

FILED

Tax year 2022

BOR no.

CLARK COUNTY AUDITOR

PTE 1
Rev. 12/22County Clark

Date received

2022-059FEB 17 20232/17/23**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 PTE Form 2

 Original complaint Counter complaint

Notices will be sent only to those named below.

JOHN S. FEDERER
AUDITOR

	Name	Street address, City, State, ZIP code	
1. Owner of property	Nicholas G Kleismet	1743 S. Tecumseh Rd	
2. Complainant if not owner		Springfield, OH 45502	
3. Complainant's agent			
4. Telephone number and email address of contact person nklesmit@gmail.com 937-605-4721			
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	
(80-06-00026-000-098)		1743 S. Tecumseh Rd	
		Springfield, OH 45502	
7. Principal use of property <u>where I live</u>			
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
line 6	\$260,000	\$289,220	\$29,220
9. The requested change in value is justified for the following reasons: A Certified Appraisal was performed 06/02/2022 by Harvey Plus LLC (see attached documents)			

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale _____

and sale price \$ _____ ; and attach information explained in "Instructions for Line 10" on back.

11. If property was not sold but was listed for sale in the last three years, attach a copy of listing agreement or other available evidence. _____

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

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

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 02/16/2023 Complainant or agent (printed) Nicholas G Klesmit Title (if agent) _____

Complainant or agent (signature) Nicholas G Klesmit

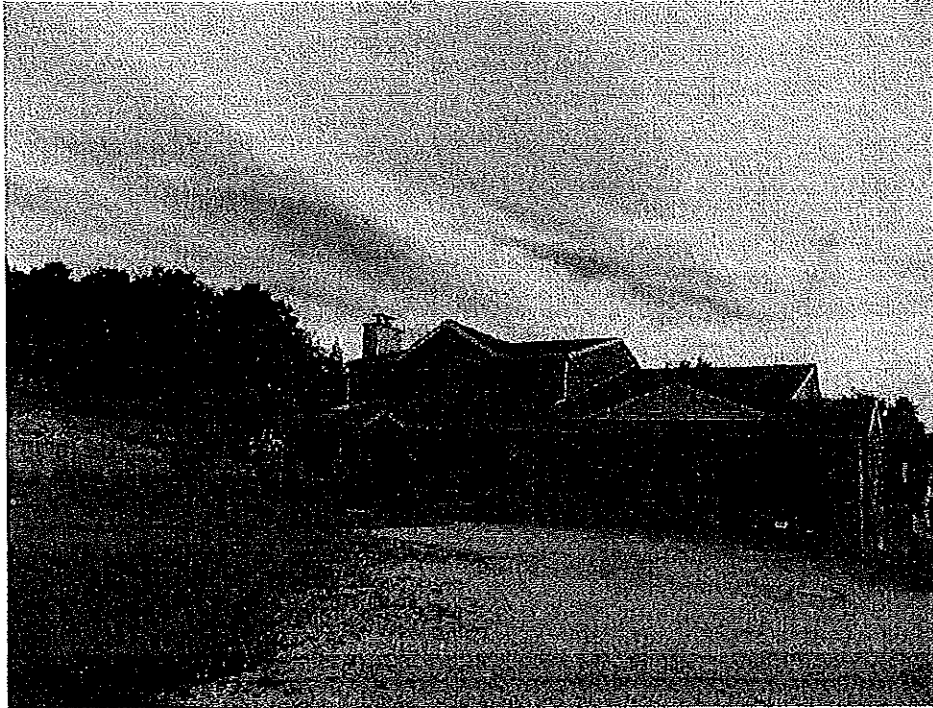
Sworn to and signed in my presence, this 16 (Date) day of February (Month) 2023 (Year)

Notary Morgan Bottorff



Morgan Bottorff
Notary Public, State of Ohio
My Commission Expires 01-25-2028

APPRAISAL OF REAL PROPERTY



LOCATED AT

1743 S. Tecumseh Rd.
Springfield, OH 45502
Attached

FOR

Attorney David S. Peterson
87 S. Progress Dr.
Xenia, OH 45385

OPINION OF VALUE

\$260,000

AS OF

June 2, 2022

BY

Jeff Harvey
Harvey Plus LLC
Springfield, OH 45502

(937) 323-6545
jeff@harveyplus.com

RESIDENTIAL APPRAISAL REPORT

File No.: 22027

Property Address: 1743 S. Tecumseh Rd. City: Springfield State: OH Zip Code: 45502
 County: Clark Legal Description: Attached

Assessor's Parcel #: 1800600026000098

Tax Year: 2012 R.E. Taxes: \$ 4,473.52 Special Assessments: \$ UK Borrower (if applicable):

Current Owner of Record: Nicholas G. Kleismit Occupant: Owner Tenant Vacant Manufactured Housing

Project Type: PUD Condominium Cooperative Other (describe) HOA: \$ per year per month

Market Area Name: Mad River Twp. Map Reference: Attached Census Tract:

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

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

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

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

Intended Use: for client court action

Intended User(s) (by name or type): Attorney David S. Peterson, Nicholas Kleismit

Client: Attorney David S. Peterson Address: 87 S. Progress Dr., Xenia, OH 45385

Appraiser: Jeff Harvey Address: 2184 E. Possum Rd., Springfield, Ohio 45502

Location:	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Predominant Occupancy	One-Unit Housing		Present Land Use		Change in Land Use	
Built up:	<input type="checkbox"/> Over 75%	<input checked="" type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%		PRICE	AGE	One-Unit	50 %	<input checked="" type="checkbox"/> Not Likely	
Growth rate:	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow	<input checked="" type="checkbox"/> Owner	\$(000)	(yrs)	2-4 Unit	10 %	<input type="checkbox"/> Likely *	<input type="checkbox"/> In Process *
Property values:	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	<input type="checkbox"/> Tenant	60	Low	1	Multi-Unit	5 %	* To:
Demand/supply:	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply	<input checked="" type="checkbox"/> Vacant (0-5%)	500	High	100	Comm'l	10 %	
Marketing time:	<input type="checkbox"/> Under 3 Mos.	<input checked="" type="checkbox"/> 3-6 Mos.	<input type="checkbox"/> Over 6 Mos.	<input type="checkbox"/> Vacant (>5%)	200	Pred	40	Vacant	25 %	

Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): The market area is considered as Mad River Township and surrounding Clark County area.

Market conditions are good.

Neighborhood area properties are Industrial, Residential, and Farm Homesteads.

Dimensions: See Plat Map Site Area: 2.196 +/- Acres

Zoning Classification: "A-1" - Mad River Twp. Description: Agriculture

Zoning Compliance: Legal Legal nonconforming (grandfathered) Illegal No zoning

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

Highest & Best Use as Improved: Present use, or Other use (explain)

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

Summary of Highest & Best Use: Highest and Best Use is for current use as single-family residential use.

Utilities	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private	Topography	Level to slope
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	DP&L	Street	Macadam	<input type="checkbox"/>	<input type="checkbox"/>	Size	Typical
Gas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Propane	Curb/Gutter	None/None	<input type="checkbox"/>	<input type="checkbox"/>	Shape	Irregular
Water	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Well	Sidewalk	None	<input type="checkbox"/>	<input type="checkbox"/>	Drainage	Appears adequate
Sanitary Sewer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Private Septic	Street Lights	None	<input type="checkbox"/>	<input type="checkbox"/>	View	Neighborhood
Storm Sewer	<input type="checkbox"/>	<input type="checkbox"/>	None	Alley	None	<input type="checkbox"/>	<input type="checkbox"/>		

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

FEMA Spec'l Flood Hazard Area Yes No FEMA Flood Zone FEMA Map # FEMA Map Date

Site Comments: No detrimental conditions known at the time of appraisal.

IMPROVEMENTS	General Description	Exterior Description	Foundation	Basement	<input checked="" type="checkbox"/> None	Heating
	# of Units 1 <input type="checkbox"/> Acc. Unit	Foundation CC	Slab Partial	Area Sq. Ft.		Type WFA
	# of Stories 2	Exterior Walls Brick	Crawl Space Partial	% Finished		Fuel Propane
	Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Alt. <input type="checkbox"/>	Roof Surface Comp. Single	Basement No	Ceiling		Cooling
	Design (Style) Traditional	Gutters & Dwnspis. Adeq. Ovrhd.	Sump Pump <input type="checkbox"/>	Walls		Central Yes
	<input checked="" type="checkbox"/> Exsting <input type="checkbox"/> Proposed <input type="checkbox"/> Und.Cons.	Window Type Therm. Pane	Dampness <input type="checkbox"/>	Floor		Other
	Actual Age (Yrs.) 33	Storm/Screens Yes/Yes	Settlement None noted	Outside Entry		
Effective Age (Yrs.) 33		Infestation None noted				



RESIDENTIAL APPRAISAL REPORT

File No.: 22027

Interior Description	Appliances	Attic <input type="checkbox"/> None	Amenities	Car Storage <input type="checkbox"/> None
Floors: HW, Tile, CC	Refrigerator <input type="checkbox"/>	Stairs <input type="checkbox"/>	Fireplace(s) # _____	Garage # of cars (7 Tot.)
Walls: D. Wall	Range/Oven <input type="checkbox"/>	Drop Stair <input type="checkbox"/>	Woodstove(s) # 2	Attach. 3
Trim/Finish: Fair	Disposal <input type="checkbox"/>	Scuttle <input checked="" type="checkbox"/>	Patio _____	Detach. _____
Bath Floor: C. Tile	Dishwasher <input type="checkbox"/>	Doorway <input type="checkbox"/>	Porch Front _____	Blt.-In _____
Bath Wainscot: C. Tile, Vinyl	Fan/Hood <input type="checkbox"/>	Floor <input type="checkbox"/>	Fence _____	Carport _____
Doors: Solid 6-Panel	Microwave <input type="checkbox"/>	Heated <input type="checkbox"/>	Pool _____	Driveway 4
	Washer/Dryer <input type="checkbox"/>	Finished <input type="checkbox"/>		Surface Stone

Finished area above grade contains: 8 Rooms 4 Bedrooms 3 Bath(s) 2,700 Square Feet of Gross Living Area Above Grade

Additional features: Detached storage building, built 2006, 16x24 with attached 8x24 lean-to.

Describe the condition of the property (including physical, functional and external obsolescence): The subject property was purchased as an unfinished home 7/10/1992. The property still has unfinished items to fully maximize marketability. Lower level floor remains concrete slab; propane furnace is not hooked-up, currently heated with 2 wood stoves; roof showing evidence of needing replaced; kitchen needs finished; other finish items throughout house to complete.

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

FEATURE	SUBJECT	COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
Address	1743 S. Tecumseh Rd. Springfield, OH 45502	1496 Parkridge Dr. Springfield, OH 45506		195 N. Tecumseh Rd. Springfield, OH 45504		4210 Tree Line Ave. Springfield, OH 45502	
Proximity to Subject							
Sale Price	\$	\$ 264,000		\$ 289,900		\$ 319,900	
Sale Price/GLA	\$ /sq.ft.	\$ 139.31 /sq.ft.		\$ 148.74 /sq.ft.		\$ 129.78 /sq.ft.	
Data Source(s)		MLS#1006842		MLS#1008951		MLS#1009039	
Verification Source(s)		Co. Records		Co. Records		Co. Records	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.
Sales or Financing Concessions		Conv. NOR		Conv. NOR		Conv. NOR	
Date of Sale/Time		01/2021		05/2021		05/2021	
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Location	Mad River Twp.	Mad River Twp.		Bethel Twp.		Mad River Twp.	
Site	2.196 Ac.	1.44 Ac.	+7,500	1.79 Ac.	+6,000	1.34 Ac.	+8,500
View	Neighborhood	Neighborhood		Neighborhood		Neighborhood	
Design (Style)	Traditional	BI-Level		2-Story		2-Story	
Quality of Construction	Brick Ext.	Alum.-Vinyl Ext.	+2,000	Brick Ext.		Vinyl Ext.	+2,000
Age	33	27		28		26	
Condition	Ave-	Ave+	-55,000	Ave+	-55,000	Ave+	-55,000
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths	
Room Count	8 4 3	8 4 2.5	+2,000	8 4 2.5	+2,000	9 3 2.5	+2,000
Gross Living Area	2,700 sq.ft.	1,895 sq.ft.	+36,225	1,949 sq.ft.	+33,795	2,465 sq.ft.	+10,575
Basement & Finished Rooms Below Grade	None	BI-Level		Crawl		Crawl	
Functional Utility	Ave-	Ave	-10,000	Ave	-10,000	Ave	-10,000
Heating/Cooling	WFA/CA	WFA/CA		WFA/CA		WFA/CA	
Energy Efficient Items	Ave	Ave		Ave		Ave	
Garage/Carport	3-Car Att.	2-Car Att.	+1,000	2-Car Att.	+1,000	3-Car Att.	
Porch/Patio/Deck	Porch	Porch, Deck	-3,000	Encl. Porch, Deck	-4,500	Porch, Deck	-3,000
Outldg.	Outldg. 16x24	Storage Shed	+2,500	Outldg 24x24	-1,500	None	+5,000
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -16,775	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -28,205	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -39,925
Adjusted Sale Price of Comparables			\$ 247,225		\$ 261,695		\$ 279,975



RESIDENTIAL APPRAISAL REPORT

File No.: 22027

Summary of Sales Comparison Approach THE SALES UTILIZED IN THIS SALES COMPARABLE ANALYSIS WERE ALL CONSIDERED TO BE IN THE SUBJECT MARKET AREA AND AN INDICATOR OF CURRENT MARKET CONDITIONS. THESE SALES WERE CONSIDERED TO BE THE BEST AVAILABLE AT THE TIME OF APPRAISAL.

Based upon my investigation and analysis of current market conditions, it is my opinion that the fair market value of the subject Real Estate, as per date of inspection, June 2, 2022 is estimated to be: \$260,000.

SCOPE OF WORK
See all Definitions described in this report. Please be aware of the appraiser's definition of "Inspection". The term inspection found anywhere in this report is to mean a "Visual Inventory" of the subject's or comparable property's components. This is opposed to a "Home Inspection" which investigates the appropriateness and soundness of various components of the improvements. Appraiser is not a Home Inspector; this report should not be relied upon to disclose any conditions and/or defects present in the subject property. The appraiser's report does not guarantee the property free of defects. A professional Home Inspector is recommended.

Indicated Value by Sales Comparison Approach \$ 260,000

My research did did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s): Co. Records, WRIST MLS 06/02/2022.

1st Prior Subject Sale/Transfer	Date:	Price:	Source(s):	Analysis of sale/transfer history and/or any current agreement of sale/listing:	The subject property is not currently on the market for sale.
2nd Prior Subject Sale/Transfer	Date:	Price:	Source(s):		

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

Provide adequate information for replication of the following cost figures and calculations.
Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value):

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE	= \$
Source of cost data:	DWELLING	Sq.Ft. @ \$ = \$
Quality rating from cost service:		Sq.Ft. @ \$ = \$
Effective date of cost data:		Sq.Ft. @ \$ = \$
Comments on Cost Approach (gross living area calculations, depreciation, etc.):		Sq.Ft. @ \$ = \$
		Sq.Ft. @ \$ = \$
		Sq.Ft. @ \$ = \$
	Garage/Carport	Sq.Ft. @ \$ = \$
	Total Estimate of Cost-New = \$
	Less Physical = \$
	Functional = \$
	External = \$
	Depreciation	= \$()
	Depreciated Cost of Improvements	= \$
	"As-Is" Value of Site Improvements	= \$
		= \$
		= \$
Estimated Remaining Economic Life (if required):	Years	INDICATED VALUE BY COST APPROACH = \$

RESIDENTIAL APPRAISAL REPORT

File No.: 22027

INCOME APPROACH

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

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

Summary of Income Approach (including support for market rent and GRM): _____

PUD

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

Legal Name of Project: _____

Describe common elements and recreational facilities: _____

RECONCILIATION

Indicated Value by: Sales Comparison Approach \$ 260,000 Cost Approach (if developed) \$ _____ Income Approach (if developed) \$ _____

Final Reconciliation The Sales Comparison Approach has been deemed the most viable method in this analysis.

ATTACHMENTS

This appraisal is made "as is", subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair: _____

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

Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 260,000, as of: June 2, 2022, which is the effective date of this appraisal.

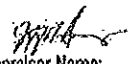
If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.

A true and complete copy of this report contains _____ 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 type="checkbox"/> Flood Addendum	<input type="checkbox"/> Manuf. House Addendum
<input type="checkbox"/> Hypothetical Conditions	<input type="checkbox"/> Extraordinary Assumptions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SIGNATURES

Client Contact: _____	Client Name: Attorney David S. Peterson
E-Mail: _____	Address: 87 S. Progress Dr., Xenia, OH 45385
APPRAISER	SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)
	
Appraiser Name: Jeff Harvey	Supervisory or Co-Appraiser Name: _____
Company: Harvey Plus LLC	Company: _____
Phone: (937) 323-6545 Fax: _____	Phone: _____ Fax: _____
E-Mail: jeff@harveyplus.com	E-Mail: _____
Date of Report (Signature): 06/06/2022	Date of Report (Signature): _____
License or Certification #: 383584 State: OH	License or Certification #: _____ State: _____
Designation: Appraiser	Designation: _____
Expiration Date of License or Certification: 11/26/2022	Expiration Date of License or Certification: _____
Inspection of Subject: <input checked="" type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None	Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None
Date of Inspection: June 2, 2022	Date of Inspection: _____

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale. (Source: FDIC Interagency Appraisal and Evaluation Guidelines, October 27, 1994.)

* Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgement.

STATEMENT OF LIMITING CONDITIONS AND CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:


1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is valued on the basis of it being under responsible ownership.
2. Any sketch provided in the appraisal report may show approximate dimensions of the improvements and is included only to assist the reader of the report in visualizing the property. The appraiser has made no survey of the property.
3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
4. Any distribution of valuation between land and improvements in the report applies only under the existing program of utilization. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
5. The appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous waste, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. This appraisal report must not be considered an environmental assessment of the subject property.
6. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
7. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
8. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
9. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.
10. The appraiser is not an employee of the company or individual(s) ordering this report and compensation is not contingent upon the reporting of a predetermined value or direction of value or upon an action or event resulting from the analysis, opinions, conclusions, or the use of this report. This assignment is not based on a required minimum, specific valuation, or the approval of a loan.

CERTIFICATION: The appraiser certifies and agrees that:

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 my personal, impartial and unbiased professional analyses, opinions, and conclusions.
3. 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.
4. 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.
5. I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. 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.
8. 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.
9. Unless otherwise indicated, I have made a personal inspection of the interior and exterior areas of the property that is the subject of this report, and the exteriors of all properties listed as comparables.
10. 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).

ADDRESS OF PROPERTY ANALYZED: 1743 S. Tecumseh Rd., Springfield, OH 45502

APPRAISER:

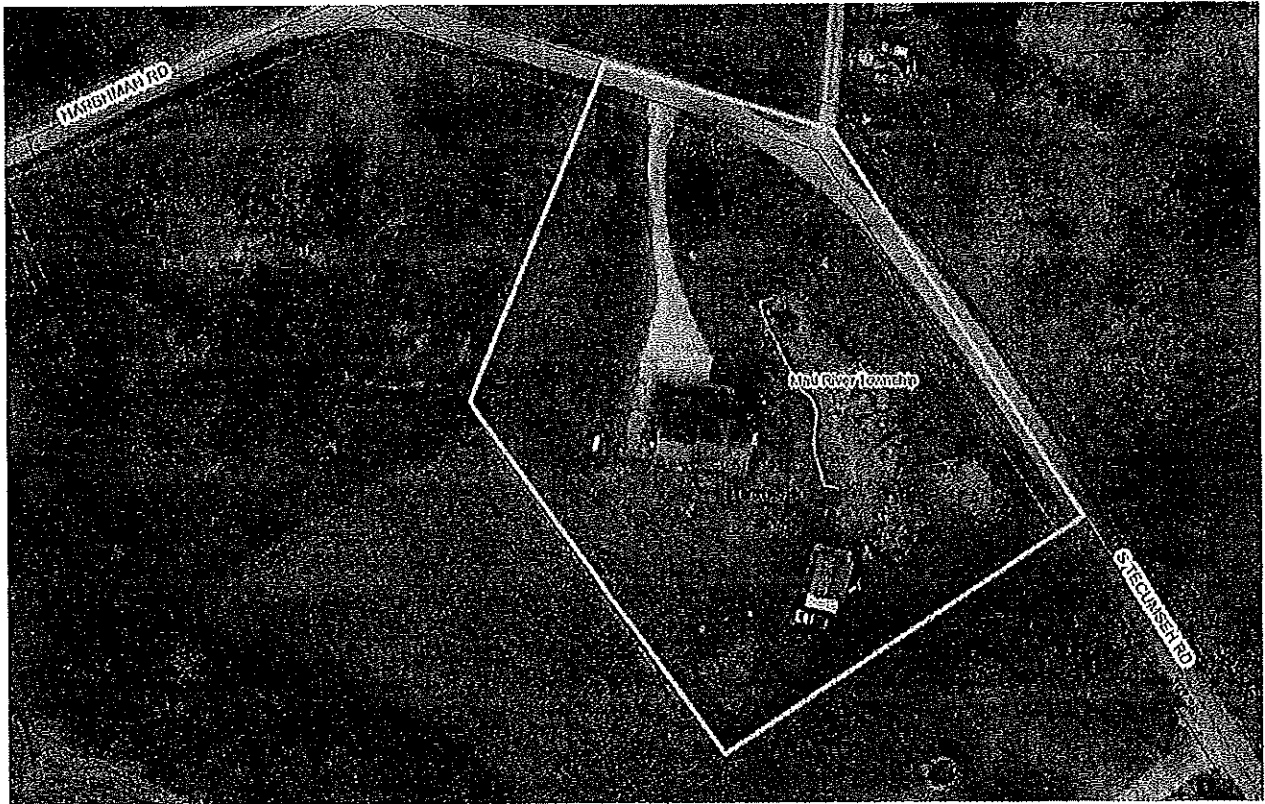
Signature: 
 Name: Jeff Harvey
 Title: Appraiser
 State Certification #: 383584
 or State License #:
 State: OH Expiration Date of Certification or License: 11/26/2022
 Date Signed: 06/06/2022

SUPERVISORY or CO-APPRAISER (if applicable):

Signature: _____
 Name: _____
 Title: _____
 State Certification #: _____
 or State License #: _____
 State: _____ Expiration Date of Certification or License: _____
 Date Signed: _____
 Did Did Not Inspect Property

Plat Map

Client	Attorney David S. Peterson						
Property Address	1743 S. Tecumseh Rd.						
City	Springfield	County	Clark	State	OH	Zip Code	45502
Owner	Nicholas G. Kleismit						



Legal Description

Client	Attorney David S. Peterson		
Property Address	1743 S. Tecumseh Rd.		
City	Springfield	County Clark	State OH Zip Code 45502
Owner	Nicholas G. Kleismit		

FORM 60 - OHIO WARRANTY DEED - Short Form Rev. 11/79 9218644

Know all Men by these Presents

That Glen D. Jones and Brenda S. Jones, husband and wife,
 of Clark County, Ohio,
 in consideration of One Dollar (\$1.00) and other good and valuable considerations
 to them in hand paid by Nicholas G. Kleismit
 whose address is 1743 Tecumseh Road, Springfield, Ohio 45506
 to the said Nicholas G. Kleismit, unmarried, his

do hereby assign forever, the following described Real Estate, situate in the Township of Mad River in the County of Clark and the State of Ohio, and bounded and described as follows:

Being and lying within the bounds of the northwest quarter of Section Numbered Twenty Six (26), Town Four (4), Range Nine (9), in the between the Miami Survey.
 From the point which identifies the corner common to the sections Numbered 26, 27, 32 and 33 in Snyderville, measure along the west line of the quarter section, South 05 deg. 53' 00" West, 723.28 feet to an iron pipe set at the southwest corner of a small lot generated by the conveyance recorded in Deed Book 582, at Page 26 of the Clark County Deed Records; thence with the south line thereof, North 58 deg. 19' 15" East, 201.63 feet to a point; thence South 79 deg. 30' 00" East, 150.00 feet to an iron pin; thence South 61 deg. 15' 00" East, 150.00 feet to an iron pin; thence North 55 deg. 30' 00" East, 353.15 feet to an iron pin which establishes the beginning point of this description and the extreme west corner of the parcel of land to be described; thence from the point of beginning and following the meandering line through the 6.196 acre tract, North 16 deg. 27' 45" East, at 196.18 feet passing an iron pin, in all 226.19 feet to a railroad spike driven down in the centerline of the Tecumseh Road; thence with the road centerline, South 73 deg. 00' 40" East, 151.55 feet to an iron pipe which marks an angle point in the alignment of the road; thence again with the road centerline South 34 deg. 46' 40" East, 293.79 feet to a railroad spike; thence leaving the roadway, South 85 deg. 13' 20" West, at 25.00 feet passing an iron pin, in all 275.00 feet to an iron pin; thence North 34 deg. 46' 40" West, 277.38 feet to the place of beginning, containing an area of 2.156 acres, more or less. Of this amount, 0.20 of an acre is occupied by the right of way for the public road. Reserving along the entire frontage of the above described premises, a perpetual easement and right of way to permit future

Last Transfer Deed Record Volume 819 Page 516

and all the Right, Title and Interest of the said grantors in and to said premises; To have and to hold the same, with all the privileges and appurtenances thereto belonging, to said grantee his heirs and assigns forever.
 And the said Glen D. Jones and Brenda S. Jones, husband and wife,

do hereby Covenant and Warranty that the title so conveyed is Quiet, Free and Unincumbered, and that they will defend the same against all lawful claims of all persons, whomsoever, excepting, however, the taxes and assessments due and payable in June, 1992, and thereafter, all of which the grantee herein assumes and agrees to pay. The grantee also agrees to accept the property subject to all easements, restrictions and covenants of record.

TRANSFERRED
 FEE PAID
 2197
 JUL 10 1992
 GEORGINA BODDERS
 AUDITOR