for the subject property that is utilized to arrive at the opinion of market value is 1 to 3 months.

Additional Certifications

- 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 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.

I have not personally performed any service on the subject property within the last three years.

Additional Comments

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.

APPRAISER:

Signature: Todd A. Grimm

Name: Todd A. Grimm

Date Signed: 07/30/2020

State Certification #: 2008003400

or State License #: _____

or Other (describe): _____ State #: _____

State: OH

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

Effective Date of Appraisal: 07/27/2020

SUPERVISORY APPRAISER (only if required):

Signature: _____

Name: _____

Date Signed: _____

State Certification #: _____

or State License #: _____

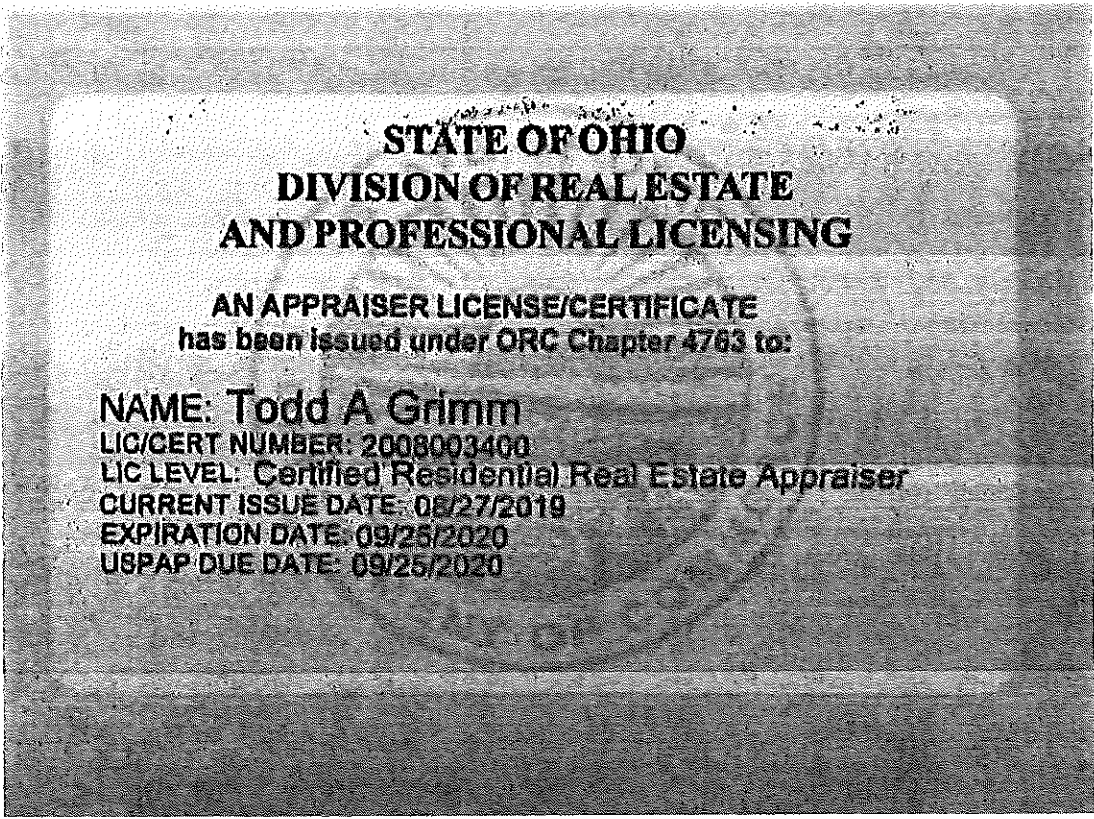
State: _____

Expiration Date of Certification or License: _____

Supervisory Appraiser Inspection of Subject Property:

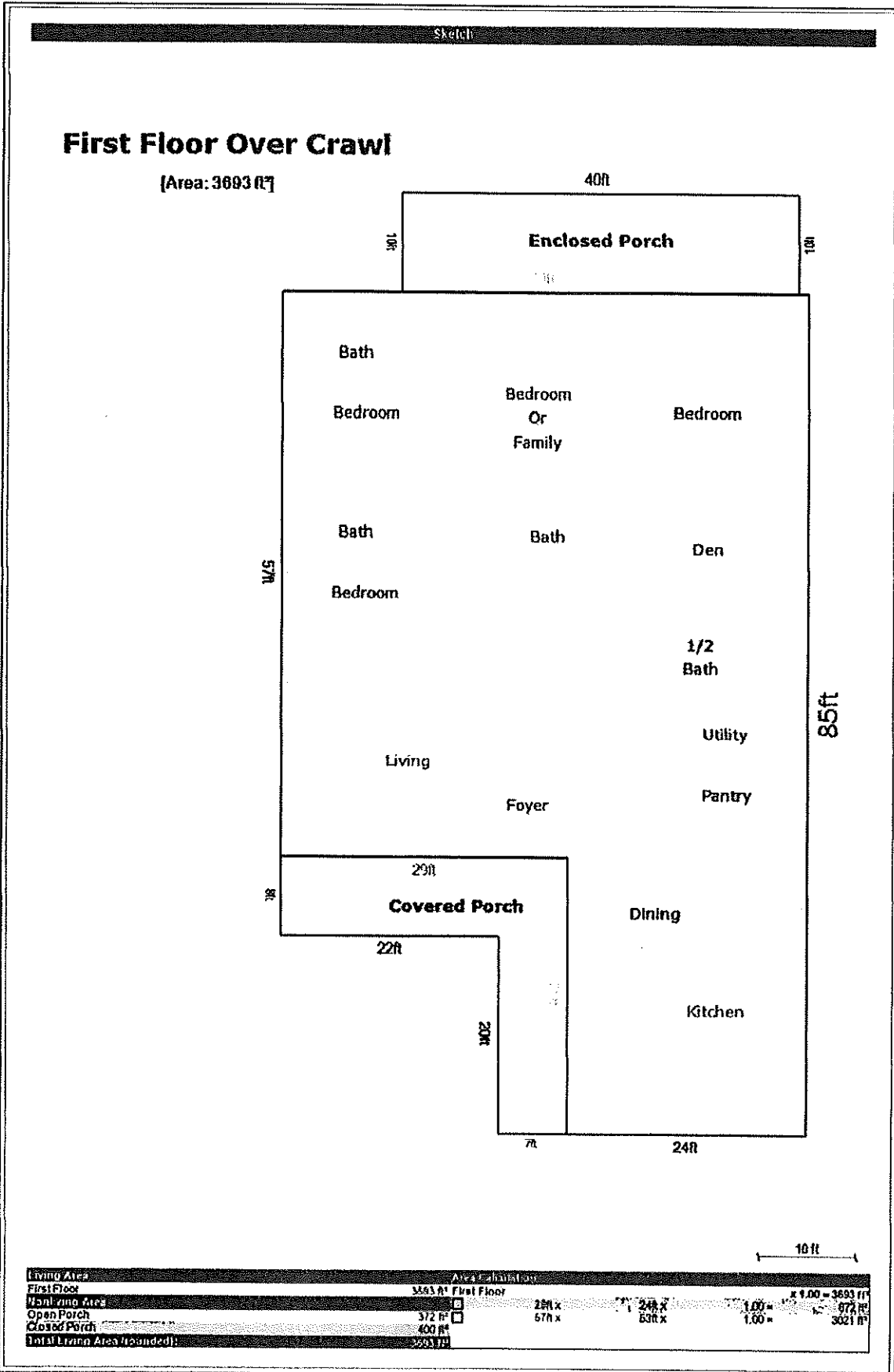
Did Not Exterior-only from street Interior and Exterior

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



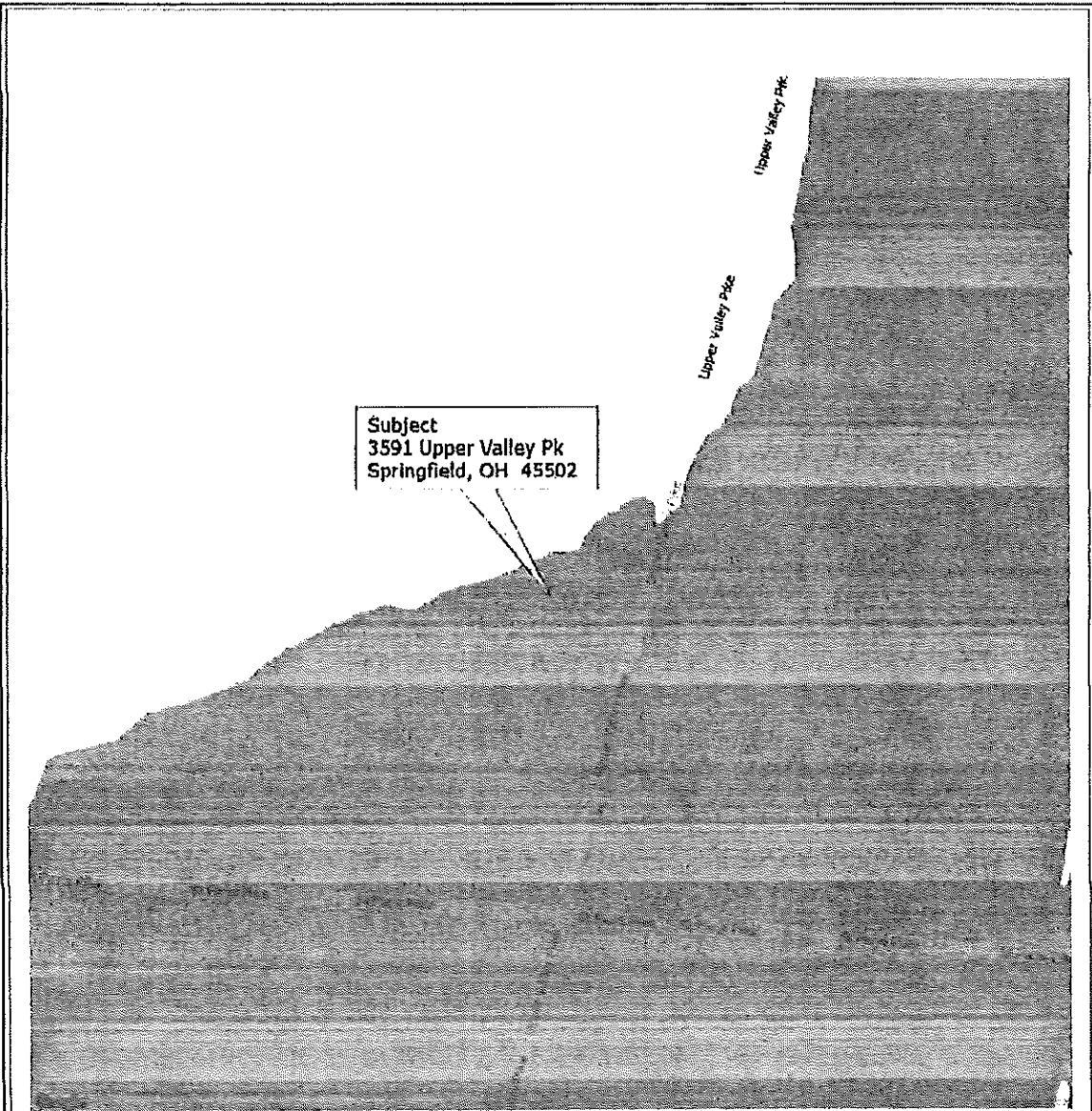
FLOORPLAN SKETCH

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



FLOOD MAP

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







Subject
3591 Upper Valley Pk
Springfield, OH 45502

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

-  = FEMA Special Flood Hazard Area - High Risk
-  = Moderate and Minimal Risk Areas
- Road View:
 -  = Forest
 -  = Water

Sky Flood™

This report was prepared by Sky Flood, Inc. and is intended for informational purposes only. Sky Flood, Inc. does not warrant the accuracy or completeness of the information provided. No liability is assumed by Sky Flood, Inc. for any loss or damage resulting from the use of this information.

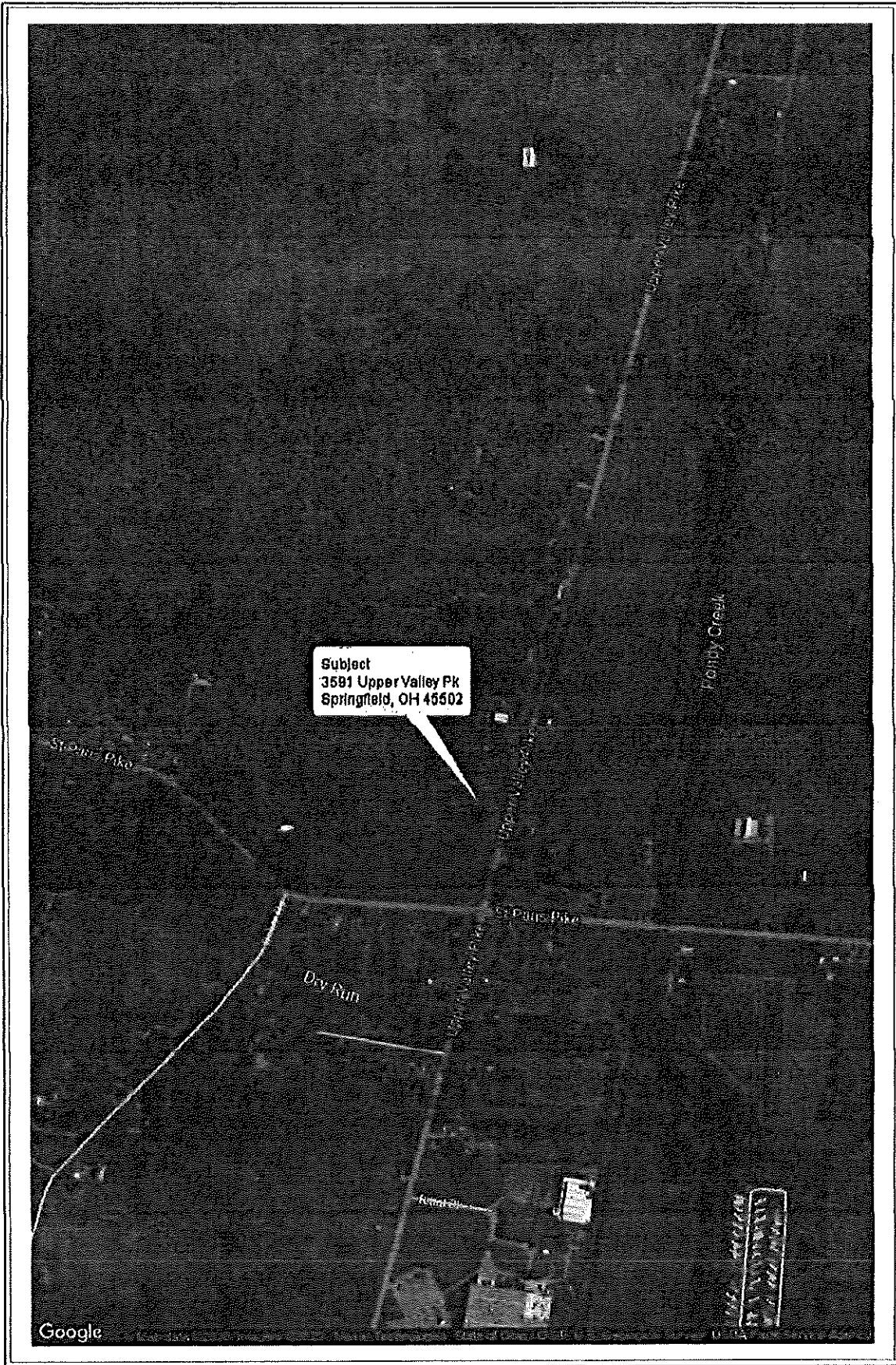
Plot Map

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



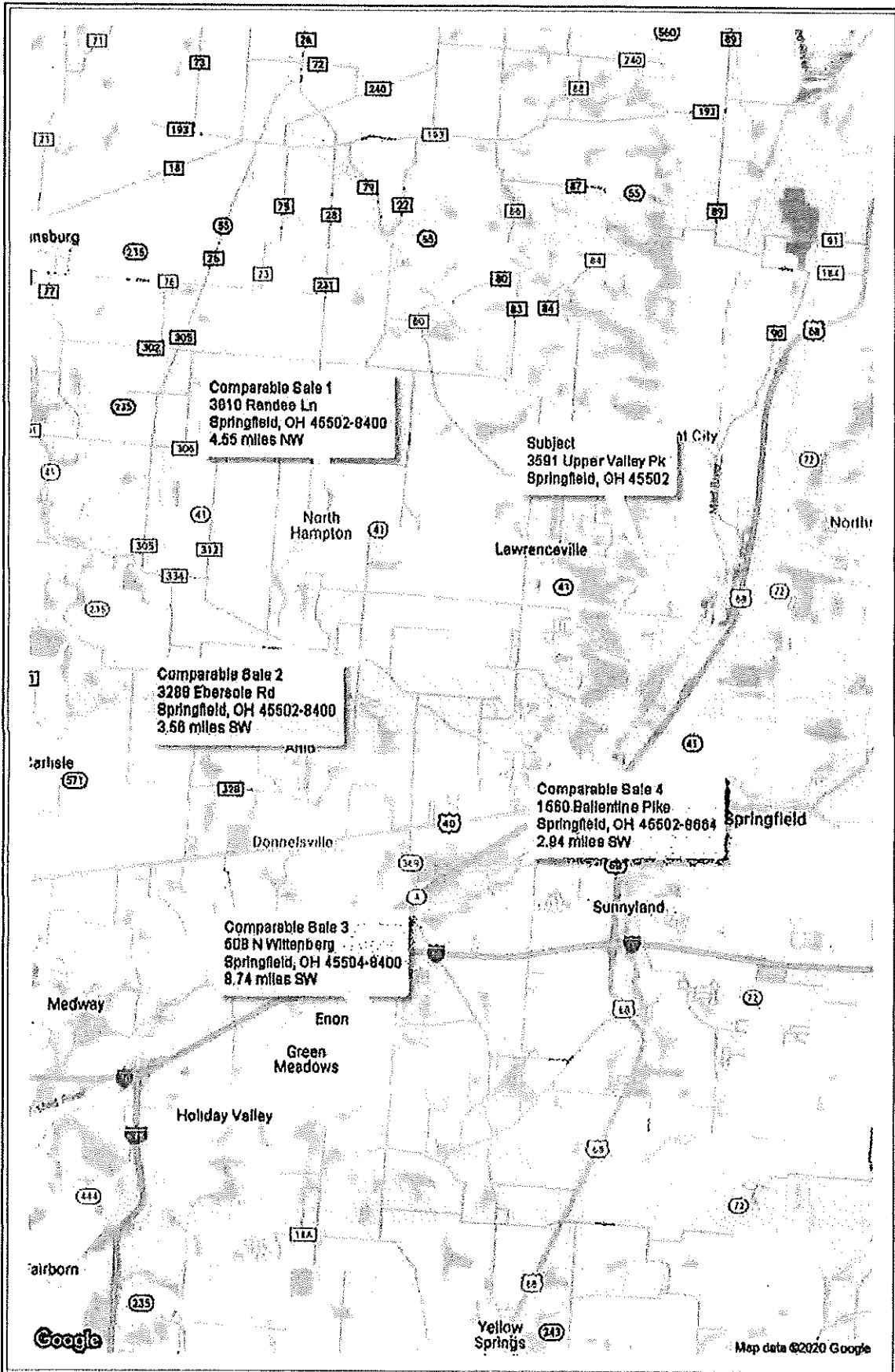
AERIAL MAP

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



LOCATION MAP

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



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 involved.
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.
6. 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 appraiser 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 property 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

Signature: Todd N. Gimm

Name: Todd N. Gimm

State Certification # 2008003400

or License # _____

or Other (describe): _____ State #: _____

State: Ohio

Expiration Date of Certification or License: 09/26/2020

Date of Signature and Report: 07/30/2020

Date of Property Viewing: 07/27/2020

Degree of property viewing:

Interior and Exterior Exterior Only Did not personally view

SUPERVISORY APPRAISER

Signature: _____

Name: _____

State Certification # _____

or License # _____

State: _____

Expiration Date of Certification or License: _____

Date of Signature: _____

Date of Property Viewing: _____

Degree of property viewing:

Interior and Exterior Exterior Only 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." In short, scope of work is simply what the appraiser 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 to arrive at opinions or conclusions.

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 identified intended use and its use by any other parties is prohibited. The appraiser is not responsible for unauthorized use of 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 assignment results.

1. The appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or title 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 client 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 appraiser will not 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, subsoil, or structures, which would render it more or less valuable. The appraiser assumes no responsibility for such conditions, or for engineering or testing, 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 moisture problems, wood destroying (or other) insects, pest infestation, 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 working order.

Any viewing of the property by the appraiser was limited to readily 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 be competently performed.
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

File No. 200727

FEATURE	SUBJECT	COMPARABLE SALE NO. 1	COMPARABLE SALE NO. 2	COMPARABLE SALE NO. 3
3591 Upper Valley Pike Address Springfield		3810 Randon Ln Springfield, OH 45502-8400	3288 Ebersole Rd Springfield, OH 45602-8400	508 N Wittenberg Springfield, OH 45504-8400
Proximity to Subject		4.55 miles NW	3.68 miles SW	8.74 miles SW
Sale Price	\$ N/A	\$ 110,000	\$ 132,000	\$ 130,000
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 78.39 sq. ft.	\$ 68.58 sq. ft.	\$ 39.10 sq. ft.
Data Source(s)		DABR #809303;DOM 59	Flex #428712;DOM 84	Flex #427589;DOM 184
Verification Source(s)		PID# 2500100002202006	PID# 0500200025000084	PID# 3400700035301003
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
Sale or Financing		Armlth	Armlth	Armlth
Concessions		Cash;0	Conv;0	Cash;0
Date of Sale/Time		03/18/2020	09/28/2019	11/28/2019
Location	German Twp	Pike Twp	German Twp	Spfld City
Leasehold/Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Site	.85 Acres	.71 Acres	.90 Acres	.17 Acres 3,000
View	Residential	N;Res;	N;Res;	N;Res;
Design (Style)	Cape Cod	Ranch	Ranch	Traditional
Quality of Construction	Average	Average	Average	Average
Actual Age	69	42	48	128
Condition	Average	Average	Average	Average
Above Grade	Total Bdrms Baths	Total Bdrms Baths	Total Bdrms Baths	Total Bdrms Baths
Room Count	7 4 3.1	6 3 2.0	4,500 7 4 2.0	4,500 14 7 4.0
Gross Living Area 7.00	3,693 sq. ft.	1,440 sq. ft.	16,600	2,333 sq. ft. 9,600
Basement & Finished Rooms Below Grade	0sf	0sf	0sf	562sf -5,800
Functional Utility	Wiring Repair	Average -3,000	Average -3,000	Average -3,000
Heating/Cooling	FWA/CA	FWA/CA	FWA/CA	FWA/NoCA 3,000
Energy Efficient Items	Insulated Windows	Insulated Windows	Insulated Windows	Storm Windows 2,000
Garage/Carport	No Garage	2 Car Attached -8,000	4 Car Attached -12,000	2 Car Attached -6,000
Porch/Patio/Deck	C.Prch/E.Prch/Deck	Porch/C.Patio	Porch/Patio	C.Prch/E.Prch/Pat -3,000
Other	Finished Attic	None 3,000	None 3,000	Finished Attic
Net Adjustment (Total)		\$ 14,300	\$ 2,000	\$ 9,100
Adjusted Sale Price of Comparables		Net Adj. 13.0% Gross Adj. 29.4% \$ 124,300	Net Adj. 1.5% Gross Adj. 24.2% \$ 134,000	Net Adj. -7.0% Gross Adj. 22.4% \$ 120,900

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. Comps over 6 months were used based on limited like sales. Comp #4 is over 12 months included due to being in the same township. Time adjustment is warranted for comp #4 being 24 months based on MLS data from the subjects market area over the past 24 months. Comps #1 and #2 are considerably smaller in size and require larger square footage adjustments, however used based on their location and sale date. 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 \$7 per square foot. Unadjusted items have no measurable effects on value. All four sales considered with most weight accorded to comp #2 due to proximity & size, and comp #3 due to size.

Discussion of methods and techniques employed, including reason for excluding an approach to value: In determination of the subjects estimated value, there were data sources utilized such as Flex MLS, DABR MLS, and Clark County Auditor data. There are three approaches to value that are typically used with residential properties, which are Income, Cost and Sales Comparison. The Sales Comparison Approach is the most applicable, based upon required information that can not be obtained or required for the other approaches.

Reconciliation comments: 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. Subject is considered to be an over improvement due to its larger than typical square footage, therefore the square footage adjustment factor is tempered downward. As indicated in the Sales Comparison Approach as the square footage increases, the sale price per square foot decreases.

Based on the scope of work, assumptions, limiting conditions and appraiser's certification, my (our) opinion of the defined value of the real property that is the subject of this report as of 07/27/2020, which is the effective date of this appraisal, is:
 Single point \$ 125,000 Range \$ _____ to \$ _____ Greater than Less than \$ _____
 This appraisal is made "as is," subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed subject to the following:

TruePoint Valuation Services LLC
Summary Residential Appraisal Report

File No. 200727

The purpose of this appraisal report is to provide the client with a credible opinion of the defined value of the subject property, given the intended use of the appraisal.
 Client Name/Intended User **Stan & Teresa L MacDonald** E-mail **terramacdonald09@gmail.com**
 Client Address **3591 Upper Valley Pike** City **Springfield** State **OH** Zip **45502**
 Additional Intended User(s) **None Noted**

Intended Use **The Intended Use is to evaluate the property that is the subject of this appraisal 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.**

Property Address **3591 Upper Valley Pike** City **Springfield** State **OH** Zip **45502**
 Owner of Public Record **Teresa L MacDonald** 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 **2019** R.E. Taxes \$ **4,888.14**
 Neighborhood Name **Pike & German Townships (Northwestern Local SD)** Map Reference **Wrist/MLS Areas 110 & 120** Census Tract **0028.02**

Property Rights Appraised Fee Simple Leasehold Other (describe)
 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.

Prior Sale/Transfer: Date **None** Price **None** Source(s) **Auditor Records/Wrist MLS**
 Analysis of prior sale or transfer history of the subject property (and comparable sales, if applicable) **Per county auditor records, there were no prior transfers for the subject in the past 36 months.**

Offerings, options and contracts as of the effective date of the appraisal **N/A**

Neighborhood Characteristics				One-Unit Housing Trends				One-Unit Housing		Present Land Use %		
Location	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	PRICE	AGE	One-Unit	65 %	
Built-Up	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%	Demand/Supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply	\$(000)	(yrs)	2-4 Unit	0 %	
Growth	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow	Marketing Time	<input checked="" type="checkbox"/> Under 3 mths	<input type="checkbox"/> 3-6 mths	<input type="checkbox"/> Over 6 mths	20	Low	Multi-Family	5 %	
Neighborhood Boundaries Are Defined As: Within Clark County								475	High	130	Commercial	10 %
								192	Pred.	45	Other Vacant	25 %

Neighborhood Description **The subject property is located the German Township within the Northwestern Local SD. The market area is composed of a wide diversity of single family homes, of average to good quality built from the early 1900's to present. The area holds an average demand due to affordability/availability of vacant land and ease of access to schools, shopping, employment via I-675, I-70, I-75 and RTE 68.**

Market Conditions (including support for the above conclusions) **See Attached Addendum.**

Dimensions **Irregular - Two Parcels** Area **.85 Acres** Shape **Mostly Rectangular** View **Residential**

Specific Zoning Classification **R-2** Zoning Description **Single Family Residential**
 Zoning Compliance Legal Legal Nonconforming (Grandfathered Use) No Zoning Illegal (describe)

Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? Yes No If No, describe. **The subject is currently being utilized as a single family residential dwelling which in its legal, highest & best use.**

Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements—Type	Public	Private
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water	<input checked="" type="checkbox"/> Well/Typical	Street	Asphalt	<input checked="" type="checkbox"/>
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sanitary Sewer	<input checked="" type="checkbox"/> Septic/Typical	Alley	None	<input type="checkbox"/>

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.**

GENERAL DESCRIPTION		FOUNDATION		EXTERIOR DESCRIPTION		INTERIOR		
Units	<input checked="" type="checkbox"/> One <input type="checkbox"/> Dup/Acc Unit <input type="checkbox"/>	Concrete Slab	<input checked="" type="checkbox"/> Crawl Space	Foundation Walls	Conc Block/Avg	Floors	Cmp/HW/Cer/Avg+	
# of Stories	1.5	Full Basement	<input type="checkbox"/> Partial Basement	Exterior Walls	Vinyl/Avg	Walls	Drywall/Avg	
Type	<input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det/End Unit	Basement Area	0 sq. ft.	Roof Surface	Fibg Dim/Avg	Trim/Finish	Wood St & PV/Avg	
	<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish	0%	Gutters & Downspouts	Aluminum/Avg	Bath Floor	Ceramic/Avg	
Design (Style)	Cape Cod	Outside Entry/Exit	<input type="checkbox"/> Sump Pump	Window Type	Vinyl/Avg	Bath Wainscot	Fiber/glass/Avg	
Year Built	1951			Storm Sash/Insulated	Insulated/Avg	Car Storage	None	
Effective Age (Yrs)	45			Screens	Screens/Avg	<input checked="" type="checkbox"/> Driveway	# of Cars 2	
Attic	<input type="checkbox"/> None	Heating	<input checked="" type="checkbox"/> FWA <input type="checkbox"/> HW <input type="checkbox"/> Radiant	Amenities	<input type="checkbox"/> Wood Stove(s) #0	Driveway Surface	Concrete	
	<input type="checkbox"/> Drop Stair	<input checked="" type="checkbox"/> Stairs	<input type="checkbox"/> Other	Fuel Gas	<input checked="" type="checkbox"/> Fireplace(s) # 1	Fence	None	
	<input checked="" type="checkbox"/> Floor	Scuffing	Cooling	<input checked="" type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Dock Deck	<input checked="" type="checkbox"/> Porch Front	Carport	# of Cars 4
	<input checked="" type="checkbox"/> Finished	<input checked="" type="checkbox"/> Heated	Individual	Other	Pool None	Other None	<input checked="" type="checkbox"/> Att. <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Built-in	
Appliances	<input type="checkbox"/> Refrigerator <input type="checkbox"/> Range/Oven	<input checked="" type="checkbox"/> Dishwasher	Disposal	<input checked="" type="checkbox"/> Microwave	Washer/Dryer	Other (describe)		
Finished area above grade contains:		7 Rooms	4 Bedrooms	3.1 Bath(s)	3,893 Square Feet of Gross Living Area Above Grade			

Additional Features **Insulated windows, Front covered porch, rear enclosed porch. No personal property has been included in the value of this property.**

Comments on the Improvements **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. No functional or external obsolescence was observed. No personal property has been included in the final estimated value.**

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 11/25/23 Complainant or agent (printed) Teresa L. MacDonald Title (if agent) _____

Complainant or agent (signature) 

Sworn to and signed in my presence, this _____ day of _____

(Date) (Month) (Year)

Notary _____

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

