

Tax year 2022 BOR no. \_\_\_\_\_  
 County Clark Date received MAR 29 2023

**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.

JOHN S. FEDERER  
 AUDITOR

This form is for full market value complaints only. All other complaints should use Form 2

Original complaint  Counter complaint

Notices will be sent only to those named below.

1. Owner of property		Name	Street address, City, State, ZIP code
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person			
502 396 5918 Mark.L.Pence@gmail.com			
5. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill		Address of property	
030-05-00034-209-015		301 Ohio St New Carlisle	
030-05-00034-209-016		Ohio St	
7. Principal use of property <u>Rental</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
015	65000	100270	-35270
016	11880	11880	0
9. The requested change in value is justified for the following reasons: Property is a long time rental that has not been updated or remodelled. Appraisal done in 2018 for estate valued the property at \$40,000. Current CMA and support letter <del>show</del> show correct value of \$76880 is appropriate.			

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

# Instructions for Completing DTE 1

DTE 1  
Rev. 12/22

**FILING DEADLINE:** A COMPLAINT FOR THE CURRENT TAX YEAR MUST BE RECEIVED BY THE COUNTY AUDITOR ON OR BEFORE MARCH 31 OF THE FOLLOWING TAX YEAR OR THE LAST DAY TO PAY FIRST-HALF TAXES WITHOUT A PENALTY, WHICHEVER DATE IS LATER. A COUNTER-COMPLAINT MUST BE FILED WITHIN 30 DAYS AFTER RECEIPT OF NOTICE FROM THE AUDITOR THAT AN ORIGINAL COMPLAINT HAS BEEN FILED.

**Who May File:** Any person owning taxable real property in the county, the board of county commissioners, the county prosecutor, the county treasurer, the board of township trustees of any township with territory in the county, the board of education of any school district with territory in the county, or the mayor or legislative authority of any municipal corporation with territory in the county may file a complaint, or a tenant of the property owner, if the property is classified as to use for tax purposes as commercial or industrial, the lease requires the tenant to pay the entire amount of taxes charged against the property, and the lease allows, or the property owner otherwise authorizes, the tenant to file such a complaint with respect to the property. See R.C. 5715.19 for additional information.

**Tender Pay:** If the owner of a property files a complaint against the valuation of that property, then, while such complaint is pending, the owner is entitled to tender to the county treasurer an amount of taxes based on the valuation claim for such property in the complaint. **Note:** If the amount tendered is less than the amount finally determined, interest will be charged on the difference. In addition, if the amount finally determined equals or exceeds the amount originally billed, a penalty will be charged on the difference between the amount tendered and the final amount.

**Multiple Parcels:** Only parcels that (1) are in the same taxing district and (2) have identical ownership may be included in one complaint. Otherwise, separate complaints **must** be used. However, for ease of administration, parcels that (1) are in the same taxing district, (2) have identical ownership and (3) form a **single economic unit should be included in one complaint.** The increase or decrease in valuation may be separately stated for each parcel or listed as an aggregate sum for the economic unit. If more than three parcels are included in one complaint, use additional sheets of paper.

**Notice:** If the county auditor is in possession of an email address for you the auditor may choose to send any notices the auditor is required to send regarding this complaint by email and regular mail instead of by certified mail.

**General Instructions:** Valuation complaints must relate to the **total value** of both land and buildings. The Board of Revision may increase or decrease the total value of any parcel included in a complaint. The board will notify all parties not less than 10 days prior to the hearing of the time and place the complaint will be heard. The complainant should submit any documents supporting the claimed valuation to the board prior to the hearing. The board may also require the complainant and/or owner to provide the board additional information with the complaint and may request additional information at the hearing, including purchase and lease agreements, closing statements, appraisal reports, construction costs, rent rolls and detailed income and expense statements for the property.

Ohio Revised Code section 5715.19(G) provides that "a complainant shall provide to the Board of Revision all information or evidence within the complainant's knowledge or possession that affects the real property" in question. Evidence or information that is not presented to the board cannot later be presented on any appeal, unless good cause is shown for the failure to present such evidence or information to the board.

**Instructions for Line 8.** In Column A enter the complainant's opinion of the full market value of the parcel before the application of the 35% percent listing percentage. In Column B enter the current full market value of the parcel. This will be equal to the total taxable value as it appears on the tax bill divided by 0.35. Enter the difference between Column B and Column A in Column C.

**Instructions for Line 10.** If property was sold in the last three years, attach the purchase agreement, escrow statement, closing statement or other evidence available. If the buyer and seller were or are related or had any common business interests, attach an explanation. If any other items were included in the sale of the real estate, attach a description of those items. Show the value of those items and explain how the values were determined.

## CONCISE VALUATION/APPRaisal - 301 Ohio St.

### ASSIGNMENT INFORMATION

<b>Property Identification:</b> 301 Ohio St. New Carlisle, OH 45344 Clark County	<b>Report Prepared By:</b> Todd Munro Integra Realty Resources Cincinnati, OH, 45249 513-426-7408 tmunro@irr.com	<b>Report Prepared For (Client):</b> Mr. Gary Pence 1591 Clifton Rd. Yellow Springs, OH, 45387 afritz@blueandco.com
<b>Tax Parcel ID(s):</b> 0300500034209015		
<b>Current Tax Assessment:</b> \$46,290		
<b>Borrower:</b> Pence Family Limited Partnership		
<b>IRR Project No.:</b> 108-18-0086		

### SALE, OPTION, LISTING AND OFFER HISTORY

**Comments:** (analyze all sales within the last 3 years, current options, listings, offers or purchase agreements) The subject property was purchased from a lender on 12/01/2015 with no transfer price reported and there have been no other transfers in the past three years.

### MARKET ANALYSIS

**Comments:** (describe predominant property type, vacancy/value trends, etc.) The subject is 1-story ranch with 3-bedrooms and 1 bath on 0.186 acres of agricultural land with a barn and outbuilding. See market analysis section in narrative portion of the report above.

### PROPERTY DESCRIPTION

Bldg Area (SF)	1,088	Occupancy (owner vs. tenant / %)	Tenant occupied
Site Size	8,122 sf	Zoning	Agricultural
Yr. Built	1906	Conformance to Zoning	Conforming
Rem. Econ. Life	15	Property Type	Single family residential
Quality	Average	Current Use	Residential
Condition	Average	Source of Bldg Area	Auditor

**Comments:** (briefly describe physical, known hazards, legal and economic characteristics relative to the valuation assignment) No apparent adverse conditions were observed by the appraiser at the time of the site visit. However, we are not experts in structural integrity and cannot attest to any conditions that could not be readily observed by a casual viewing of the exposed area of the subject's structure.

### HIGHEST AND BEST USE

**Comments:** The current use is consistent with the highest and best use of the property. The most probable buyer is an owner user.

### Valuation - SALES COMPARISON APPROACH

Characteristic	Subject	Comparable 1	Comparable 2	Comparable 3
Address	301 Ohio St. New Carlisle, OH 45344	317 Galewood Dr. New Carlisle, OH 45344	520 N Church St. New Carlisle, OH 45344	522 N Scott St. New Carlisle, OH 45344
Sale Date	N/A	05/18/2017	03/22/2018	01/27/2017
Sale Price	\$N/A	\$59,900	\$42,000	\$45,000
Price/Unit (specify)	\$N/A(GBA)	\$53.67(GBA)	\$39.62(GBA)	\$43.95(GBA)
Bldg Area (SF)	1,088	1,116	1,060	1,024
Site Area	8,122 sf	6,098	9,148	8,276
Year Built	1906	1955	1954	1953
Use	Residential	Residential	Residential	Residential
Other	None	None	1 Car att	None
Overall Comparability to Subject:		Superior	Superior	Superior

**Analysis of Sales and Reconciliation:** All sales were considered in the subject's final estimate of value. Due to the exterior only inspection no adjustments could be made for age/condition or quality. The subject was assumed to be in an average condition and the comparables were assumed to be in similar condition/quality.

### FINAL VALUE ESTIMATE

Date of Report	Date of Inspection	Effective Date of Value	Interest Appraised	Market Value "As Is"
04/16/2018	04/11/2018	07/18/2017	Fee Simple	\$40,000

### MARKETING / EXPOSURE TIME

Marketing Time: Less than 90 days	Exposure Time: Less than 90 days
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### ASSIGNMENT CONDITIONS

**Identify / describe relevant conditions / assumptions pertinent to the valuation assignment (eg access, title, legal, etc.):** No adverse easements or encroachments were noted at the time of the inspection. The appraiser is not an expert in the environmental field, but to the best of the appraiser's knowledge no adverse environmental conditions were found at the time of the inspection.

**Subject Photograph**



# Comparable Market Analysis

Prepared for Mark Pence—Friday, March 24, 2023

Mark Kapp  
Coldwell Banker Heritage  
331 Mount Vernon Ave.  
Springfield, OH 45503  
937-215-3862  
markkapp1960@gmail.com

License #: 2022000862

This report is not an appraisal and is not intended to meet the requirements set out in the Uniform Standards of Appraisal Practice. If an appraisal is desired, the services of a licensed appraiser should be obtained.

MARK,

Add 3 to 4K for the Extra Lot.

From my look @ the house LAST night it looks like the home will need a roof soon + Windows being old or Original will be a factor in Price Negotiations.

Not Being able to see the Inside makes this process of price, a bit of an educated guess.

The Cheapest home sold in the Last 12 months WAS \$76,000.

I would think the value would be in the 75,000 to 95,000 range depending on the Interior condition.

Call me when you are able to discuss

937-215-3862

Thank you. Mark Kapp



# Subject

Address	
Total Bedrooms	3
Total Baths	1
Total Square Footage	1044
Lot Dimensions	62 x 131
Acres	.18
Year Built	1906
Zip + 4	45344

# Comparable Properties

1020027



910 N Scott Street  
New Carlisle OH

1019565



341 Galewood Drive  
New Carlisle OH

1018108

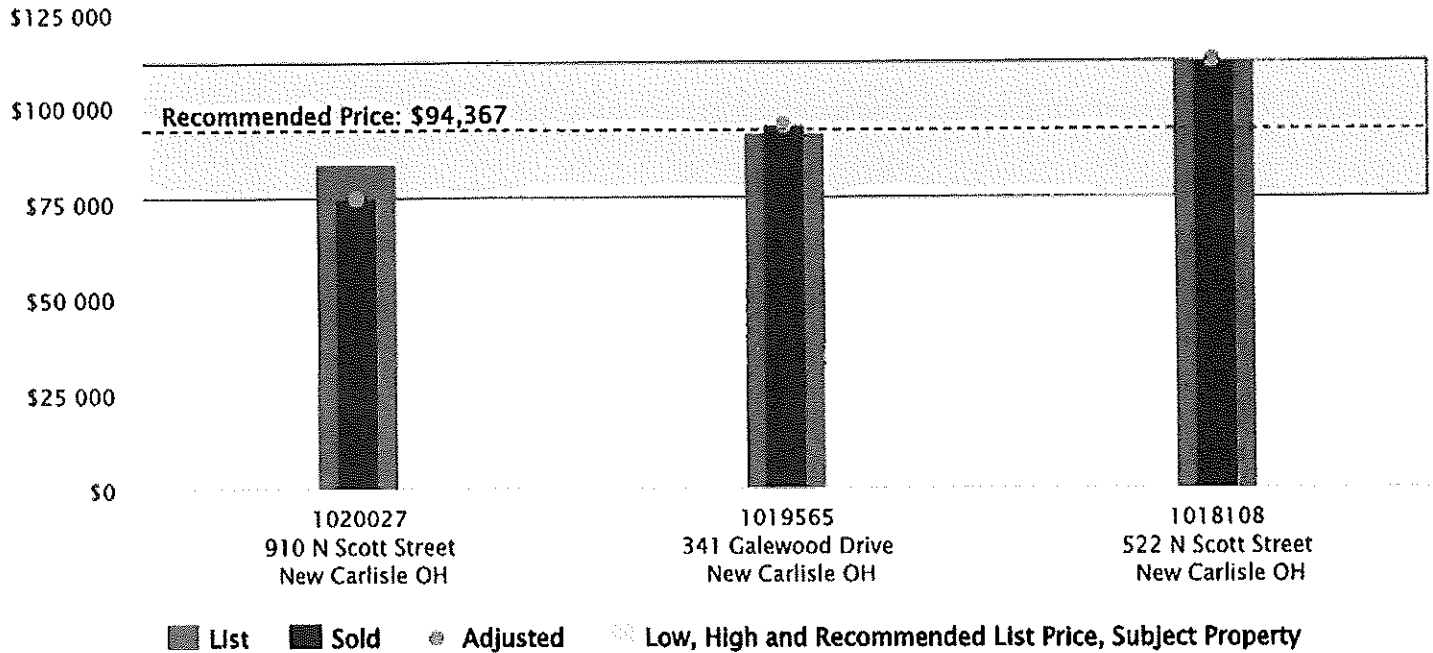


522 N Scott Street  
New Carlisle OH

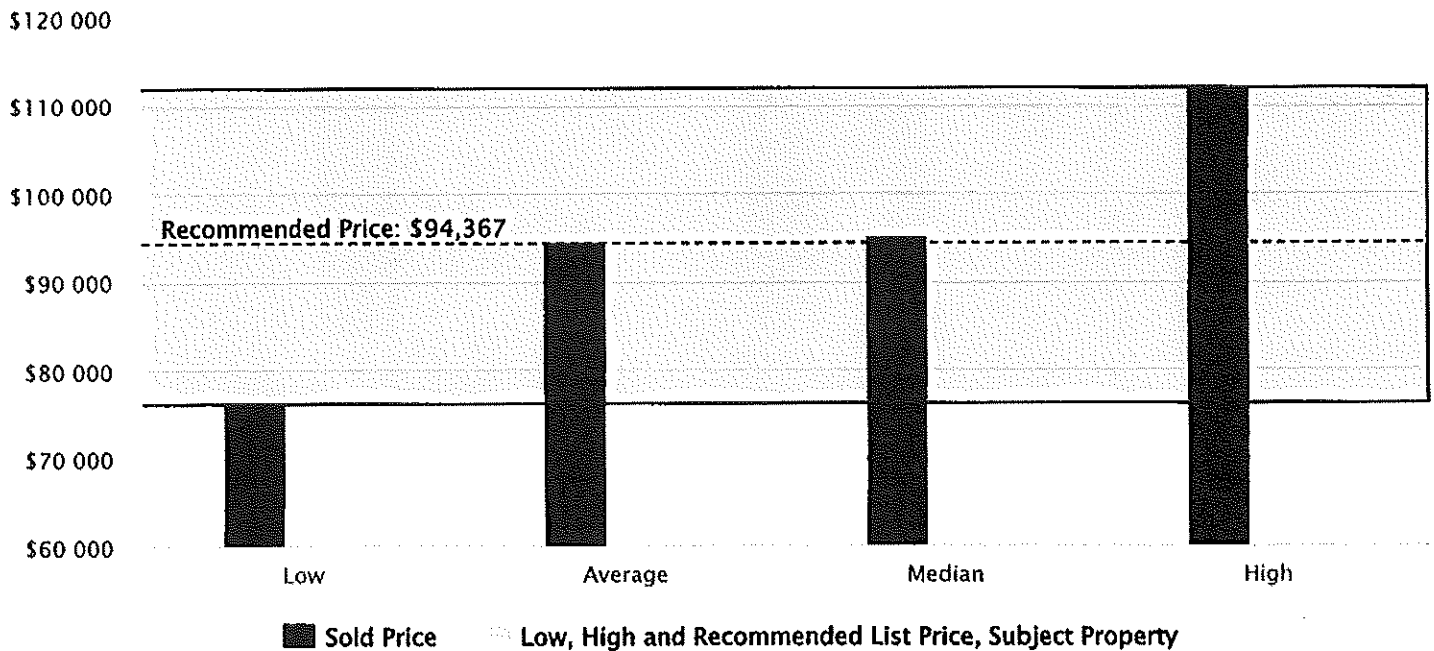
List Price	\$85,000	\$92,900	\$112,000
Original List Price	\$85,000	\$92,900	\$120,000
Sold Price	\$76,100	\$95,000	\$112,000
Status	Closed	Closed	Closed
Status Date	08/30/2022	08/09/2022	07/25/2022
Days on Market	38	34	75
Cumulative Days on Market	38	34	75
<b>Adjustment</b>	<b>+/-</b>	<b>+/-</b>	<b>+/-</b>
Total Bedrooms	3	3	3
Total Baths	1	1	1
Total Square Footage	864	864	1,024
Lot Dimensions	Irr/Square	60 x 104	60x140
Acres	0.15	0.14	0.19
Year Built	1955	1955	1953
Zip + 4			
<b>Adjusted Price</b>	<b>\$76,100</b>	<b>\$95,000</b>	<b>\$112,000</b>

# Price Analysis

## List, Sold and Adjusted Prices Closed Listings



## Low, Average, Median, and High Sold Prices Closed Listings





## Summary of Closed Listings

MLS #	Address	List Price	DOM	CDOM	Sold Date	Sold Price	Total Adjustments	Adjusted Price
1020027	910 N Scott Street, New Carlisle OH	\$85,000	38	38	08/29/2022	\$76,100	-	\$76,100
1019565	341 Galewood Drive, New Carlisle OH	\$92,900	34	34	08/08/2022	\$95,000	-	\$95,000
1018108	522 N Scott Street, New Carlisle OH	\$112,000	75	75	07/25/2022	\$112,000	-	\$112,000

## Low, Average, Median, and High Comparisons

	Closed	Overall
Low		\$76,100
Average		\$94,367
Median		\$95,000
High		\$112,000

## Overall Market Analysis (Unadjusted)

Status	#	List Vol.	Avg. List Price	Sold Vol.	Avg. Sold Price	Avg. Sale/List Price	Avg. Total Square Footage	Avg. List \$/Total Square Footage	Avg. Sold \$/Total Square Footage	Avg. DOM	Avg. CDOM
Closed	3	289,900	96,633	283,100	94,367	0.97	917	105.09	102.47	49	49
Overall	3	289,900	96,633	283,100	94,367	0.97	917	105.09	102.47	49	49

### SELECTION CRITERIA FOR COMPARABLE PROPERTIES

Specified listings from the following search: Property type Residential; Inside 0.64 mi. radius search from 600 W Lake Ave, New Carlisle, OH 45344, USA; Status of 'Active', 'Closed', 'Pending'; Current Price of 50000 and 150000; Total Bedrooms between 2 and 99; Total Square Footage between 700 and 9999999; Pending Date between '03/24/2022' and '03/24/2033'; Sold Date relative 365 days back.

CMA Prepared for Mark Pence by Mark Kapp

## Listing Price Recommendation

Low	\$76,100
High	\$112,000
Recommended	\$94,367

910 N Scott Street, New Carlisle, OH 45344  
1020027 - Closed

WRIST Detail - Public  
List Price: \$85,000  
Sold Price: \$76,100



<b>City:</b>	New Carlisle	<b>Area:</b>	195 New Carlisle
<b>Zip:</b>	45344	<b>School District:</b>	1202 Tecumseh LSD
<b>County:</b>	Clark	<b>Property Type:</b>	Residential
<b>Parcel ID #:</b>	300,500,035,209,007.00	<b>Sub-Type:</b>	Single Family Residence
<b>Township:</b>	Inside City Limits	<b>Land Info:</b>	Residential Lot
<b>Subdivision:</b>	Northwood Sub	<b>Acres:</b>	0.15
<b>Tax Year:</b>	2021	<b>Lot Size:</b>	Irr/Square
<b>Semi Annual Tax:</b>	\$609	<b>Year Built:</b>	1955
<b>New Financing:</b>	Cash; Conventional	<b>Total SqFt:</b>	864
<b>Condo/Lot:</b>	No		
<b>HOA/COA:</b>	No		

Directions: Use GPS

Property Description	Total Bdrms: 3	Full Baths: 1	Half Baths: 0
	Room Name	Dimensions	Level
<b>Level Style:</b> One <b>Exterior:</b> Vinyl Siding <b>Structure Type:</b> House <b>Architectural Style:</b> Bungalow <b>Basement:</b> None <b>Foundation:</b> Block; Slab <b>Garage:</b> Carport / <b>Garage Spaces:</b> 0 <b>Heating System:</b> Forced Air; Natural Gas <b>Cooling:</b> Wall Unit(s); Window Unit(s) <b>Special Features:</b> Bath 1st Floor; Bed 1st Floor <b>Manufactured Home:</b> No <b>Utilities:</b> Natural Gas Connected; Sewer Connected <b>Water Source:</b> Supplied Water <b>Sewer:</b> Public Sewer <b>Appliances:</b> Gas Water Heater; Range; Refrigerator <b>Ownership:</b> Non-Occupant <b>Occupancy:</b> Close Of Escrow; Subject To Tenants Rights			

**Public Remarks:** Welcome to 910 N Scott! Ranch style, 3 bedrooms, 1 full bath. Slab foundation. 1 car carport. Fenced rear yard. Curb offers only, please view from street only, DO NOT disturb the tenants. Currently rented at \$800 with 6 months left on the lease. Property is being sold AS-IS, no repairs will be made. Cash offers preferred, conventional loans considered. Proof of funds or conventional loan approval should accompany all offers. No FHA. No trades or land contracts. Can be purchased with 1907 Erie Ave, Springfield MLS# : 222027551. No sign in yard.

**Virtual Tour Click to View Virtual Tour**

**Showing Instructions:** Tenant Occupied

<b>Listing Date:</b>	07/22/2022	<b>Sold Price/SqFt:</b>	\$88
<b>Pending Date:</b>	07/27/2022	<b>Sold Terms:</b>	Other
<b>Sold Date:</b>	08/29/2022	<b>Variable Rate Y/N:</b>	Yes
<b>Buyer Broker Amount:</b>	2.5%		

Listing Date: 07/22/2022

Status Change Date: 08/30/2022

DOM: 38 /

Buyer Broker Amount: 2.5%

Variable Rate Y/N: Yes

**Listing courtesy of:**

**Mark Kapp**

Coldwell Banker Heritage

937-215-3862

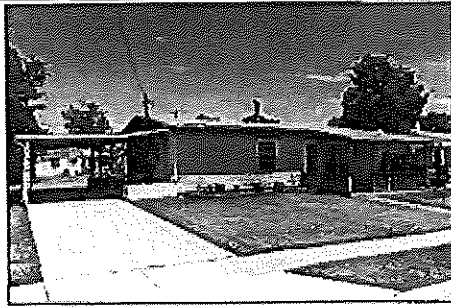
markkapp1960@gmail.com

331 Mount Vernon Ave.

Springfield, OH 45503

341 Galewood Drive, New Carlisle, OH 45344  
1019565 - Closed

WRIST Detail - Public  
List Price: \$92,900  
Sold Price: \$95,000



<b>City:</b>	New Carlisle	<b>Area:</b>	195 New Carlisle
<b>Zip:</b>	45344	<b>School District:</b>	1202 Tecumseh LSD
<b>County:</b>	Clark	<b>Property Type:</b>	Residential
<b>Parcel ID #:</b>	300,500,035,207,024.00	<b>Sub-Type:</b>	Single Family Residence
<b>Township:</b>	Inside City Limits	<b>Land Info:</b>	Residential Lot
<b>Subdivision:</b>	Northwood Sub	<b>Acres:</b>	0.14
<b>Tax Year:</b>	2021	<b>Lot Size:</b>	60 x 104
<b>Semi Annual Tax:</b>	\$797	<b>Year Built:</b>	1955
<b>New Financing:</b>	Cash; Conventional	<b>Total SqFt:</b>	864
<b>Condo/Lot:</b>	No		
<b>HOA/COA:</b>	No		

Directions: N Main St to Galewood

Property Description	Total Bdrms: 3	Full Baths: 1	Half Baths: 0
<b>Level Style:</b> One	<b>Room Name</b>	<b>Dimensions</b>	<b>Level</b>
<b>Exterior:</b> Aluminum Siding; Vinyl Siding	Living Room	16X14	First
<b>Architectural Style:</b> Ranch	Other	21X9	First
<b>Basement:</b> None	Bedroom 1	13X11	First
<b>Foundation:</b> Slab	Bedroom 2	11X10	First
<b>Garage:</b> Attached; Carport / Garage Spaces: 0	Bedroom 3	10X10	First
<b>Heating System:</b> Natural Gas			
<b>Other Structures:</b> Shed(s); Storage			
<b>Manufactured Home:</b> No			
<b>Water Source:</b> Other			
<b>Sewer:</b> Public Sewer			
<b>Appliances:</b> Cooktop; Microwave; Range; Refrigerator			
<b>Occupancy:</b> Negotiable			

**Public Remarks:** Check out this 3 bedroom 1 bath ranch style home with an attached carport. This home has an open floor plan, open kitchen, and spacious bedrooms. Outside the home features a partially fenced in yard and a separate storage shed. This home is being sold as is. This home is located within minutes of parks, schools, highway access, and more.

**Virtual Tour Click to View Virtual Tour**

<b>Listing Date:</b>	07/05/2022	<b>Sold Price/SqFt:</b>	\$110
<b>Pending Date:</b>	07/11/2022	<b>Sold Terms:</b>	FHA
<b>Sold Date:</b>	08/08/2022	<b>Variable Rate Y/N:</b>	Yes
<b>Buyer Broker Amount:</b>	3%		

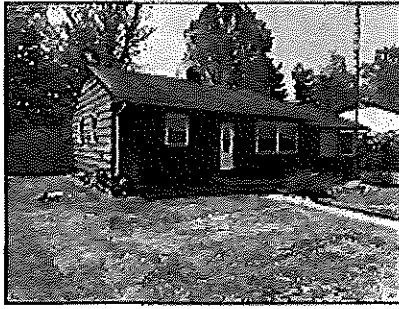
Listing Date: 07/05/2022      Status Change Date: 08/09/2022      DOM: 34 /  
Buyer Broker Amount: 3%      Variable Rate Y/N: Yes

**Listing courtesy of:**  
**Mark Kapp**  
Coldwell Banker Heritage  
937-215-3862  
markkapp1960@gmail.com  
331 Mount Vernon Ave.  
Springfield, OH 45503

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522 N Scott Street, New Carlisle, OH 45344  
1018108 - Closed

WRIST Detail - Public  
List Price: \$112,000  
Sold Price: \$112,000



<b>City:</b>	New Carlisle	<b>Area:</b>	195 New Carlisle
<b>Zip:</b>	45344	<b>School District:</b>	1202 Tecumseh LSD
<b>County:</b>	Clark	<b>Property Type:</b>	Residential
<b>Parcel ID #:</b>	300,500,035,409,007.00	<b>Sub-Type:</b>	Single Family Residence
<b>Township:</b>	Inside City Limits	<b>Land Info:</b>	Residential Lot
<b>Subdivision:</b>	Carlisle Park Add	<b>Acres:</b>	0.19
<b>Tax Year:</b>	2021	<b>Lot Size:</b>	60x140
<b>Semi Annual Tax:</b>	\$798.56	<b>Year Built:</b>	1953
<b>New Financing:</b>	Conventional; VA Loan	<b>Total SqFt:</b>	1,024
<b>Condo/Lot:</b>	No		
<b>HOA/COA:</b>	No		

**Directions:** north on main st and left on Scott street house is on the left side

Property Description	Total Bdrms: 3	Full Baths: 1	Half Baths: 0
<b>Level Style:</b> One	<b>Room Name</b>	<b>Dimensions</b>	<b>Level</b>
<b>Exterior:</b> Aluminum Siding	Living Room	22X12	First
<b>Structure Type:</b> House	Bedroom 1	18X10	First
<b>Architectural Style:</b> Ranch	Bedroom 2	12X8	First
<b>Basement:</b> Crawl Space	Bedroom 3	12X10	First
<b>Foundation:</b> Block	Bathroom 1	9X5	First
<b>Garage:</b> No Garage / <b>Garage Spaces:</b> 0	Kitchen	15X12	First
<b>Heating System:</b> Natural Gas	Other	15X5	First
<b>Outside Features:</b> Deck; Fenced			
<b>Other Structures:</b> Shed(s)			
<b>Special Features:</b> Bath 1st Floor; Bed 1st Floor			
<b>Manufactured Home:</b> No			
<b>Utilities:</b> Natural Gas Connected; Sewer Connected			
<b>Water Source:</b> Supplied Water			
<b>Sewer:</b> Public Sewer			
<b>Appliances:</b> Gas Water Heater; Range			
<b>Ownership:</b> Non-Occupant			
<b>Occupancy:</b> Close Of Escrow			

**Public Remarks:** This ranch style home is located in New Carlisle not too far from the center of town. it features a fenced in yard with a shed. It is a 3 bed and 1 bath home.

**Virtual Tour Click to View Virtual Tour**

**Showing Instructions:** 24 Hour Notice

<b>Listing Date:</b>	05/11/2022	<b>Sold Price/SqFt:</b>	\$109
<b>Pending Date:</b>	06/04/2022	<b>Sold Terms:</b>	RHS (Rural Housing Service)
<b>Sold Date:</b>	07/25/2022	<b>Variable Rate Y/N:</b>	No
<b>Buyer Broker Amount:</b>	3%		

Listing Date:05/11/2022	Status Change Date: 07/25/2022	DOM: 75 /
Buyer Broker Amount: 3%		Variable Rate Y/N: No

**Listing courtesy of:**

**Mark Kapp**  
Coldwell Banker Heritage  
937-215-3862  
markkapp1960@gmail.com  
331 Mount Vernon Ave.  
Springfield, OH 45503



**Property Management Division  
406 W Church St. – Xenia, OH 45385**

## Broker Price Opinion (BPO)

To whom it may concern,

My name is Freddie Webb, Owner/Broker of Johnson Webb Realtors, and I have been managing 301 Ohio St as a rental property through our property management program for the past 5yrs. I am familiar with the property and its current condition. This home is currently in a dated condition, and has not be updated or remodeled for many years; Therefore, the overall condition of the home would be considered on the lower end of the market valuation.

After reviewing the comparable market analysis for prepared by Mark Kapp for 301 Ohio St, it is of my opinion that the value he has provided would be true and accurate based on the current condition.

Additionally, based on other comparable communities that our company conducts real estate business, those communities further confirm the property value determined by Mark Kapps is fair and accurate.

If you have any questions, feel free to contact me at your earliest convenience.

Sincerely,  
Freddie Webb  
Owner/Broker  
Johnson Webb Realtors  
(Cell) 937-307-6954  
Freddie@freddiewebbhomes.com