

FILED
CLARK COUNTY AUDITOR

MAR 13 2026

HILLARY HAMILTON
AUDITOR



SHERIDANS
LLC

March 6, 2026

Robert Jurick
8985 Haddix Road
Fairborn, OH 45324

Subject: Fair Market Value real property appraisal of 10 acre parcel
Haddix Road, Fairborn, Ohio.

Dear Mr. Jurick:

As you requested, we have personally inspected and appraised the real property referenced below for the purpose of determining our opinion of fair market value. We previously appraised the property in March 2020 and February 2014. We have recently visited the property for inspection purposes and have also relied on information from our prior appraisals for this report. The results of our recent and prior inspections and our analysis are the bases for our opinion of value within this report. The effective date of our appraisal is January 1, 2025.

We have used the comparable sales approach in determining our opinion of the real property's fair market values. **Fair market value** is defined as "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." Fair Market Value (FMV), as defined by the Internal Revenue Service, "is the price that property would sell for on the open market. It is the price that would be agreed on between a willing buyer and a willing seller, with neither being required to act, and both having reasonable knowledge of the relevant facts." We believe that our valuation properly reflects this definition of fair market value.

Statement of Limiting Conditions and Appraiser's Certification

1. **SHERIDANS** and its representatives will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. We assume that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. **SHERIDANS** has examined the available flood maps that are provided either by the Federal Emergency Management Agency (FEMA), the appropriate county offices, or other sources and has noted in this appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because **SHERIDANS** and its representatives are not surveyors, we make no guarantees, express or implied, regarding this determination.
3. **SHERIDANS** and its representatives will not give testimony or appear in court because we made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
4. **SHERIDANS** has noted in this appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that we became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in this appraisal report, we have no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, 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. We 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. Because we are not experts in the fields of building inspections and environmental hazards, this appraisal report must not be considered as a building / property inspection or environmental assessment.
5. **SHERIDANS** obtained information, estimates, and opinions that are expressed in this appraisal report from sources that we consider being reliable (including the appropriate County Auditor(s), Recorder(s), Engineer(s), and other sources) and believe them to be true and correct. We do not assume responsibility for the accuracy of such items that were furnished by other parties.
6. **SHERIDANS** and its representatives will not disclose the contents of this appraisal report except as requested by the parties involved or as required by law.
7. **SHERIDANS** has based this appraisal report and valuation conclusions 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. In these instances, we have included the facts regarding the need for completion, repairs or alterations in this appraisal report.
8. **SHERIDANS'** written consent and approval must be obtained before this appraisal can be conveyed by anyone to the public, other than to its intended users, through advertising, public relations, news, sales or other media.
9. **SHERIDANS** has researched the subject market area and has selected recent comparable sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and has made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, we have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, we have made a positive adjustment to increase the adjusted sales price of the comparable.
10. **SHERIDANS** has taken into consideration the factors that have an impact in our development of the estimate of market value in this appraisal report. We have not knowingly withheld any significant information from the appraisal report and we believe, to the best of our knowledge, that all statements and information in this appraisal report are true and correct.
11. **SHERIDANS** has stated in this appraisal report only our personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this appraisal report.
12. **SHERIDANS** and its representatives have no present or prospective interest in the property that is the subject to this appraisal report, and we have no present or prospective personal interest or bias with respect to the parties using or affected by this appraisal report. We did not base, either partially or completely, our analysis and/or the estimate of market value in this appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of any parties using or affected by this appraisal report, of any prospective owners or occupants of the subject property, or the present owners or occupants of the properties in the vicinity of the subject property.
13. **SHERIDANS** and its representatives have no present or contemplated future interest in the subject property, and neither our current or future employment nor our compensation for performing this appraisal is contingent on the appraised value of the subject property.
14. **SHERIDANS** was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive compensation and/or employment for performing this appraisal. We did not base this appraisal report on a requested minimum valuation or a specific valuation.
15. **SHERIDANS** has personally inspected the interior and exterior of the subject property. We further certify that we have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which we are aware and have made adjustments for these adverse conditions in our analysis of the property value to the extent that we had market evidence to support them. We have also commented about the effect of the adverse conditions on the marketability of the subject property where applicable.
16. **SHERIDANS** has prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If we relied on significant professional assistance from any individual(s) in the performance of this appraisal or the preparation of this appraisal report, we have named such individual(s) and disclosed the specific tasks performed by them in this appraisal report. We certify that any individual so named is qualified to perform the tasks. We have not authorized anyone to make a change to any item in this report; therefore, if an unauthorized change is made to this appraisal report, we will take no responsibility for it.¹

¹ Portions of the Statement of Limiting Conditions and Appraiser's Certification in this report were taken from Freddie Mac Form 439 / Fannie Mae Form 1004B and are, for the most part, conditions, standards and certifications required by the Uniform Standards of Professional Appraisal Practice (USPAP) for performing mortgage related appraisals. This appraisal was not performed for mortgage related purposes. Therefore, we have not performed this appraisal with the intentions of meeting all USPAP requirements.

Description of Subject Property:

The Clark County Auditor identifies the subject property as follows:

<u>Parcel ID:</u>	<u>Location</u>	<u>Township</u>	<u>Parcel Acres</u>
1801000017000106	Haddix Road	Mad River	10.00

The subject property, containing 10.0 unimproved acres, is located on the south side of Haddix Road less than a half mile east of Interstate-675 in the south-central portion of Mad River Township and southwestern Clark County. The property is rectangular in shape and features a mixture of rolling to sloping topography. The property is neighbored by rural agricultural and rural residential properties. The property is zoned for agricultural use.

The property is covered mostly by grassland with some trees along the property borders and in various locations throughout the property. According to the Federal Emergency Management Agency (FEMA), none of the property lies in a flood plain. The property features approximately 320 feet of road frontage on the south side of Haddix Road.

In December 2004, a perpetual conservation easement was granted on the subject property to the B-W Greenway Community Land Trust. This conservation easement prohibits the following uses, as detailed in the attached Deed of Conservation Easement:

1. Commercial or Industrial Use
2. Construction, except for a building not to exceed 400 square feet for a non-commercial recreational golf course.
3. Excavation
4. Resource extraction and removal
5. Soil/Water manipulation or alteration
6. Subdivision
7. Waste material disposal
8. Timbering
9. Commercial signs and communication towers
10. Development rights

The conservation easement allows the property to be used for typical agricultural row crop, pasture, and hay uses. However, your prior and continued use of the property is as set-aside land and is covered by prairie grasses and sparse trees with no agricultural uses. If used for agricultural purposes, the property could qualify for the State's Current Agricultural Use Valuation program, which would provide discounted real estate taxes for the property.

The soil complex found on the property is comprised of the following, each with the associated NCCPI soil productivity rating.

- Miamian clay loam, shallow to dense till substratum, 6-12% slopes (MmC3)
 - 8.63 acres (87.88% of total)
 - Soil productivity rating (out of 100): 35
- Eldean-Miamian complex, 12-18% slopes, severely eroded (EpD3)
 - 0.77 acre (7.84% of total)
 - Soil productivity rating (out of 100): 47
- Miamian silt loam, 2-6% slopes (MhB)
 - 0.42 acre (4.28% of total)
 - Soil productivity rating (out of 100): 74
- Weighted Soil Productivity rating (out of 100) is 37.61 (Very Poor)

The National Crop Commodity Productivity Index (NCCPI) rating is a weighted average soil productivity rating for typical agricultural row-crop production (i.e. mainly corn and soybeans in southwest and western Ohio). For the area where the subject property is located, a soil productivity rating below 55 is generally considered poor. Therefore, the subject property's soil productivity rating of 37.61 is considered very poor relative to typical area farmland in Clark County.

Highest and Best Use:

A property's **highest and best use** is defined as "the property's most profitable legally, physically, and likely permitted use." We have based our opinion of fair market value on this opined use.

Due to the above referenced conservation easement, the subject property can only be used for agricultural and recreational purposes. It is our opinion that the highest and best use for the property is for agricultural row-crop purposes. However, the topography and poor soil productivity of the land negatively impact the value of the subject property for this potential use.

Comparable Sales:

The **Comparable Sales Approach** is defined as "an appraisal method in which an estimate or opinion of value of real estate is created by taking a market analysis of the area where the subject property is located." We have used the following comparable sales in determining our opinion of fair market value of the subject property. In this list, we have included sales of properties that had some type of restriction or feature that negatively affected the potential uses and sale price. Examples of these restrictions or negative features include limited or no road frontage, flood plain, and/or existing conservation easements.

In our search for comparable sales to use in our analysis, we were able to find one recent sale of similar property in the immediate area of the property that is similar in size and features. Therefore, we expanded our search for comparable sales to include all areas of Clark and surrounding counties. The comparable sales listed in the attached analysis are the most recent and closest in proximity that we could find. We believe these comparable sales are adequate and provide the best available information to use as a basis for determining our opinion of value on the subject property subject to the conservation easement.

In our analysis, the comparable sales must be reconciled to make them more appropriate for comparison purposes. In our reconciliation, we have considered factors such as property size; road frontage; existence, size and quality of improvements; location; existence of flood plain; land use restrictions; zoning and other related factors. We have adjusted the value of the comparable sales accordingly.

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Real Property Valuation:

Based on the results of our inspection, on the attached comparable sales data and after due thought, deliberation, and calculation, **it is our opinion that the subject property's fair market value is as follows:**

<u>Parcel ID</u>	<u>Location</u>	<u>Township</u>	<u>Acres</u>	<u>Fair Market Value</u>
1801000017000106	Haddix Road	Mad River	10.00	\$66,000

Thank you for the opportunity to be of service to you.

SHERIDANS LLC



by: Matt Sheridan

Encl: Clark County Property Data and Map
Invoice

SHERIDANS LAND SUBJECT PROPERTY DESCRIPTION

The purpose of this summary appraisal report is to provide the client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address: HADDIX ROAD	Jurisdiction: MAD RIVER TWP	State: OH	Zip Code 45324
Owner of Public Record: BEVERLY J & ROBERT R JURICK, TRUSTEES	County: CLARK		
Legal Description: S 1/2 NW QR	Effective Date of Report: January 1, 2025		
Date of Prop. Inspection: Monday, March 2, 2026	Tax Year: 2025	R.E. Taxes: \$ \$1,240.46	

SUBJECT

Assessor parcel #: 1801000017000106
 Location: SOUTH SIDE OF HADDIX ROAD NEAR I-675

Geo Coordinates

Occupant Owner Tenant Vacant Special Assessments: \$ CAUV: Yes No

Property Rights Appraised Fee Simple Leasehold Other (describe) RIGHTS SUBJECT TO CONSERVATION EASEMENT RESTRICTING DEVELOPMENT ET AL

Client/Attorney: ROBERT & BEVERLY JURICK Address 8985 HADDIX ROAD, FAIRBORN, OH 45324

Neighborhood

Surrounding Area Description:
 RURAL W/AGRICULTURAL AND RURAL RESIDENTIAL SURROUNDING THE PROPERTY AND SURROUNDING AREAS.

An NCCPI rating of 37.61 is considered POOR for the local area.

Market Conditions:
 SELLER'S MARKET. DEMAND HAS DROPPED WITHIN THE PAST YEAR. DEMAND FOR PARCELS OF THIS SIZE WITH A CONSERVATION EASEMENT IS LOW.

SITE

Acreage: 10.00 Tillable Acreage: 8.7 Tillable: 87% NCCPI Rating: 37.61 Shape: RECTANGULAR

Specific Zoning Classification: A-1 Zoning Description: AGRICULTURE

Other Zoning Notes: NONE

Is the highest and best use of subject property (or as proposed per plans and specifications) the present use? Yes No If No, describe:

HIGHEST AND BEST USE IS FOR ROW-CROP, PASTURE, OR HAY FARMING; PROPERTY IS CURRENTLY NOT USED FOR FARMING PURPOSES.

Utilities	Public	None	Other	Public	None	Other
Electricity	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Water	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Gas	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Sanitary Sewer	<input type="checkbox"/>	<input checked="" type="checkbox"/>

FEMA Special Flood Hazard Area Yes No FEMA Flood Zone: FEMA Map #: FEMA Map Date:

Location of Flood Hazard Area on Property: N/A

Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? Yes No

THIS PROPERTY CURRENTLY SUBJECT TO AN EASEMENT HELD BY THE B-W GREENWAY COMMUNITY LAND TRUST. ADDITIONAL NOTES ABOUT THIS EASEMENT PROVIDED IN THE REPORT.

IMPROVEMENTS

Dwelling on Property <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Contributory Value <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Minor/No <input type="checkbox"/> Negative	Add'l Outbuildings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Contributory Value: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Minor/No <input type="checkbox"/> Negative
Basic Description of the Dwelling: NO OUTBUILDINGS LOCATED ON SUBJECT PARCEL. OWNER'S DWELLING LOCATED ON ADJACENT PARCEL.	Basic Description of Outbuildings: NO OUTBUILDINGS ON SUBJECT PARCEL.

ADDITIONAL

Additional Notes on the Subject Property:
 SEE APPRAISAL REPORT.

SHERIDANS LAND APPRAISAL REPORT

FEATURE		SUBJECT		COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
Address		HADDIX ROAD		DAYTON-YELLOW SPRINGS RD		1560 IRELAND RD		SPANGLER RD	
Parcel ID(s):		1801000017000106		F16-0001-0-0030-0020-00 F16-0001-0-0031-0020-00		C05-0001-0001-0-0032-00		0100500019401001	
Location (Geo. Coord.)		40°2'56"N 83°48'50"W		40°2'56"N 83°48'50"W		39°37'32"N 83°52'58"W		39°52'41.80"N 84°00'07.12"W	
Proximity to Subject (Miles)		8 MI NW		8 MI NW		20 MI S		1.6 MI N	
Sale Price (Gross)		\$550,000		\$550,000		\$215,000		\$78,000.00	
Sale Price / Acre		\$13,333		\$13,333		\$9,200		\$6,000	
Sale Price / Tillable Acre		\$13,333		\$13,333		\$10,848		\$0	
Data Source(s)		GIS		GIS		GIS		GIS	
Verification Source(s)									
VALUE ADJUSTMENTS		DESCRIPTION		DESCRIPTION		DESCRIPTION		DESCRIPTION	
Date of Sale		10/18/2024		10/18/2024		8/27/2024		3/23/2023	
Gross Acreage		10.00		41.25		23.37		13.00	
Tillable or Funct. Acreage		9.86		41.25		19.82		0.00	
NCCPI Rating		37.61		66.4		79.2		N/A	
% Tillable or Funct.		99%		100%		85%		0%	
Topography		GENERALLY FLAT		GENERALLY FLAT		GENERALLY FLAT		GENERALLY FLAT	
Ground Cover/Current Use		PRARIE GRASS		ROW CROP		ROW CROP		WOODS & GRASS	
Intended/Presumed Use		PRARIE GRASS		ROW CROP		ROW CROP		RECREATION	
Road Frontage/Acre		32		19		44		38	
Location (Village / Twp)		MAD RIVER TWP		MIAMI TWP		CAESARSCREEK TWP		BETHEL TWP	
County		CLARK		GREENE		GREENE		CLARK	
Area / Schools		GREENON		YELLOW SPRINGS		XENIA CSD		TECUMSEH	
Area Type		RURAL		RURAL		RURAL		RURAL	
Visibility		AVERAGE		HIGH		AVERAGE		AVERAGE	
Road / Street Type		COUNTY		COUNTY		COUNTY		COUNTY	
Improvements:		N/A		N/A		N/A		N/A	
Other		CONS. EASEMENT		NO CONS EASEMENT		77% FLOOD PLAIN		100% FLOOD PLAIN	
		10 Acres		PROPERTY SIZE					
		37.61		NCCPI (soil productivity)		NCCPI (soil productivity)		NCCPI (soil productivity)	
				AGE OF SALE		AGE OF SALE		AGE OF SALE	
				PARCEL SIZE		PARCEL SIZE		PARCEL SIZE	
Net Adjustment (Total)				-\$7,500		-\$4,500		\$1,000	
Adjusted Sale Price of Comparables (Per Acre)		Net Adj. 56.3%		\$5,833		Net Adj. 48.9%		\$6,348	
		Gros Adj. \$7,500				Gros Adj. \$4,500		Net Adj. 16.7%	
								Gros Adj. \$1,000	

SALES COMPARISON

Summary of Sales Comparison Approach:

WHEN USING THE COMPARABLE SALES METHOD AS A BASIS FOR DETERMINING VALUE OF A PROPERTY, IT IS BEST TO USE THE MOST RECENT SALES THAT OCCURRED IN THE GENERAL VICINITY OF THE SUBJECT PROPERTY. THE SUBJECT PROPERTY HAS FEATURES THAT ARE SIMILAR TO ALL OF THE COMPARABLE PROPERTIES USED IN OUR ANALYSIS. EVEN THOUGH THE ABOVE-LISTED COMPARABLE SALES ARE NOT IDENTICAL TO THE SUBJECT PROPERTY, WE BELIEVE THEY ALLOW US TO ESTABLISH A BASIS OF VALUE FOR THE SUBJECT PROPERTY AND ARE THEREFORE APPROPRIATE FOR COMPARISON PURPOSES. IN OUR ANALYSIS, THE COMPARABLE SALES MUST BE RECONCILED RELATIVE TO THE SUBJECT PROPERTY TO MAKE THE COMPARABLE SALES MORE APPROPRIATE FOR COMPARISON PURPOSES.

Indicated Value by: Sales Comparison Approach \$ 6,700 per tillable/functional acre.

COST APPROACH AND INCOME APPROACH HAVE NOT BEEN DEVELOPED FOR THIS PROPERTY.

RECONCILIATION

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 notes:

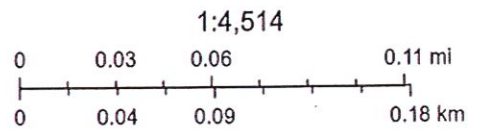
Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, and statement of assumptions and limiting conditions, my (our) opinion of the fair market value, as defined, of the real property that is the subject of this report is \$66,000, as of January 1, 2025, which is the date of inspection and the effective date of this appraisal.

ArcGIS Web Map



3/6/2026, 2:44:29 PM

- Survey Search
- Address Data
 - Left
 - Right



Vantor

1801000017000106



Hillary Hamilton
County Auditor
Clark County, Ohio
clarkcountyauditor.org

3/6/2026

MOST RECENT PHOTO



LEGAL

OWNER JURICK BEVERLY J & ROBERT R TRUSTEES
ADDRESS 0 HADDIX RD FAIRBORN OH 45324
DESCRIPTION S 1/2 N W QR
SCHOOL DIST GREENON LSD TAX DIST 180
ACREAGE 10.0000

VALUATION

	APPRAISED	ASSESSED
LAND	\$74,020.00	\$25,910.00
IMPROVEMENTS	\$0.00	\$0.00
CAUV	\$0.00	\$0.00
TOTAL	\$74,020.00	\$25,910.00

TAXES

TAXABLE VALUE	\$25,910.00
ROLLBACKS	NONE
HALF (1ST / 2ND)	\$620.23 / \$620.23
YEAR (TOTAL / BALANCE)	\$1,240.46 / \$620.23

SPECIAL ASSESSMENTS

COUNT	0
DELINQUENT / BALANCE	\$0.00 / \$0.00
TOTAL / BALANCE	\$0.00 / \$0.00

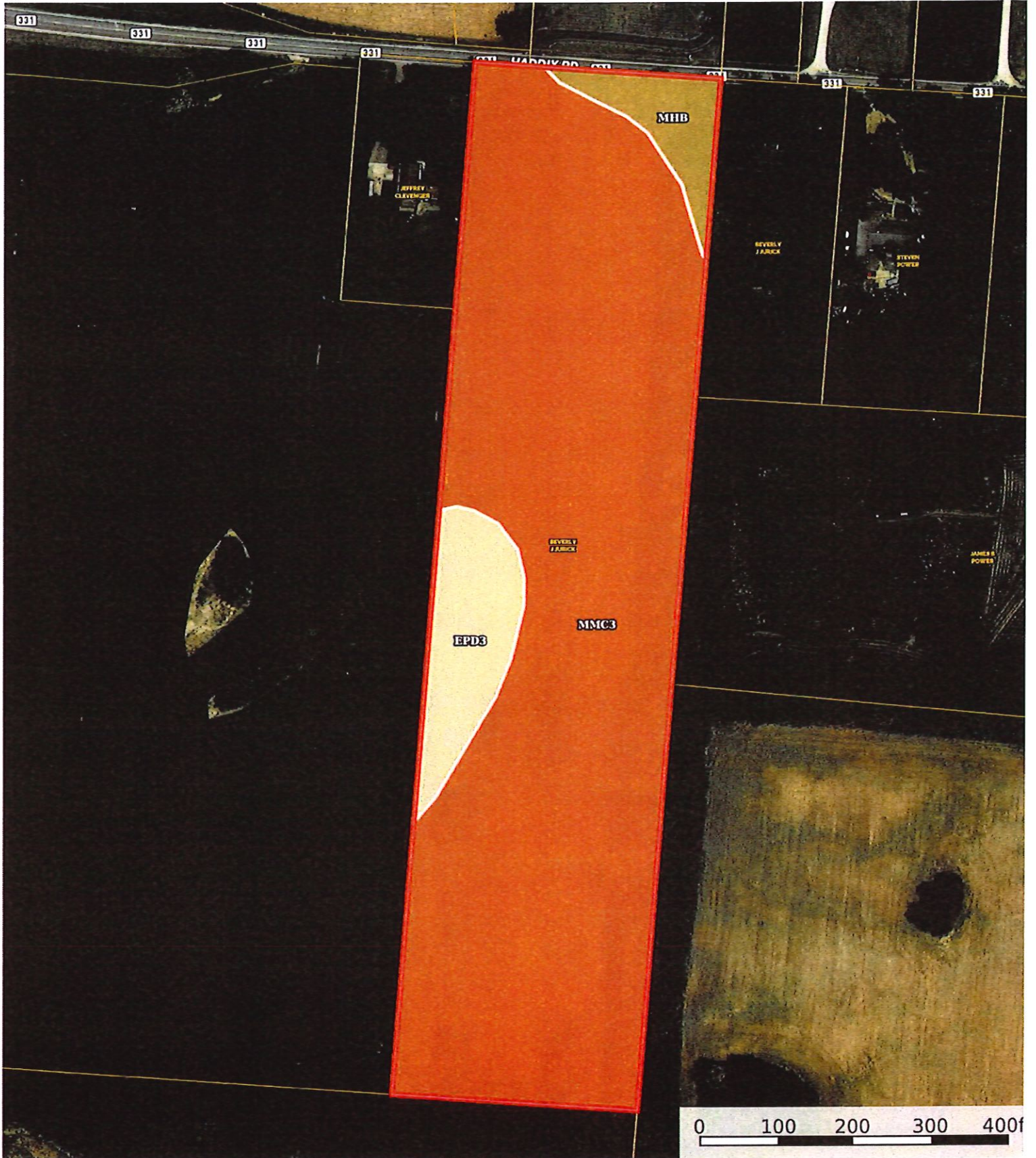
MOST RECENT SALES

DATE	BUYER	SELLER	# PARCELS	PRICE	VALIDITY
1/24/2002	JURICK BEVERLY J & ROBERT R TRUSTEES	JURICK ROBERT R & BEVERLY J	0	\$0.00	Unknown


LAND

CODE	FRONTAGE	DEPTH	ACREAGE	SQFT	VALUE
ACREAGE Unknown	0	0	7.090	308,840	\$54,240.00
ACREAGE Unknown	0	0	2.770	120,661	\$19,780.00
ACREAGE Unknown	0	0	0.140	6,098	\$0.00

IMPROVEMENTS



 Boundary

 Boundary 9.82 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
MmC3	Miamian clay loam, shallow to dense till substratum, 6 to 12 percent slopes, severely eroded	8.63	87.88	0	35	4e
EpD3	Eldean-Miamian complex, 12 to 18 percent slopes, severely eroded	0.77	7.84	0	47	6e
MhB	Miamian silt loam, 2 to 6 percent slopes	0.42	4.28	0	74	2e
TOTALS		9.82(*)	100%	-	37.61	4.07

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water