



1869 RIDGEBURY DRIVE 66A
Hilliard, OH 43026

THE HILLIARD AREA CASE STUDY
SHARED WALL CONDOMINIUMS

NARRATIVE APPRAISAL REPORT
WRITTEN BY MATTHEW LOVE

NARRATIVE APPRAISAL REPORT

Prepared For:

The Ohio Real Estate Appraiser Board
Attn: Ms. Anne Petit, Superintendent
77 S. High St., 20th floor
Columbus, Ohio 43215-6133

Valuation of:

Residential Condominium Property
1869 Ridgebury Drive 66A
Hilliard, OH 43026

Prepared By:

Matthew Love
739 Westray Dr.
Westerville, Ohio 43081

With Review By:

E. Hale Whipkey, Jr., MAI

Prepared On:

January 10, 2020

Effective Date of Value:

November 27, 2016

URBAN INFORMATION SERVICES, INC.

(614) 394-9290 • (614) 882-3122

January 10, 2020

The Ohio Real Estate Appraiser Board
December, 2016
Attn: Ms. Anne Petit, Superintendent
77 S. High St., 20th floor
Columbus, Ohio 43215-6133

Dear Ms. Petit:

In accordance with your approval of the mentorship program for non-client appraisals, I have appraised the real property at 1869 Ridgebury Drive 66A, Hilliard, OH 43026.

The purpose of this appraisal is to develop an opinion of the market value of the subject property, as improved.

The property rights appraised are the fee simple interest in the property.

In my opinion, the market value of the property as of November 27, 2016 is:

ONE HUNDRED FORTY THOUSAND FIVE HUNDRED DOLLARS
(\$140,500.00)

The attached report contains the description, analysis and supportive data for the conclusions, final opinion of value, descriptive photographs, limiting conditions and appropriate certifications.

Thank you for the opportunity. If you have questions or if additional information is required please contact me.

Respectfully submitted,



Matthew Love

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QUALIFYING AND LIMITING CONDITIONS

The certification of the appraiser appearing in the appraisal report is subject to the following conditions and to such other specific and limiting conditions as set forth by the appraiser in the report.

1. No responsibility is assumed for the legal description or for matters including legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.
2. The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated.
3. Responsible ownership and competent property management are assumed.
4. The information furnished by others is believed to be reliable. No warranty, however, is given for its accuracy.
5. All engineering is assumed to be correct. The plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.
6. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
7. It is assumed that there is full compliance with all applicable federal, state and local environmental regulations and laws unless noncompliance is stated, defined, and considered in the appraisal report.
8. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless nonconformity has been stated, defined, and considered in the appraisal report.
9. It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
10. It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report.
11. The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
12. The appraiser herein by reason of this appraisal is not required to give further consultation, testimony, or be in attendance in court with reference to the property in question unless arrangements have been previously made.
13. Neither all nor any part of the contents of this report (especially any conclusion as to value, the identity of the appraiser, or the firm with which the appraiser is connected), shall be disseminated to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval of the appraiser.
14. Disclosure of the contents of the appraisal report is governed by the Bylaws and Regulations of the professional appraisal organization with which the appraiser is affiliated.
15. Neither all, or any part of the content of the report, or copy thereof (including conclusions as to the property value, the identity of the appraiser, professional designations, reference to any professional appraisal organizations, or the firms with which the appraiser is connected), shall be used for any purposes by anyone but the client specified in the report, professional appraisal organizations, any state or federally approved department, agency, or instrumentality of the United States or any state or the District of Columbia, without the previous written consent of the appraiser.
16. On all appraisals, subject to satisfactory completion, repairs, or alterations, the appraisal report and value conclusions are contingent upon completion of the improvements in a workmanlike manner.
17. Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause such a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.

SUMMARY OF SALIENT FACTS

ADDRESS: 1869 Ridgebury Drive 66A, Hilliard, OH 43026

PROPERTY DESCRIPTION: The subject is a 2-story, frame built condominium with a covered stoop and 1-car attached garage.

DATE OF INSPECTION: November 27, 2016

DATE OF VALUE ESTIMATE: November 27, 2016

DATE OF APPRAISAL REPORT: January 10, 2020

HIGHEST AND BEST USE

AS VACANT: Residential Property

AS IMPROVED: Continued use as a residential condominium

MARKET VALUE ESTIMATES

SALES COMPARISON APPROACH: \$140,500

INCOME APPROACH: \$138,400

FINAL VALUE ESTIMATE: \$140,500

CLIENT AND INTENDED USER

The client and intended users of this assignment are The Ohio Real Estate Appraiser Board and Ms. Anne Petit, Superintendent.

PURPOSE AND INTENDED USE OF APPRAISAL

The purpose of the assignment is to develop and report an informed and independent opinion of the market value of the real property in a manner which adheres to the requirements found in the Ohio Administrative Code 1301:11-3-04.

The intended use of this appraisal is to provide a competent presentation of the experience hours gained through the approved mentorship program for non-client appraisals.

REAL PROPERTY INTEREST APPRAISED

The fee simple estate is the property rights appraised herein. All liens, assessments, mortgages, and related encumbrances are specifically excluded from consideration. The fee simple estate is defined as; “Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.”¹

EFFECTIVE DATE OF THE APPRAISAL AND THE DATE OF THE REPORT

The effective date of my opinion of the market value of the subject property is November 27, 2016. The date of the narrative appraisal report is January 10, 2020, the date of final review by Hale Whipkey, MAI.

DEFINITION OF MARKET VALUE

Market value is defined as the most probably price, in terms of money, 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 and knowledgeable, 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 the following conditions:

- **Buyer and seller are typically motivated;**
- **Both parties are well informed or well advised, and acting in what they consider their own best interest;**
- **A reasonable time is allowed for sales exposure in the open market;**
- **Payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and**
- **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.**²

EXPOSURE AND MARKETING TIME

“The reasonable marketing time is an opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value or at a benchmark price during the period immediately after the effective date of an appraisal.”³

After considering the trends which are discussed in the *Market Area Description*, reasonable marketing time for the subject property is estimated to be 15-30 days.

Exposure time is the “estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.”⁴

¹ Appraisal Institute, *The Dictionary of Real Estate Appraisal*, Fourth Edition, (Appraisal Institute, 550 W. Van Buren Street, Suite 1000, Chicago, Illinois 60607), Page 113.

² Office of the Comptroller of the Currency under 12 CFR, Part 34, Subpart C-Appraisals, 34.42 Definitions (f).

³ The Appraisal Standards Board (ASB) of The Appraisal Foundation. “Advisory Opinion-7” *The Uniform Standards of Professional Appraisal Practice*, The Appraisal Foundation, Effective January 1, 2016 – December 31, 2017, Pg.88

⁴ The Appraisal Standards Board (ASB) of The Appraisal Foundation. “Definitions” *The Uniform Standards of Professional Appraisal Practice*, The Appraisal Foundation, Effective January 1, 2016 – December 31, 2017, Pg.2

After analyzing the cumulative marketing times of sales comparable to the subject property, the estimated exposure time is 15-30 days.

EXTRAORDINARY ASSUMPTIONS AND HYPOTHETICAL CONDITIONS

As stated above in the *Qualifying and Limiting Conditions*, as a standard contingency to my opinion of the final value, it is assumed that the subject property is free and clear of environmental contamination. Also, my opinion of final value assumes that the subject is free and clear of any easements, encroachments and/or restrictions that are detrimental to the value of the property.

The scope of the assignment allows an exterior 'drive-by' inspection of the property. The extraordinary assumption is made that the interior has been well maintained through transfer of ownership with no deferred maintenance that would affect the 'as-is' value of the property.

SCOPE OF WORK

INSPECTION: Matthew Love, ARA viewed and photographed the exterior of the property in a drive by inspection on November 27, 2016.

MARKET DATA: The data utilized in supporting my opinion of market value was obtained from real estate agents, public records, government agencies and private market information services to which my company subscribes. Specific research included discussions with active market participants including real estate agents. Attempts were made to verify all information on the sales and leases referenced herein with participants of the transactions.

TYPE OF REPORT: This is a Narrative Appraisal Report which is intended to comply with the reporting requirements set forth by the Uniform Standards of Professional Appraisal Practice (USPAP), and the 2010 Interagency Guidelines for Appraisals and Evaluations. This appraisal report contains a summary of all information significant to the solution of the appraisal problem. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated in the *Intended Use of the Appraisal* section of this report. The appraiser is not responsible for unauthorized use of this report.

VALUATION PROCESS: The subject was constructed in 1994 with updated appliances and features for its current use in 2016. The chronological age of the subject's improvements and modifications completed make accurately estimating the cost new and level of depreciation difficult and somewhat unreliable. Therefore, the cost approach is not developed. The sales comparison approach reflects the motivation of typical buyers of real estate similar to the subject property. Thus an analysis by the sales comparison approach will be developed. Lease information of condos similar in size and condition to the subject property is available market data. Therefore,

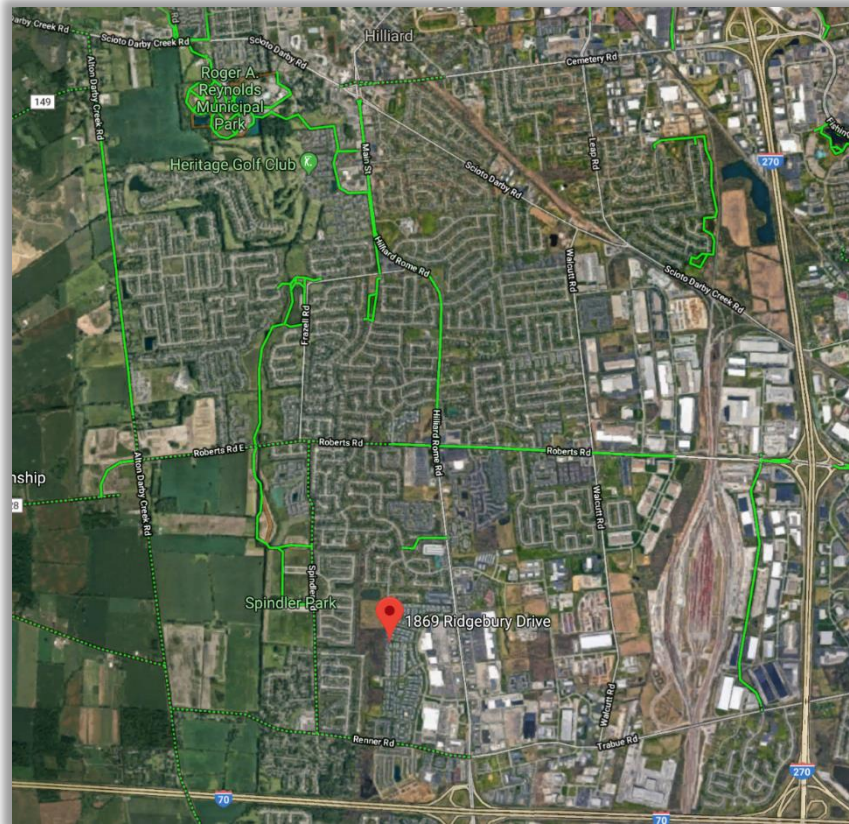
the income capitalization approach will also be developed. Thus, the final market value of the subject property is estimated from analyses by the sales comparison and income capitalization approaches.

COMPETENCY RULE: The appraiser who is the author of this report is familiar with the property type, economic market, geographic area, and the analytical methods utilized to complete the appraisal assignment with credible results.

PERSONAL PROPERTY: Unless otherwise noted within the body of this appraisal report, no consideration has been given to personal property on the premises or to the cost of relocating it. Only the real property has been considered in the approaches to value and the final estimate of value.

MARKET AREA DESCRIPTION

FIGURE 1 AERIAL VIEW OF THE SUBJECT'S NEIGHBORHOOD



➤ Information obtained from Google Maps

The Neighborhood Boundaries for the subject property are as follows:

NORTH: Scioto Darby Creek Rd./Rail Road Tracks, **EAST:** Walcutt Rd, **SOUTH:** I-70, **WEST:** Alton Darby Creek Rd.

NEIGHBORHOOD CHARACTERISTICS:

The neighborhood characteristics are described as predominantly single-family residences with a mix of 'suburban' townhomes and multi-family properties built primarily in the 1990's. Prices range from \$100,000 to \$600,000 (\$200,000 predominant). The neighborhood has access to public services, transportation and utilities. The neighborhood is over 75% developed at moderate density. The commercial centers serve as gateways into the residential sector. In the southwest corner of the neighborhood, WestPoint Plaza is a major retail center that has convenient access to I-70 and I-270. The northern corridor of the neighborhood around the Main St. and Scioto Darby Creek Rd. intersection is Hilliard's southern boundary of its downtown. The subject is approximately 1500 ft. from WestPoint Plaza. Growth in this area is currently considered to be stable.

FIGURE 2 FANNIE MAE 1004MC STATISTICS

INVENTORY ANALYSIS	PRIOR 7-12 MONTHS 11/28/2015 - 05/27/2016	PRIOR 4-6 MONTHS 05/28/2016 - 08/27/2016	CURRENT - 3 MONTHS 08/28/2016 - 11/28/2016
Total Number of Comparable Sales (Settled)	134	93	104
Absorption Rate (Total Sales/Months)	22.33	31.00	34.67
Total # of Active Listings	25 (Active on 05/26/2016)	30 (Active on 08/26/2016)	14 (Active on 11/27/2016)
Months of Housing Supply (Total Listings / Ab. Rate)	1.12	0.97	.41
MEDIAN SALE & LIST PRICE, DOM, SALE/LIST %	PRIOR 7-12 MONTHS	PRIOR 4-6 MONTHS	CURRENT - 3 MONTHS
Median Comparable Sale Price	\$112,250	\$115,000	\$120,250
Median Comparable Sales Dom	23	6	9
Median Comparable List Price	\$153,900	\$125,750	\$127,450
Median Comparable Listings Dom	19	20.5	34.5
Median Sale Price As % Of List Price	99 %	100 %	100 %

➤ Information obtained from the Columbus Board of Realtors MLS

MARKET ANALYSIS

Search criteria for the market study consisted of residential condo sales in the city of Hilliard closing between 11/27/2015 and 11/27/2016. Closed sales for this housing type have experienced consecutive annual increases of 16.2% in 2015 and 23.7% in 2016. This increase in condominium sales is a critical factor in the 4% annual increase in residential sales forecast in the *The Hilliard Area Case Study*, “Conclusions of the Market Analysis.” Since 2014, residential sales have increased 3% annually up to the effective date of this appraisal. In spite of this increase, residential condo sales represent 27% of the total sales indicating that single-family freestanding homes have not lost any shares and continue to dominate the market.

After an 8.3% increase of the median sale price in 2015, median sale prices show virtually no gain (-.8%) from the previous year. Considering the increasing amount of sales, this appears to be a moderation of pricing in the market. The MC statistics table however (Figure 2), shows a 4.6% increase in the median sale price during the three months leading up to the effective date, giving support to the 3.6% to 5.1% annual increase forecast in *The Hilliard Area Case Study*. The median list price indicates a 17% decline over the past twelve months while the median sale price has increased by 7.1% over the same timeframe. It appears the market for single-family condominiums has moved towards the equilibrium asking price making new listings more suitable for the market. The median list price indicates a 6.7% annual increase in June 2016 further indicating the seller’s leverage is consistent with the 4.5% increase forecasted in the *The Hilliard Area Case Study*, “Conclusions of the Market Analysis”. While the median sales price indicates moderation, the median price per square foot shows a 7% annual increase which is also consistent with the forecast.

In spite of the moderation of pricing there is no apparent shift in the high level demand. The housing supply of less than one month represents a 46% annual decline in the fourth quarter of 2016. The median DOM shows a 70% annual decline. While the number of active listings are at a 17% annual decline, median sale prices are still 7.4% higher than 2014. While the median comparable DOM showed significant declines in the second half of the year, the median list to sales price ratio remained at 100% indicating this property type is priced to sell with little need for incentives. The data supports the market assessment

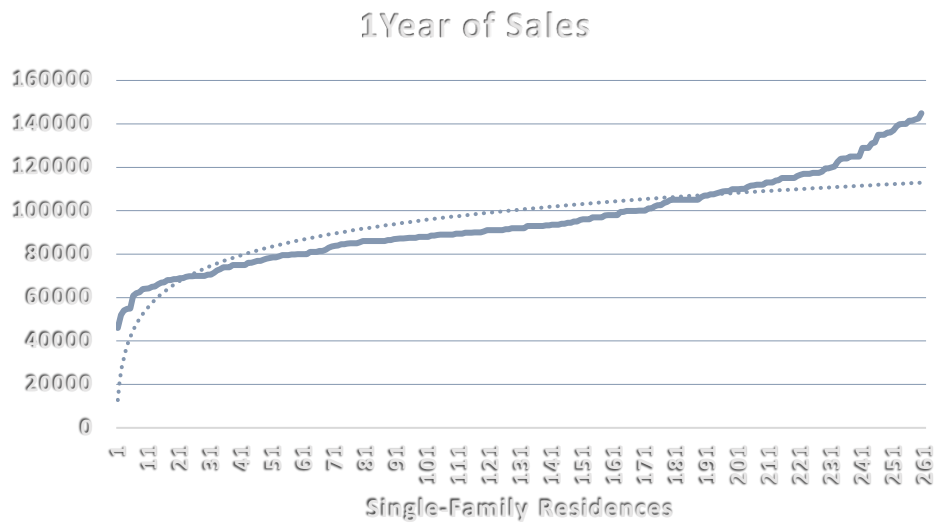
from the interviews with realtors and the “Conclusions of the Market Analysis” in *The Hilliard Area Case Study*. The information gathered for this analysis is primarily from the Columbus Board of Realtors MLS and supported by the Franklin County Auditor’s records.

NEIGHBORHOOD ANALYSIS

Search criteria for the neighborhood analysis consisted of residential condominiums in the neighborhood which closed between '11/27/2015' and '11/27/2016'. The 228 sales closing over the past twelve months range from \$55,010 to \$205,000 (average \$113,000). Foreclosure sales represent 3.8% of the neighborhood sales which is not considered a driving force in the neighborhood market activity.

When considering the forecast from the “Conclusions of the Market Analysis” in *The Hilliard Area Case Study*, closed sales have increased consecutive years since the interviews with the realtors in 2014; up 33.3% in 2015, and 16.3% in 2016. These increases in sales indicates this property type is a driving force in the forecasted 4% annual increase in residential sales. The housing supply, which has not exceeded one month in 2016, is down 52% in the fourth quarter of 2016 compared to the fourth quarter of 2015. After a 9.8% annual increase in 2015, median sale prices show a marginal annual increase of 2.3%. While this is further indication of an equilibrium establishing in pricing, the price per square foot has an annual increase of 11.6%. List prices in the fourth quarter of 2016 have an annual increase of 11% compared to the fourth quarter 2015 similar to the forecasted 13%-18%. Concurrently, the Cumulative DOM is at a 62.5% annual decline in June, 2016. The neighborhood conditions are following a similar trend to the greater market which is a shortage of available housing.

FIGURE 1 PROJECT SALES STATISTICS



Information obtained from the Columbus Board of Realtor's MLS

The 261 sales within the project ranged from \$46,000 to \$144,900 (median \$115,500) with list prices ranging from \$42,000-\$140,000. With 0 active listings in the current three months and a median marketing time of 9 days, there appears to be a shortage of housing supply.

PROJECT ANALYSIS

The project information for the analysis was obtained through the Columbus Board of Realtors' MLS and a telephone interview with Rickert Property Management's, Dennis Swartz. The project budget for the current year was unavailable. According to Mr. Swartz, it took over 40 phases to complete the 522 units in Hilliard Village. Approximately 418 units are owner occupied making 20% of the units rented. The asphalt parking grounds holds approximately 1,119 spaces with a ratio of spaces per unit of 3 to 1. The available parking appears to be adequate for the project.

The units, common areas and recreation facilities are complete and appear to have been well maintained. Hilliard Village is considered average compared to other projects in the area. No single entity owns more than 10% of the project. Hilliard Village is not subject to ground rent nor are the common elements leased to or by the HOA. There are no other fees besides the HOA fees which are competitive with the other projects in the market.

SEARCH CRITERIA FOR THE SUBJECT

The subject was chosen to analyze the marketability of the condominiums in the Hilliard market area. The search criteria consisted of single-family condominiums built within 365 days of the effective date.

IDENTIFICATION OF REAL ESTATE

ADDRESS: 1869 Ridgebury Drive 66A, Hilliard, OH 43026

AUDITOR'S IDENTIFICATION: 560-228532

LEGAL DESCRIPTION: HILLIARD VILLAGE CONDOMINIUM 15TH AMD UNIT 66A

PROPERTY USE: Residential Dwelling

CENSUS TRACT: 79.53, Franklin County, Ohio

HISTORY OF OWNERSHIP: The property is under the current ownership of Douglas Williams. On January 11, 2017 the property transferred under general warranty for \$142,000 (this transfer occurred approximately 2 months after the effective date of the appraisal). On October 4th, 2012 the property transferred under general warranty to Kimberly Loyd for \$110,000.

FIGURE 2 SUBJECT PROPERTY



SITE DESCRIPTION

LOCATION: East side of Ridgebury Dr. approximately 1,500 ft. west of Westpoint Plaza.

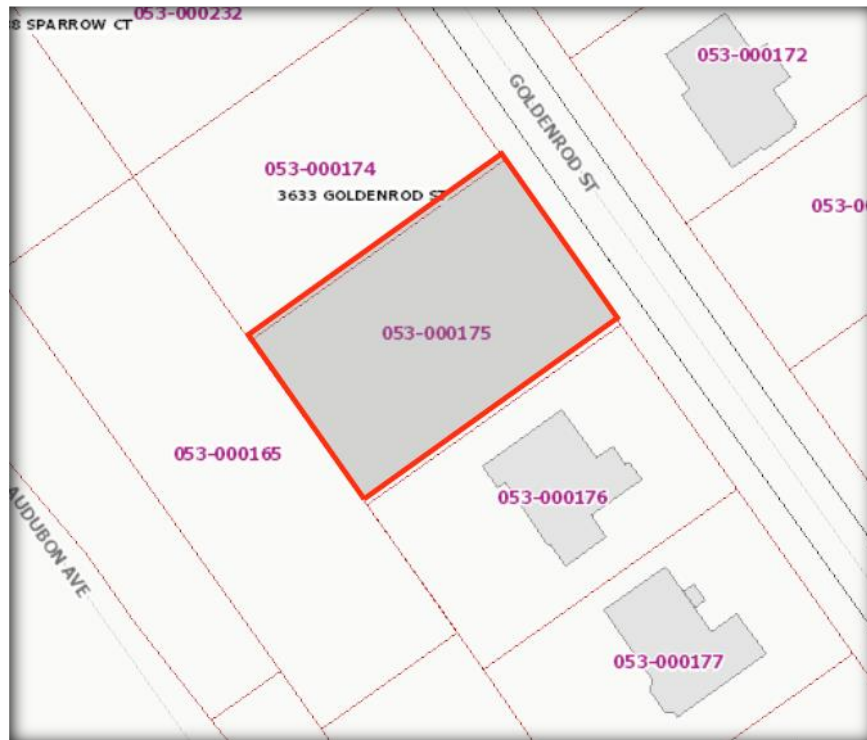
SIZE AND CONFIGURATION: Subject is a condominium and has no titled land area.

TOPOGRAPHY: The subject has moderately level topography.

UTILITIES: The subject operates on public electric, gas, and sewage.

STREET IMPROVEMENTS: The street is a two-lane asphalt surface roadway with one north bound lane, one south bound. The street right-of-way is improved with curbs, gutters, street lights and parking spaces which is typical for the area. The access roads are private and part of the condominium.

FIGURE 5 SITE MAP OF THE SUBJECT PROPERTY



➤ Information obtained from the Franklin County Auditor

SECTION 2.17 - (R-24) SUBURBAN APARTMENT RESIDENTIAL DISTRICT (Section 318)

The Suburban Apartment Residential District is provided in recognition of sections of the County that are served with centralized water and sanitary sewer and were previously developed for high-density apartment structures.

ZONING: The subject is located in Franklin County, city of Columbus.
Zoning: Z91-108, Multi-family, LARLD, 5/20/1992, H-35

EASEMENTS: A visual inspection established no easements or encroachment on the site. As a standard contingency the final value estimate assumes that the subject property is free and clear of any easements, encroachments and/or restrictions that are detrimental to the value of the site.

UTILITY OF THE SITE: The subject's site is level and adequate to support the project adequate ease of access with multiple entry points along the eastern boundary of the project and an access road that runs through the center of the project. The subject's site is surround by other residential developments and commercial developments on the east side of the site.

FLOOD ZONE: The subject is in a zone "X", area of minimal flood hazard, which is not located in a flood zone. (FEMA map number 39049CO137K; effective date June 17, 2008.)

FIGURE 6 FLOOD MAP OF THE SUBJECT PROPERTY



➤ Information obtained from FEMA.gov

DESCRIPTION OF IMPROVEMENTS

The subject is a wood frame, 1,392 sq.ft. semi-detached 2-story residential condo built in 1995 with vinyl siding, a covered masonry stoop, a wood deck and 1-car attached garage.

The quality of construction rating is 'average'. The subject was designed with standard building plans and the design includes adequate fenestration and some exterior ornamentation. The materials, workmanship, finish, and equipment are builder grade.

The subject's condition is "good". The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some major building component have been recently updated. The structure has been well maintained.

EXTERIOR FINISH

- FOUNDATION: concrete block, full basement 576 sq.ft; concrete slab 384 sq.ft.
- SIDING: vinyl
- ROOF: composition shingle
- GUTTERS & DOWNSPOUTS: aluminum
- WINDOWS: double hung vinyl

INTERIOR FINISH

- WALLS, CEILINGS: drywall
- FLOORS: wood; carpet
- BATH FLOORS: ceramic tile
- BATH WAINSCOT: fiber glass

MECHANICAL

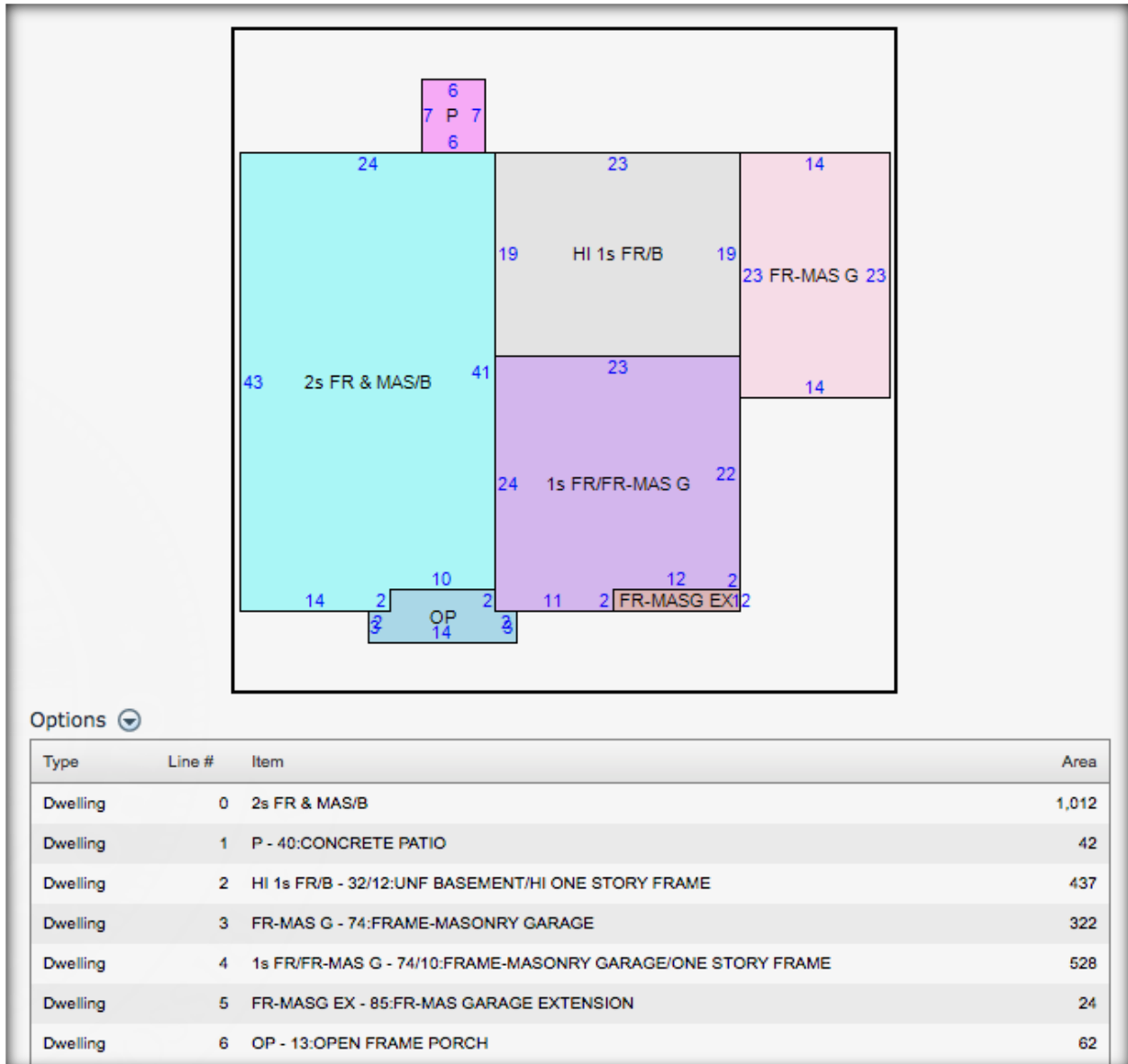
- PLUMBING: The improvements include a kitchen sink and dishwasher; a first level half bathroom and two full upstairs bathrooms.
- ELECTRIC: Electric service is provided by AEP Ohio.
- HVAC: Forced air; Central Air Conditioning
- SITE IMPROVEMENTS: The subject's amenities include a covered stoop and a wood deck.
- DEFERRED MAINTENANCE: There was no severe deferred maintenance noted in the photos available beyond normal wear and tear.

DESCRIPTION OF IMPROVEMENTS: CONCLUSION

The subject's site size and utilities are considered typical for the townhomes in the neighborhood. Based on the interior photos and descriptive information made available by the listing agent, the condition of the subject property is considered to be 'good.' Updates include; toilets, furnace and ac (2016), roof (2013), and new kitchen faucet (2016). The "Effective Age" is defined by the American society of appraisers as "the difference between economic life and remaining economic life of the structure." The economic life span accepted by my peer group as "the time a structure can go without maintenance before major repairs and renovations are needed to restore livability" is 50-55 years. The subject's estimated effective age is ten. A sketch of the subject's improvements is provided on the next page.

Unit charge \$208 per month; \$2,496 per year; \$1.79 annual assessment charge per GLA. Water and waste removal are included in the monthly assessment. The subject property does conform to the area. Based on the available photos and exterior inspection, there did not appear to be any physical deficiencies that affect the livability.

FIGURE 7 SKETCH OF THE SUBJECT IMPROVEMENTS



➤ Information obtained from the Franklin County Auditor website

REAL ESTATE TAXES

Real estate taxes in the State of Ohio represent ad valorem taxes, meaning a tax is applied in proportion to value. The assessed values are based upon the current conversion assessment rate of 35% of Auditor’s estimated market value. The real estate taxes for the subject parcel total **\$2,946.26** annually for the 2016 tax year. The subject is assessed as residential in Franklin County with an effective tax rate of 86.8 mils. There are no special assessments for the subject. Per the Franklin County Auditor’s records the following tax assessment reflects the subject’s allocated tax obligation as of the effective date of this appraisal report. **MARKET VALUE** \$109,800; **TAXABLE VALUE** \$38,440

FIGURE 8 SUBJECT’S ANNUAL TAX ASSESSMENT FOR 2016

Tax Year Detail				
	Annual	Adjustment	Payment	Total
Original Tax	4,626.64	0.00		
Reduction	-1,290.18	0.00		
Adjusted Tax	3,336.46	0.00		
Non-Business Credit	-312.16	0.00		
Owner Occupancy Credit	-78.04	0.00		
Homestead Credit	0.00	0.00		
Current Tax	2,946.26	0.00	2,946.26	0.00
Prior	0.00	0.00	0.00	0.00
Penalty	0.00	0.00	0.00	0.00
Interest	0.00	0.00	0.00	0.00
SA	0.00	0.00	0.00	0.00
Total	2,946.26	0.00	2,946.26	0.00
1st Half	1,473.13	0.00	1,473.13	0.00
2nd Half	1,473.13	0.00	1,473.13	0.00
Future	0.00	0.00	0.00	0.00

➤ Information obtained from the Franklin County Auditor website

HIGHEST AND BEST USE

HIGHEST AND BEST USE “AS IF VACANT” The subject’s parcel is currently zoned for residential, multi-family use making residential development the highest and best use of the subject’s parcel as though vacant.

HIGHEST AND BEST USE “AS IMPROVED” The subject is in good condition, legally permissible under the current zoning and currently serving its highest and best use.

SALES COMPARISON APPROACH

The Sales Comparison Approach is defined as “a set of procedures in which a value indication is derived by comparing the property being appraised to similar properties that have been sold recently, applying appropriate units of comparison, and making adjustments to the prices of the comparable sales based on the elements of comparison.”¹ The sales comparison approach incorporates the following steps:

1. Research the market to obtain information about transactions, listings, and other offerings of properties similar to the subject property.
2. Verify the accuracy of the information by considering whether the data obtained is factually accurate and reflects arms’ length market considerations. Information is verified by consulting a knowledgeable source, typically one of the participants in the transaction.
3. Determine the relevant units of comparison (e.g., per apartment, per square foot, income multiplier) and develop a comparative analysis for each unit.
4. Compare the subject and the comparable sales according to the elements of comparison and adjust the sale price of each comparable appropriately.
5. Reconcile the adjusted value indications that result from the comparable sales into a single value indication or a valuation range.

In order to develop an opinion of the subject’s market value, I have assembled sales data of homes similar in size amenities to the subject property. After examining the available sales data, three sales have been selected as the best indicators of the subject’s market value. The subject property was actively being marketed for sale on the effective date of the appraisal. After an adjustment process, which compensates for any significant differences between the sales selected for this analysis and the subject property, the sales provide an indication of the subject’s value. In analyzing the sales data, the price per square foot is selected as the appropriate unit of comparison. This is the unit of comparison most commonly quoted by brokers, sellers, and purchasers when discussing sales transactions of similar properties and is considered the most relevant for the subject. Following is a summary of the comparable sales which have been included in this analysis. A complete summary of the sales can be found in the addenda to this report. A location map has also been included for a visual representation of the subject’s location in comparison to each of the comparable building and land sales. The comparable sales analysis is included thereafter to illustrate the adjustments necessary to estimate the market value of the subject property.

¹ Appraisal Institute, The Appraisal of Real Estate, Twelfth Edition, (Chicago: Appraisal Institute, 2001), Page 63

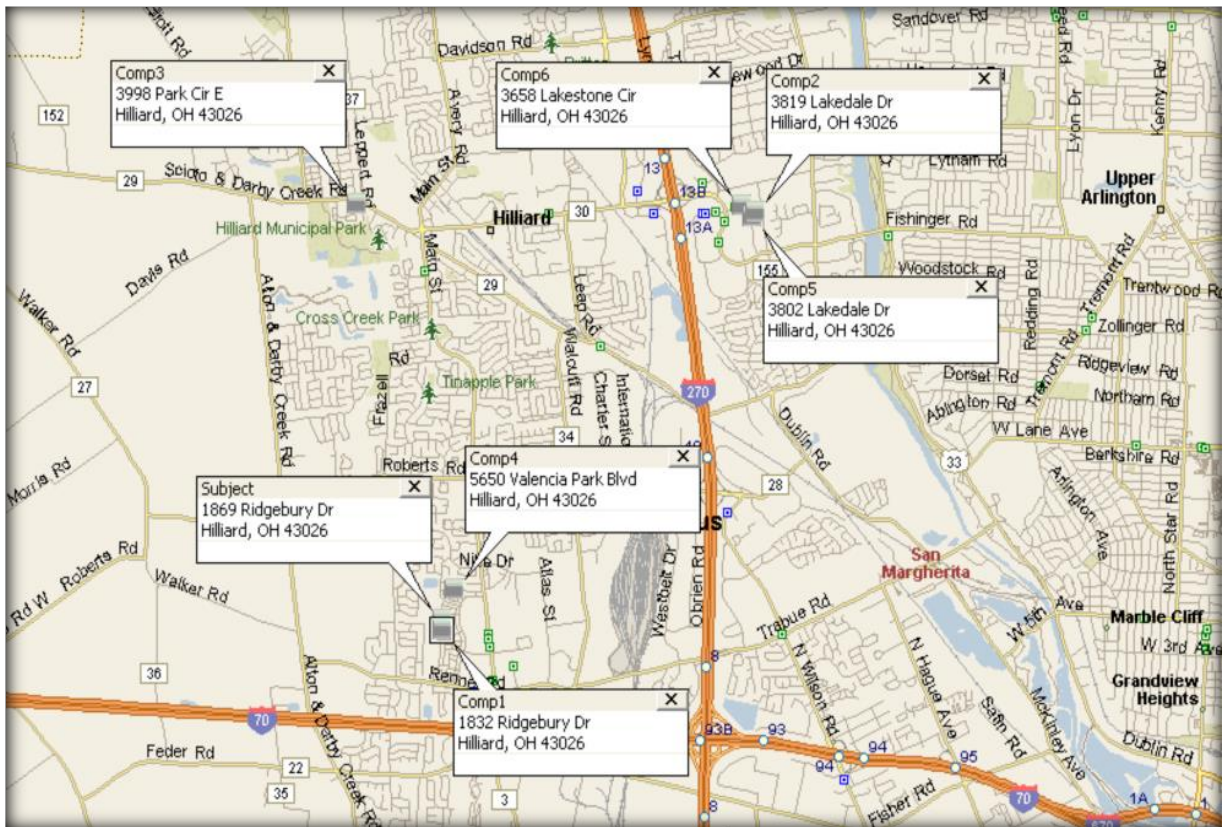
SUMMARY OF COMPARABLE SALES

SALE	ADDRESS	SALE DATE	SALE PRICE	SQ.FT	YEAR BUILT	\$/SF
SUBJECT:	1869 Ridgebury Drive 66A			1,392	1998	
1:	1832 Ridgebury Drive, 50A	03/1/2016	\$118,000	1,392	1993	\$84.77
2:	3819 Lakedale Drive	12/4/2015	\$149,900	1,386	1994	\$108.15
3:	3998 Park Circle E	03/7/2016	\$123,000	1,330	1999	\$92.48
4:	5650 Valencia Park Boulevard	12/4/2015	\$140,000	1,304	1992	\$107.36
5:	3802 Lakedale Drive	06/27/2016	\$147,000	1,386	1994	\$106.06
6:	3658 Lakestone Circle	09/14/2016	\$137,000	1,386	1993	\$98.85

COMPARABLE PROPERTY DESCRIPTION

- COMPARABLE SALE 1: is a wood frame, 1,392 sq.ft. semi-detached two-story residential town home in the subject's project built in 1993 with vinyl siding, a covered masonry stoop, deck, fenced yard, and a one-car attached garage.
- COMPARABLE SALE 2: is a wood frame, 1,386 sq.ft. semi-detached two-story residential townhome built in 1994 with vinyl siding and brick veneer, a covered masonry stoop, brick patio, and a one-car attached garage.
- COMPARABLE SALE 3: is a wood frame, 1,330 sq.ft. semi-detached two-story residential townhome built in 1999 with vinyl siding, a covered masonry stoop, a brick patio, fenced yard, and a one-car attached garage.
- COMPARABLE SALE 4: is a wood frame, 1,304 sq.ft. semi-detached two-story residential townhome in the subject's project built in 1992 with vinyl siding, a covered masonry stoop, a brick patio, and a one-car attached garage.
- COMPARABLE SALE 5: is a wood frame, 1,386 sq.ft. semi-detached two-story residential townhome built in 1994 with vinyl siding and brick veneer, a covered masonry stoop, brick patio, fenced yard, and a one-car attached garage.
- COMPARABLE SALE 6: is a wood frame, 1,386 sq.ft. semi-detached two-story residential townhome built in 1993 with vinyl siding and brick veneer, a covered masonry stoop, a wood deck, brick patio, and a one-car attached garage.

FIGURE 9 LOCATION MAP OF THE SUBJECT PROPERTY AND COMPARABLE SALES



TRANSFER HISTORY

THE SUBJECT: has not sold or transferred in the 3 years prior to the effective date.

COMPARABLE SALE 1: transferred to Kenjen Properties LLC under general warranty on December 11, 2016 for **\$118,000**.

COMPARABLE SALE 2: was transferred to Lisa Hummel under general warranty on December 2, 2013 for **\$140,000**. Since December 11, 2015 the property has been in the possession of Elizabeth Lucarelli under a general warranty transfer for **\$149,900**.

COMPARABLE SALE 3: was transferred to Sam Harbo on October 24, 2014 under general warranty for **\$115,000**. Since March 10, 2016 the property has been in the possession of Christopher Howard under general warranty for **\$123,000**.

COMPARABLE SALE 4: was transferred to Courtnie and Matthew Hollis on July 8, 2014 for **\$120,000**. Since May 19, 2016 the property has been in the possession of TL and Sue Cooper under general warranty for **\$139,000**.

COMPARABLE SALE 5: transferred to Matthew Schindler under general warranty on July 7, 2016 for **\$147,000**.

COMPARABLE SALE 6: was transferred to the Kurtz family on January 30, 2013 under quit claim deed. Since September 27, 2016 the property has been in the possession of Justin Mugge under warranty deed for **\$137,000**.

SUMMARY OF ADJUSTMENTS

The 331 comparable sales collected for the market analysis were used to develop the necessary adjustments through paired sales analysis. Differences in features that were not supported by the data for an adjustment during the research were marked with a '0'.

TIME: The research indicated homes experienced an average increase in property values at a rate of approximately 2.7% per year. Adjustments for increasing values were made at .23% per month.

ADDRESS	TRANSFER PRICE	FUTURE TRANSFER PRICE	YEARS	ANNUAL PERCENTAGE INCREASE
1877 Ridgebury Dr	\$106,900	\$141,900	8	4.1%
1875 Ridgebury Dr	\$96,250	\$94,000	4	0.6%
1873 Ridgebury Dr	\$121,000	\$125,000	11	0.3%
1871 Ridgebury Dr	\$94,500	\$87,500	12.33	-0.6%
1887 Ridgebury Dr	\$92,000	\$102,000	11.33	1%
1883 Ridgebury Dr	\$103,600	\$112,000	2	4%
1881 Ridgebury Dr	\$92,000	\$127,000	3.25	11.7%
1878 Ridgebury Dr	\$84,300	\$98,500	14	1.2%
1876 Ridgebury Dr	\$87,550	\$129,000	23.2	2%
1872 Ridgebury Dr	\$118,000	\$126,000	2	3.4%

Annual Average: 2.7%

Monthly Average: .23%

COMMON SPACE: Comparable Sales 2, 3,5 and 6 have exterior amenities which are inferior to the subject’s project (Hilliard Village). Townhomes from the “Lakes at Mill Run” project (comparable sales 2, 5 and 6) have a superior quality of construction compared to the subject which causes distortion when examining the price difference in exterior amenities compared to the subject’s property. The adjustment for common area amenities were developed from a match pair analysis of town homes from the “Lakes at Mill Run” (inferior exterior amenities) to a project with a comparable quality of construction and exterior amenities which are comparable to the subject property, “The Millington” project. Further analysis shows support for an adjustment of **9%** for the superior common space.

REPRESENTATIVE SALES ADDRESS (LAKES AT MILL RUN)	SOLD PRICE	SQFT DOCUMENTED	SQFT ATFLS	BATHS	BEDS
3658 Lakestone Circle	\$137,000	1,386	1,600	2.1	3

COMPARABLE SALES ADDRESSES (THE MILLINGTON)	SOLD PRICE	SQFT DOCUMENTED	SQFT ATFLS	BATHS	BEDS	ADJUSTED PRICE DIFFERENCE	PERCENTAGE OF THE SALE PRICE
3695 Hilliard Station Road	\$142,500	1,268	1,507	2.1	3	\$5,500	3.9%
3363 Fishinger Mill Drive	\$148,500	1,268	1,572	2.1	3	\$11,500	7.7%
3352 Eastwoodlands Trail	\$150,500	1,268	1,568	2.1	3	\$13,500	9.9%
3687 Hilliard Station Road	\$153,000	1,268	1,482	2.1	3	\$16,000	10.5%
3409 Eastwoodlands Trail	\$154,900	1,268	1,268	2.1	3	\$17,900	11.6%
Median:							9.9%

REPRESENTATIVE SALES ADDRESS (LAKES AT MILL RUN)	SOLD PRICE	SQFT DOCUMENTED	SQFT ATFLS	BATHS	BEDS
3656 Lakestone Circle	\$143,900	1,386	1,386	2.1	2

COMPARABLE SALES ADDRESS (LAKES AT MILL RUN)	SOLD PRICE	SQFT DOCUMENTED	SQFT ATFLS	BATHS	BEDS	ADJUSTED PRICE DIFFERENCE	PERCENTAGE OF THE SALE PRICE
3683 Hilliard Station Road	\$160,000	1,524	1,524	2.1	2	\$16,100	10%
3370 Eastwoodlands Trail	\$156,000	1,272	1,572	2.1	2	\$12,100	7.8%
3360 Eastwoodlands Trail	\$162,500	1,272	1,272	2.1	2	\$18,600	11.4%
3377 Eastwoodlands Trail	\$157,000	1,272	1,497	2.1	2	\$13,100	8.3%
Median:							9.2%

QUALITY: Comparable Sales 2, 5 and 6 are from “The Lakes at Mill Run” which has a higher standard of tract development with brick veneer finishes and exterior ornamentation around the windows. The interior finishes are above the standard set by the condos at Hilliard Village. The subject’s project enjoys exterior amenities which are not available to “The Lakes at Mill Run” Adjustments for difference in quality were developed from a matched pair analysis of townhomes from “The Village at Scioto Park” to townhomes from the “Lakes At Mill Run” Both projects have similar inferior exterior amenities compared to the subject’s project. In spite of the brick veneer finish, properties from “The Village at Scioto Park” are similar in quality of construction and exterior ornamentation around the windows compared to the subject property. Out of the three sales used in the matched pair analysis, one had an additional bathroom and one had a finished basement which differs from the representative appraisal. The **16%** adjustment for the difference in quality was chosen based on the comparable sale at 3656 Lakestone Circle being most similar to the representative sale.

REPRESENTATIVE SALES	SOLD PRICE	SQ.FT DOCUMENTED	SQFT ATFLS	YEAR BUILT	STYLE	BATHS	BEDS
3998 Park Circle E	\$123,000	1,330	1,330	1999	2 story	2.1	2

COMPARABLE SALES	SOLD PRICE	SQ.FT DOCUMENTED	SQFT ATFLS	YEAR BUILT	STYLE	BATHS	BEDS	ADJUSTED PRICE DIFFERENCE	PERCENTAGE OF THE SALE PRICE
3802 Lakedale Drive	\$147,000	1,386	1,386	1994	2 Story	3.1	2	\$24,000	19.5%
3658 Lakestone Circle	\$137,000	1,386	1,600	1993	2 Story	2.1	3	\$14,000	11.4%
3656 Lakestone Circle	\$143,900	1,386	1,386	1993	2 Story	2.1	2	\$20,900	16.9%

CONDITION: Sales 1 and 6 have what appears to be original cabinetry, kitchen hardware and bathroom features exhibiting no significant updates in the prior fifteen years. While the subject has original cabinets and some original bathroom features, updates include; toilets, furnace and ac (2016), roof (2013), and new kitchen faucet (2016). The condition adjustment was developed from a matched pair analysis of semi-detached town-homes from the subject's project (Hilliard Village) with similar bath and bedroom counts. Homes with original features (cabinetry, kitchen hardware, and bathroom) were paired against homes with updated cabinetry, kitchen hardware, and bathroom features. The research indicates an adjustment of **4%** for the upgrades is supported.

Homes with original cabinetry, kitchen hardware and bathroom features.

ADDRESS	SOLD PRICE	SQ.FT.	BATH	BED
1810 Hobbes Drive 82d	\$123,900	1,152	2.1	2
1993 Camino Lane 17b	\$124,900	1,152	2.2	2
1844 Ridgebury Drive 49a	\$124,000	1,152	2.2	2
1991 Camino Lane 17a	\$124,000	1,152	2.2	2

Homes with updated cabinetry, kitchen hardware and bathroom features.

ADDRESS	SOLD PRICE	SQ.FT.	BATH	BED
5690 Mango Lane 105a	\$129,000	1,152	2.1	2
1819 Ridgebury Drive C	\$129,000	1,152	2.2	2
5696 Everbrook Drive 37a	\$129,000	1,152	2.2	2

Adjusted Price Difference: \$5,100

Percentage of the Sales Price: 4%

BEDROOM: the bedroom adjustment (developed from pairing the representative sales against two-bedroom semi-detached, corner lots town-homes from the subject's project) indicated an adjustment range of **.1%** to **2.8%** of the sales price. Further analysis of the three-story town-homes from The Village at Hilliard Run located across the street from the subject's project supports an adjustment of **.6%**

REPRESENTATIVE SALES ADDRESS	BEDROOMS	SOLD PRICE		
1800 Hobbes Drive 117a	3	\$111,500		
			ADJUSTED	
			PRICE	PERCENTAGE OF THE
COMPARABLE SALES ADDRESS	BEDROOMS	SOLD PRICE	DIFFERENCE	SALE PRICE
1814 Bennigan Drive 88b	2	\$108,500	\$3,000	2.8%
5684 Mango Lane 105d	2	\$109,900	\$1,600	1.5%
5535 Valencia Park Boulevard	2	\$109,000	\$2,500	2.2%

REPRESENTATIVE SALES ADDRESS	BEDROOMS	SOLD PRICE		
5687 Kilbury Lane 125a	3	\$110,000		
			ADJUSTED	
			PRICE	PERCENTAGE OF THE
COMPARABLE SALES ADDRESS	BEDROOMS	SOLD PRICE	DIFFERENCE	SALE PRICE
1814 Bennigan Drive 88b	2	\$108,500	\$1,500	1.4%
5684 Mango Lane 105d	2	\$109,900	\$100	0.1%
5535 Valencia Park Boulevard	2	\$109,000	\$1,000	0.9%

VILLAGE AT HILLIARD RUN

REPRESENTATIVE SALES ADDRESS	BEDROOMS	SOLD PRICE		
1450 Bloomington Boulevard	3	\$149,000		
			ADJUSTED	
			PRICE	PERCENTAGE OF THE
COMPARABLE SALES	BEDROOMS	SOLD PRICE	DIFFERENCE	SALE PRICE
1434 Bloomington Boulevard	2	\$148,000	\$1,000	.06%
1435 Bloomington Boulevard	2	\$148,000	\$1,000	.06%
1422 Bloomington Boulevard	2	\$148,000	\$1,000	.06%

HALF BATH: A matched pair analysis of semi-detached town-homes of similar condition in the subject's project (Hilliard Village) indicate a range of .3% to 4%. Adjustments for the additional half bath were made towards the median at **1%**.

COMPARABLE SALE	BATH COUNT	SOLD PRICE		
1827 Bennigan Drive 89 E	2.2	\$142,500		
REPRESENTATIVE SALES	BATH COUNT	SOLD PRICE	ADJUSTED PRICE DIFFERENCE	PERCENTAGE OF THE SALE PRICE
5702 Mango Lane 106 A	2.1	\$142,000	\$500	.3%
5699 Mango Lane 108 A	2.1	\$141,500	\$1,000	.7%
1853 Hobbes Drive 76 A	2.1	\$136,000	\$5,500	4%

BATHROOM: Due to the limited Information on homes with a difference of 1 bathroom in similar condition from the subject's project (Hilliard Village). Further analysis of townhomes from a competing project (Lakes at Mill Run) indicate a range of 1% to 5% of the sale price.support an adjustment for the full bath were made towards the median; **3%** of the sales price.

COMPARABLE SALE ADDRESS	BATH COUNT	SOLD PRICE		
3431 Eastwoodlands Trail	3.1	\$150,000		
REPRESENTATIVE SALES ADDRESS	BATH COUNT	SOLD PRICE	ADJUSTED PRICE DIFFERENCE	PERCENTAGE OF THE SALE PRICE
3363 Fishinger Mill Drive	2.1	\$148,500	\$1,500	1%
3427 Eastwoodlands Trail	2.1	\$146,000	\$4,000	2.7%
3695 Hilliard Station Road	2.1	\$142,500	\$7,500	5%

BASEMENT: Comparable Sale 2, from “The Village at Scioto Park” project, was built on a slab. This is consistent with all the townhomes in “The Village at Scioto Park” project. The subject has a finished rec room. The subject’s project (HilliardVillage) had a sale within the past year that does not have a basement (1712 Ridgebury Drive). The adjustment for unfinished basement area was developed from a matched pair analysis of 1712 Ridgebury Drive against a town-house from the same project (Hilliard Village) with an unfinished basement (1794 Hobbes Drive). Adjustment for the unfinished below grade space were made at **\$8.41** per sq.ft.

REPRESENTATIVE SALE ADDRESS	SOLD PRICE	SQFT DOCUMENTED	BATHS	BEDS	BASEMENT AREA		
1794 Hobbes Drive	\$91,000	832	1.1	2	416		
COMPARABLE SALE ADDRESS	SOLD PRICE	SQFT DOCUMENTED	BATHS	BEDS	BASEMENT AREA	ADJUSTED PRICE DIFFERENCE:	ADJUSTED PRICE PER SQ.FT.
1712 Ridgebury Drive	\$87,500	832	1.1	2	0	\$3,500	\$8.41

FINISHED BELOW GRADE: Adjustments for the finished below grade living space was developed through a matched pair analysis of two townhomes from Hilliard Village with an unfinished basement compared to townhomes in the project with a finished basement. The adjustment of **\$19.00 per sq.ft** was determined based on the median and the average of the adjusted price per sq.ft.

COMPARABLE SALE ADDRESS:	BATH	BED	SA.FT DOCUMENTED	SQ.FT ATFLS	SALES PRICE		
1810 Hobbes Drive 82d	2.1	2	1,152	1,152	\$123,900		
REPRESENTATIVE SALES ADDRESS:	BATH	BED	SA.FT DOCUMENTED	SQ.FT ATFLS	SALES PRICE	ADJUSTED FOR BATH COUNT	ADJUSTED PRICE PER SQ.FT.
1993 Camino Lane 17b	2.2	2	1,152	1,352	\$124,900	\$123,651	-\$1.25
1844 Ridgebury Drive 49a	2.2	2	1,152	1,352	\$124,000	\$122,760	-\$5.70
5690 Mango Lane 105a	2.1	2	1,152	1,377	\$129,000		\$22.67
1991 Camino Lane 17a	2.2	2	1,152	1,407	\$124,000	\$122,760	-\$4.47
1819 Ridgebury Drive C	2.2	2	1,152	1,415	\$129,000	\$127,710	\$14.49
1854 Messner Drive 59a	2.2	2	1,152	1,452	\$135,000	\$133,650	\$32.50
5696 Everbrook Drive 37a	2.2	2	1,152	1,652	\$129,000	\$127,710	\$7.62

REPRESENTATIVE SALE ADDRESS:	BATH	BED	SA.FT DOCUMENTED	SQ.FT ATFLS	SALES PRICE	ADJUSTED FOR BATH COUNT
1812 Hobbes Drive	2.2	2	1,152	1,152	\$145,000	\$143,550

COMPARABLE SALES ADDRESS:	BATH	BED	SA.FT DOCUMENTED	SQ.FT ATFLS	SALES PRICE	ADJUSTED FOR BATH COUNT	ADJUSTED PRICE PER SQ.FT.
5526 Valencia Park Boulevard	2.1	2	1,152	1,350	\$150,001		\$32.58
1819 Ridgebury Drive C	2.2	2	1,152	1,352	\$165,000	\$163,350	\$99.00
5702 Valencia Park Boulevard 35d	2.1	2	1,152	1,509	\$155,000		\$32.07
5707 Apricot Lane 94c	2.1	2	1,152	1,608	\$152,000		\$18.53

Median: \$18.53

COMPARISON ANALYSIS CONCLUSION

The table labeled *Comparable Sales Analysis* on the following page is a presentation of the adjustments discussed above. After completing the adjustment process, the price range of the sales used for this analysis (21.2%) reduced to an adjusted range of 11.4%. After considering the variances relative to the subject, each of the comparable sales were given consideration (10%) with emphasis placed on sale 4 (50%) making the 'as-is' appraised value toward the median of the range, or **\$140,500**.

	Subject	Comparable 1	Comparable 2	Comparable 3	Comparable 4	Comparable 5	Comparable 6
Address	1869 Ridgebury Drive Hilliard, OH 43026	1832 Ridgebury Drive, 50A Hilliard, OH 43026	3819 Lakedale Drive Hilliard, OH 43026	3998 Park Circle E Hilliard, OH 43026	5650 Valencia Park Boulevard Hilliard, OH 43026	3802 Lakedale Drive Hilliard, OH 43026	3658 Lakestone Circle Hilliard, OH 43026
Project Name and Phase	Hilliard Village	Hilliard Village	Lakes at Mill Run	The Village at Scioto Park	Hilliard Village	Lakes At Mill Run	Lakes At Mill Run
Proximity to Subject		850 sq.ft. S	4 mi NE	3.28 mi N	1594 sq.ft E	4.1 mi NE	4.1 mi NE
Sale Price		\$118,000	\$149,900	\$123,000	\$140,000	\$147,000	\$137,000
Sale Price/Gross Liv. Area							
Data Source(s)		CBRMLS#215026606; DOM 165	CBRMLS#215037313; DOM 5	CBRMLS#215039933; DOM 72	CBRMLS#215037313; DOM 6	CBRMLS#216016281; 27	CBRMLS#216020880; DOM 32
Verification Source(s)		Franklin County Auditor	Franklin County Auditor	Franklin County Auditor	Franklin County Auditor	Franklin County Auditor	Franklin County Auditor
Sale or Financing Concessions		armslth	Armslth	Armslth	Armslth	Armslth	Armslth
Date of Sale/Time		Cash	Convention	Convention	Convention	Cash	Convention
Location		3/1/2016	12/4/2015	3/7/2016	12/4/2015	6/27/2016	9/14/2016
Leasehold/Fee Simple	residential	2,500	4,100	2,500	3,900	1,700	800
HOA Mo. Assessment	fee simple	residential	residential	residential	residential	residential	residential
Common Elements and Rec. Facilities	\$208	fee simple	fee simple	fee simple	fee simple	fee simple	fee simple
Site	Bike/Walk Path; Clubhouse; Fitness Facility; Pool	\$183	\$266	\$225	\$208	\$266	\$260
View	Condo	0	0	0	0	0	0
Design (Style)	Bike/Walk Path; Clubhouse; Fitness Facility; Pool	Condo	Gated Community, Common Area, Pond	none	Bike/Walk Path; Pool, Park, Fitness Facility, Clubhouse	Gated Community, Common Area, Pond	Gated Community, Common Area, Pond
Quality of Construction	Condo	Condo	13,500	11,100	Condo	13,200	12,300
Actual Age	residential/residential	residential/residential	residential/residential	residential/residential	residential/residential	residential/residential	residential/pond
Condition	Town House	Town House	Town House	Town House	Town House	Town House	Town House
Above Grade Total Bdrms. Baths Total	average	average	good	average	average	good	good
GLA	18	23	22	17	24	22	23
Basement & Finished Rooms Below Grade	good	average	good	good	good	good	average
Functional Utility	4,700	4,700	4,500	4,500	4,400	4,400	4,400
Heating/Cooling	t1 5 br 3 bth 2.1	t1 5 br 3 bth 2.1	t1 4 br 2 bth 3.1	t1 5 br 2 bth 2.1	t1 5 br 3 bth 2.1	t1 4 br 2 bth 3.1	t1 4 br 3 bth 2.1
Energy Efficient Items	1,392 sq.ft	1,392 sq.ft	1,386 sq.ft	1,330 sq.ft	1,304 sq.ft	1,386 sq.ft	1,386 sq.ft.
Porch/Patio/Deck	576 sq.ft. 237fin	576sq.ft.108fin	629sq.ft.200fin	665sq.ft.0fin	576sq.ft.263fin	629sq.ft.214fin	629sq.ft.214fin
Net Adjustment (Total)	1 rec room	1 rec room	1rec room	adequate	1rec room	1 rec room	1 rec room
Adjusted Sale Price of Comparables	adequate	adequate	adequate	adequate	adequate	adequate	adequate
	FA/CA	FA/CA	FA/CA	FA/CA	FA/CA	FA/CA	FA/CA
	insul windows	insul windows	insul windows	insul windows	insul windows	insul windows	insul windows
	1-car att	1-car att	1-car att	1-car att	1-car att	1-car att	1-car att
	deck	deck, fenced yard	patio	patio, fenced yard	patio	patio, fence	deck
	\$9,200	\$9,200	-\$9,700	\$17,600	\$3,400	-\$3,300	-\$2,000
	net adj. 7.8%	127,200	net adj. -6.5%	net adj. 14.3%	net adj. 2.4%	net adj. -2.2%	net adj. -1.5%
	gross adj. 9.2%		gross adj. 5.1%	gross adj. 12.1%	gross adj. 3.3%	gross adj. 4.6%	gross adj. 8.2%
			\$140,200	\$140,600	\$143,400	143,700	\$135,000

RECONCILIATION OF THE SALES COMPARISON APPROACH

The selected sales chosen from the subject's project and competing projects in the Hilliard market area were determined to best represent the subject's features. Sale 1 is a semi-detached townhome from the subject's project (Hilliard Village) with inferior condition, bath count and below grade space. Sales 2, 5 and 6 are semi-detached townhomes from a competing project (lakes at Mill Run). While the quality of construction is superior to Hilliard Village, the exterior amenities are inferior. Sale 3, from "The Village at Scioto Park", is a semi-detached townhome with comparable quality of construction to the subject. The townhomes in this project are built on slabs and the exterior amenities are inferior to the subject. Sale 4 is considered to be most similar to the subject indicated by the lowest gross adjustment percentage (5%) of the six comparable sales.

The adjustment process indicates an adjusted range of \$125,000 to \$148,000 (15%). Each of the sales were given consideration in determining the final opinion of value with emphasis on Sale 4. The final value as of November 27, 2016 is **\$140,500** with a marketing time and exposure time of 15 to 30 days. The appraised value is toward the upper end of the adjusted range which is attributed to the subjects GLA while being semi-detached and the recent upgrades described on page 18.

The weight assigned to the comparable sales illustrated below is further supported by the adjusted value of sales two and three.

	APPRAISED VALUE	ASSIGNED WEIGHT	DOLLAR VALUE
<i>Comparable Sale 1:</i>	\$127,200	0.1	\$12,720
<i>Comparable Sale 2:</i>	\$140,200	0.1	\$14,020
<i>Comparable Sale 3:</i>	\$140,600	0.1	\$14,060
<i>Comparable Sale 4:</i>	\$143,400	0.5	\$71,700
<i>Comparable Sale 5:</i>	\$143,700	0.1	\$14,370
<i>Comparable Sale 6:</i>	\$135,000	0.1	\$13,500
		Total:	\$140,370

FIGURE3 COMPARABLE SALES: PHOTOS



COMPARABLE 1:1832 Ridgebury Drive, 50a
Hilliard, Oh 43026



COMPARABLE 2:3819 Lakedale Drive
Hilliard, Oh 43026



COMPARABLE 3:3998 Park Circle E
Hilliard, Oh 43026



COMPARABLE 4:5650 Valencia Park Boulevard
Hilliard, Oh 43026



COMPARABLE 5:3802 Lakedale Drive
Hilliard, Oh 43026



COMPARABLE 6:3658 Lakestone Circle
Hilliard, Oh 43026

INCOME CAPITALIZATION ANALYSIS

STATUS OF THE SUBJECT PROPERTY

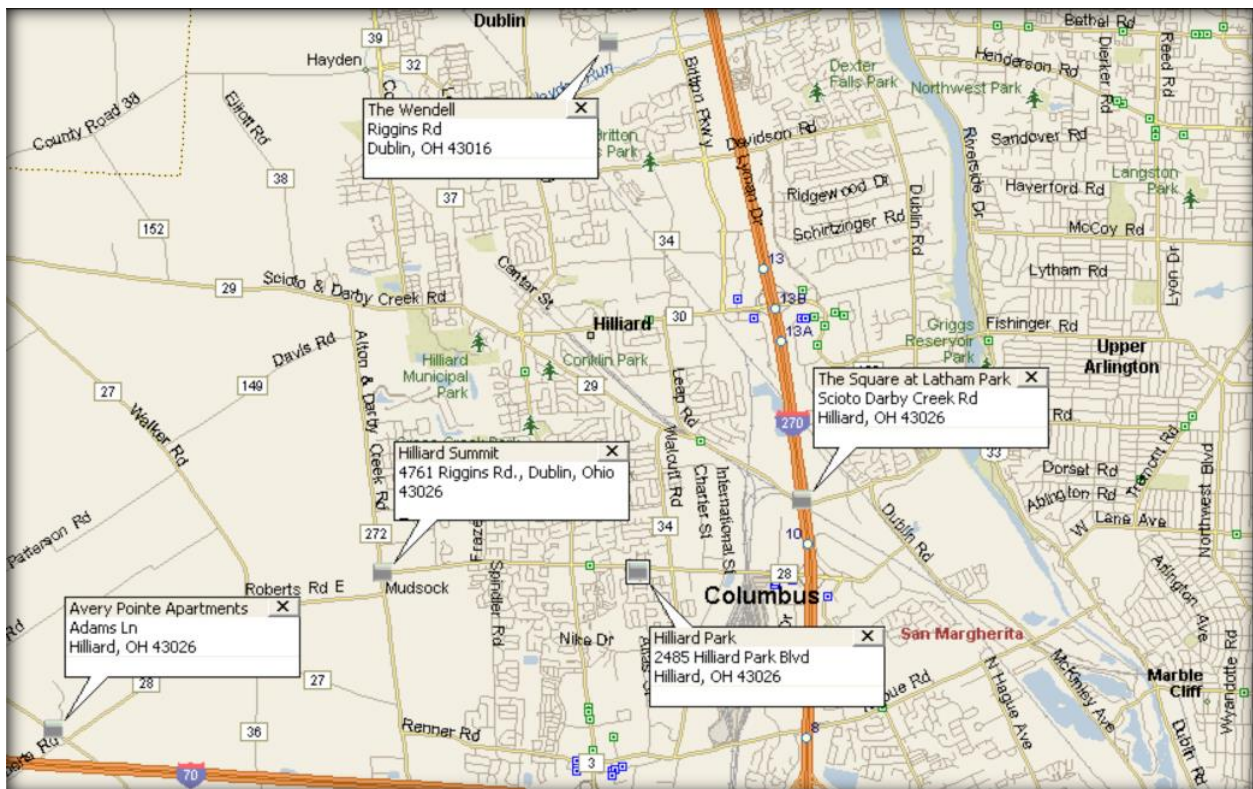
The subject property is owner occupied. Although an estimated 20% of the condos in Hilliard Villiage are rented, the appraiser was unable to gain any additional information on these properties.

RENT ANALYSIS

An analysis of comparable rental properties in the market area gave a range of **\$0.94-\$2.04 per sq. ft.** for monthly rent. The projected rental income for the subject property (\$1.13 per sq.ft.) is based on the range established by “The Wendell” and “Avery Pointe”; the most similar to the subject in style and external aminties. This rate with the subject’s GLA (1,392 sq.ft.) indicates a montly rental income of **\$1,573.**

CONDOMINIUM COMMUNITIES	TYPE	BEDROOMS	PRICE RANGE	SQ.FT.	PRICE/SQ.FT.
1. The Wendell	Townhome	3	\$1,483-\$1684	1,483	\$1-\$1.13
2. The Square at Latham Park	Townhome	3	\$1,500	1,200	\$1.25
3. Avery Pointe	Townhome	3	\$1,291-\$1,328	1,146	\$1.12-\$1.15
4. Hilliard Summit	Townhome	3	\$1,299-\$2,515	1,230	\$1.05-\$2.04
5. Hilliard Park	Townhome	3	\$1,118-\$1,299	1,180	\$0.94-\$1.10

FIGURE 4 COMPARABLE LEASE PROPERTIES: LOCATION MAP



➤ Information obtained from the Franklin County Auditor website

SUMMARY OF INCOME ANALYSIS

The income approach was developed due to 20% of the properties in Hilliard Village being rentals. Due to this lack of information, the (NOI) was not developed for this analysis. The rental data and project budget information for the subject's project was not obtained from the telephone interview with the project manager. The projected rental income is derived from a study of rental properties in the surrounding area sharing similar amenities to the subject.

SELECTION OF INCOME MULTIPLIER

The following sales are tenant occupied, townhome style, condominiums, closing within one year of the effective date in the subject's market area. The six sales indicate a range of 80 to 88.3 for the gross rent multiplier. The GRM (88) chosen for the income approach is towards the upper end of the value range due to the older age of the rental properties and common amenities that are that is inferior to the subject.

MLS#	STREET ADDRESS	SOLD DATE	SOLD PRICE	RENT	GRM
216007239	5282 Dutchess Lane, 62a	5/17/2016	\$68,000	\$850.00	80.00
216013564	4851 Lady Jane Avenue, 23a	5/25/2016	\$75,000	\$850.00	88.24
216017190	4815 Prince Charles Way, 44a	6/9/2016	\$75,250	\$885.00	85.03
216017196	4817 Prince Charles Way, 44b	6/9/2016	\$75,250	\$898.00	83.80
216019231	4835 Duke Philip Drive, 39a	7/25/2016	\$75,000	\$925.00	81.08
216019213	4837 Duke Philip Drive, 39b	7/25/2016	\$75,000	\$925.00	81.08

TABLE 12 CONDOMINIUM RENTAL PROPERTIES



COMPARABLE 1:5282 Dutchess Lane, 62a Hilliard, Oh 43026



COMPARABLE 2:4851 Lady Jane Avenue, 23a Hilliard, Oh 43026



COMPARABLE 3:4815 Prince Charles Way, 44a Hilliard, Oh 43026



COMPARABLE 4:4817 Prince Charles Way, 44b Hilliard, Oh 43026



COMPARABLE 5:4835 Duke Philip Drive, 39a Hilliard, Oh 43026



COMPARABLE 6:4837 Duke Philip Drive, 39b Hilliard, Oh 43026

Based on the analysis of rental property in the subject's market, the value developed from the Income Approach as of the effective date of the appraisal is:

$$\$1,573 \times 88 = \$138,400$$

One Hundred Thirty-Eight Thousand Four Hundred Dollars.

RECONCILIATION AND FINAL OPINION OF VALUE

SALES APPROACH: \$140,500

INCOME APPROACH: \$138,400

The value derived from the income approach reflects that of a rental property. The subject has always been owner occupied and is in good condition with updated appliances and not subject to wear and tear of a typical rental property. The final value serves as additional support to the value determined from the Sales Comparison Approach.

The sales comparison approach was given the most weight when determining the final opinion of value, being the best indicator of the market's motivation. The subject is not a rental property. Therefore, the income approach is given limited consideration in the final conclusion to value. Considering all factors, it is my opinion the final fee simple market value as of November 27, 2016 is:

**One Hundred Forty Thousand Five Hundred Dollars
(\$140,500)**

APPRAISER'S CERTIFICATION

The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in
15. my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
16. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
17. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
18. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap,
19. familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
20. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the
21. attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
22. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
23. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

24. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).
25. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.
26. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.
27. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.
28. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION

The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER'S STATE OF OHIO LICENSE/CERTIFICATE

ADDRESS OF PROPERTY APPRAISED: 1869 Ridgebury Dr.
Hilliard, OH 43026

APPRAISED VALUE OF SUBJECT PROPERTY: \$140,500

CLIENT

NAME: Ms. Anne M. Petit

COMPANY NAME: Ohio Real Estate Appraiser Board

COMPANY ADDRESS: 77 S. High St., 20th floor Columbus, Ohio 43215-6133. Petit

COMPANY NAME: Ohio Real Estate Appraiser Board

COMPANY ADDRESS: 77 S. High St., 20th floor Columbus, Ohio 43215-6133



Signature: 

APPRAISER

Name: Matthew Love, ARA

Company Name: Urban Information Services, Inc.

Company Address: 33 East Schrock Road, Ste 2, Westerville, Ohio 43081

Telephone Number: (614)394-9290

Email Address: matthew_mlove@yahoo.com

Date of Signature and Report: January 10, 2020

Effective Date of Appraisal: November 27th, 2016

SUBJECT PROPERTY

Did inspect exterior of subject property from street

Date of Inspection: December 18, 2016

COMPARABLE SALES

I did inspect exterior of comparable sales from street.

Date of Inspection: December 18, 2016



Signature: 

SUPERVISORY APPRAISER

Name: E. Hale Whipkey

Company Name: Urban Information Services, Inc.

Company Address: 33 East Schrock Road, Ste 2, Westerville, Ohio 43081

Telephone Number: (614)394-9290

Email Address: uis@urbaninformationservices.com

Date of Signature and Report: January 10, 2020

Effective Date of Appraisal: November 27, 2016

SUBJECT PROPERTY

I did not inspect subject property

COMPARABLE SALES

I did not inspect exterior of comparable sales from street.

APPRAISER QUALIFICATIONS PAGE

MATTHEW LOVE

33 EAST SCHROCK ROAD, SUITE 2, WESTERVILLE, OHIO 43081
Ph: (614) 222-2601 and (614) 882-3122 Fax: (614) 882-2184
uis@urbaninformationservices.com

EDUCATION

The Ohio State University, 2007 **BACHELORS OF ARTS-World Economics**
Columbus, Ohio

THE APPRAISAL INSTITUTE: Successful completion of all required course work to become a State Registered Appraiser Assistant.

- **General Appraiser: Report Writing and Case**
- **Residential Design: The Makings of a Good House**
- **Basic Appraisal Procedures**
- **Basic Appraisal Principles**
- **Fair Housing**
- **Business Practices and Ethics**
- **15-Hour National USPAP Course**

MCKISSOCK: Successful completion of all required course work to become certified residential appraiser

- **Residential Property Inspection for Appraisers**
- **Residential Construction and the Appraiser**
- **2018-2019 7-Hour National USPAP Update Course**
- **The FHA Handbook 4000.1**
- **Supporting Your Adjustments: Methods for Residential Appraisers**
- **Understanding Residential Construction**
- **Essential Elements of Disclosures and Disclaimers**
- **Supervisor-Trainee Course for Ohio**
- **2016-2017 15-Hour National Uniform Standards of Professional Appraisal Practice**
- **2014-2015 7-hour National USPAP Update Course**
- **Advanced Residential Applications and Case Studies**
- **Appraisal Subject Matter Electives**
- **Statistics, Modeling and Finance**
- **2012-2013 7-hour National USPAP Update Course**

APPRAISAL EXPERIENCE

Urban Information Services, Inc. 2009-Present
Columbus, Ohio

My role as an Independent Fee Appraiser Assistant began with report writing, information gathering and analysis. My responsibilities increased to completion of the entire appraisal process under the direction of principal E. Hale Whipkey MAI.

Franklin County • Fairfield County • Licking County • Marion County • Union County

Huntington Bank 2016-2018
Columbus, Ohio

My role as an Administrative Reviewer entailed ordering and reviewing valuation products for the Residential Real-Estate Department. These products included AVMs, ECMRs, desktops, interior desktops, drive-by appraisals, multi-family appraisals, condominium appraisals and single-family residential appraisals. In conjunction, this role included performing administrative review of the previously mentioned valuation products for Huntington's Loss-Mitigation Department, the Default Services Department and the Home Savers Department.

Nations Valuation Services 2012-2014
Columbus, Ohio

As a Senior Review Analyst, I conducted administrative review of valuation products nationwide while developing a local presence and strong geographic competency in surrounding counties as a state registered real estate appraiser assistant conducting fee appraisals for the company. The role consists of gathering data to analyze factors affecting the value to assure the appropriate analysis and methodology has been applied to the products. Upon completion, my role expanded into the field with my mentor (Wallace Burke) conducting local fee appraisals. Additional roles also included submission of verbal and written communications to appraisers and lending institutions across the United States.

State Registered Appraiser Assistant

REPRESENTATIVE ASSIGNMENTS

Residential: **SINGLE FAMILY RESIDENTIAL**
SINGLE FAMILY CONDO

Commercial: **MULTI-FAMILY PROPERTIES**
ASSISTED LIVING FACILITIES
LUXURY SINGLE-FAMILY HOMES

PREVIOUS CLIENTS

- **Citizens Bank**
- **FHA**
- **Fifth-Third Bank**
- **Fidelity Residential Property Services Division**
- **Huntington Bank**
- **HUD**
- **JP Morgan Chase**
- **Encompass**
- **Nations Valuation Services**
- **Carlile Patchen & Murphy LLP**
- **Guidance Residential LLC**
- **Stonegate Mortgage**
- **Living care alternatives**
- **Dan Barham, attorney**
- **Brent baisden, attorney**

APPRAISER QUALIFICATIONS PAGE

E. HALE WHIPKEY, JR., MAI
33 EAST SCHROCK ROAD, SUITE 2, WESTERVILLE, OHIO 43081
Ph: (614) 222-2601 and (614) 882-3122 Fax: (614) 882-2184
uis@urbaninformationservices.com

EDUCATION

Wittenberg University, 1972 B.A., Political Science,
The Ohio State University, 1975 Master's Degree, City and Regional Planning,

THE APPRAISAL INSTITUTE, 1992 MAI Designation,

Course 8: Residential Valuation Course 110: Appraisal Principles
Course 120: Appraisal Procedures
Course 310: Basic Income Capitalization
Course 410: Standards of Professional Practice, Part A
Course 420: Standards of Professional Practice, Part B
Course 430: Standards of Professional Practice, Part C
Course 510: Advanced Income Capitalization
Course 540: Report Writing and Valuation Analysis
Course 550: Advanced Applications
Course 797: Valuation of Conservation Easements
1999 Appraisal Institute Instructor Leadership Conference

CONTINUING EDUCATION SEMINARS

1990-2017 Appraisal Institute Annual Real Estate Economic Seminar
1997 Appraising High Value and Historic Homes
1999 Eminent Domain and Condemnation Appraising
2008 Appraising Convenience Stores
2014 Evaluating Commercial Construction
2015-2016 Business Practices and Ethics
2004-2017 Bi-Annual National USPAP Update

SPECIAL CERTIFICATIONS

Completion of the *Valuation of Conservation Easements Certification Program* in 2012, as offered by the American Society of Appraisers, the American Society of Farm Managers and Rural Appraisers and the Appraisal Institute and endorsed by the Land Trust Alliance. This certificate indicates that I have completed the *Valuation of Conservation Easements* educational requirements and passed the examination.

BUSINESS EXPERIENCE

1987 to Present Principal of Urban Information Services, a real estate consulting and appraisal company, and Broker of Whipkey Real Estate Co. (formerly Westerville Realty)
1978 – 1987 Fee appraiser and real estate brokerage with Westerville Realty
1976 – 1978 Appraiser for State of Ohio, Department of Tax Equalization ASSOCIATIONS

MAI Designated Member, The Appraisal Institute
Certified General Real Estate Appraiser, State of Ohio, Certification 380365
Associate member of the American Planning Association
Licensed Real Estate Broker in Ohio; Member Columbus Board of Realtors,
Ohio Association of Realtors and National Association of Realtors

REPRESENTATIVE APPRAISAL CLIENTS

CURRENT CLIENTS

Civista Bank
The Fahey Banking Company
The Home Savings and Loan Co.
Prudential Huntoon Paige Associates
Bale, Begin & Associates, Ltd.
Firestone Brehm Hanson Wolf & Young, LLP
Strip, Hoppers, Leithart, McGrath & Terlecky, LPA
Citizens Bank of Logan
First Federal Savings & Loan
Bellwether Real Estate Capital, LLC
Red Mortgage Capital, Inc.
Fred J. Milligan, Attorney at Law
Whalen & Company, CPAs
The Delaware County Bank & Trust
Heartland Bank
Carlile, Patchen & Murphy LLP
U.S. Dept. of Housing and Urban Development
M. Jebb Linch, Attorney at Law
Ron Lykins, Inc. CPAs

PAST CLIENTS

Advantage Bank
American National Bank
Bank One, NA
Commercial Savings Bank
Metropolitan Savings Bank
National City Bank
Old Fort Bank
Huntington National Bank
Republic Bank
Society Bank
State Savings Bank
Lancaster Pollard
York Financial Corp.
City of Newark, Ohio
City of Reynoldsburg, Ohio
Westerville Public Library
Ohio University
Otterbein College
Farmers Home Administration
Resolution Trust Corporation
U.S. Federal Bankruptcy Court
First Westerville Mortgage Corp

REPRESENTATIVE APPRAISAL ASSIGNMENTS

STANDARD ASSIGNMENTS ON REPEATING BASIS

Agricultural Land and Farms
Continuum Care Retirement Communities
Nursing Homes
Assisted Living Facilities
Manufactured Home Communities
Development Land
Subdivision Analyses
Apartment Complexes
Senior Apartment Buildings/Communities
Suburban Office Buildings
Neighborhood and Community Shopping Centers
Mixed Use, Commercial and Residential Properties
Old (not registered historic) Commercial Properties

SPECIALTY ASSIGNMENTS

Resort Property Development
Nuclear Power Plant
High Value Single Family Residences
Golf Courses
Peat Bog Farm
Registered Historic Single Family Residences

ADDENDA

Parcel ID: 560-228532-00

Map Routing: 560-T140ACCC-205-00

WILLIAMS DOUGLAS J

1869 RIDGEBURY DR

OWNER

Owner [WILLIAMS DOUGLAS J](#)

Owner Address 1869 RIDGEBURY DR
HILLIARD OH 43026

Legal Description HILLIARD VILLAGE
CONDOMINIUM 15TH AMD
UNIT 66A

Calculated Acres .01

Legal Acres 0

Tax Bill Mailing [View or Change on the Treasurer's Website](#)
If you have recently satisfied or refinanced your mortgage, please visit the above link to review your tax mailing address to ensure you receive your tax bill and other important mailings.

[View Google Map](#)

 [Print Parcel Summary](#)

MOST RECENT TRANSFER

Transfer Date JAN-11-2017

Transfer Price \$142,000

Instrument Type GW

2018 TAX

STATUS

Property Class R - Residential

Land Use 550 - CONDOMINIUM UNIT

Tax District 560 - COLUMBUS-HILLIARD CSD

School District 2510 - HILLIARD CSD [\[SD Income Tax\]](#)

City/Village COLUMBUS CITY

Township

Appraisal Neighborhood T0500

Tax Lien No

CAUV Property No

Owner Occ. Credit 2018: Yes 2019: Yes

Homestead Credit 2018: No 2019: No

Rental Registration No

Board of Revision No

Zip Code 43026

2018 CURRENT MARKET VALUE

	Land	Improvements	Total
Base	15,000	109,400	124,400
TIF			
Exempt			
Total	15,000	109,400	124,400
CAUV	0		

2018 TAXABLE VALUE

	Land	Improvements	Total
Base	5,250	38,290	43,540
TIF			
Exempt			
Total	5,250	38,290	43,540

2018 TAXES

Net Annual Tax	Total Paid	CDQ
3,091.06	3,091.06	

DWELLING DATA

Yr Built	Tot Fin Area	Rooms	Bedrooms	Full Baths	Half Baths
1994	1,392	5	3	2	1

SITE DATA

Frontage	Depth	Acres	Historic District
----------	-------	-------	-------------------

RESIDENTIAL BUILDING

Card Number	1
Use Code	550 - RESIDENTIAL CONDOMINIUM UNIT
Style	CONDOMINIUM
Exterior Wall Type	1-WD/ALUM/VINYL
Year Built	1994
Year Remodeled	
Effective Year	
Finished Area Above Grade	1392
Finished Area Below Grade	0
Number of Stories	2.0
Condition	AVERAGE
Attic	NO ATTIC
Heating / AC	HEAT/AIR CON
Fixtures	10
Woodburning Fireplace	Stacks: 0 Openings: 0
Garage Spaces	1.5

Well\Septic

Rooms

Living Units	1
Total Rooms	5
Bedrooms	3
Family Rooms	
Dining Rooms	0
Full Baths	2
Half Baths	1
Basement	FULL BASEMENT
Unfinished Area Sq Ft	
Recreation Room Sq Ft	288

FINISHED AREA (SQ FT)

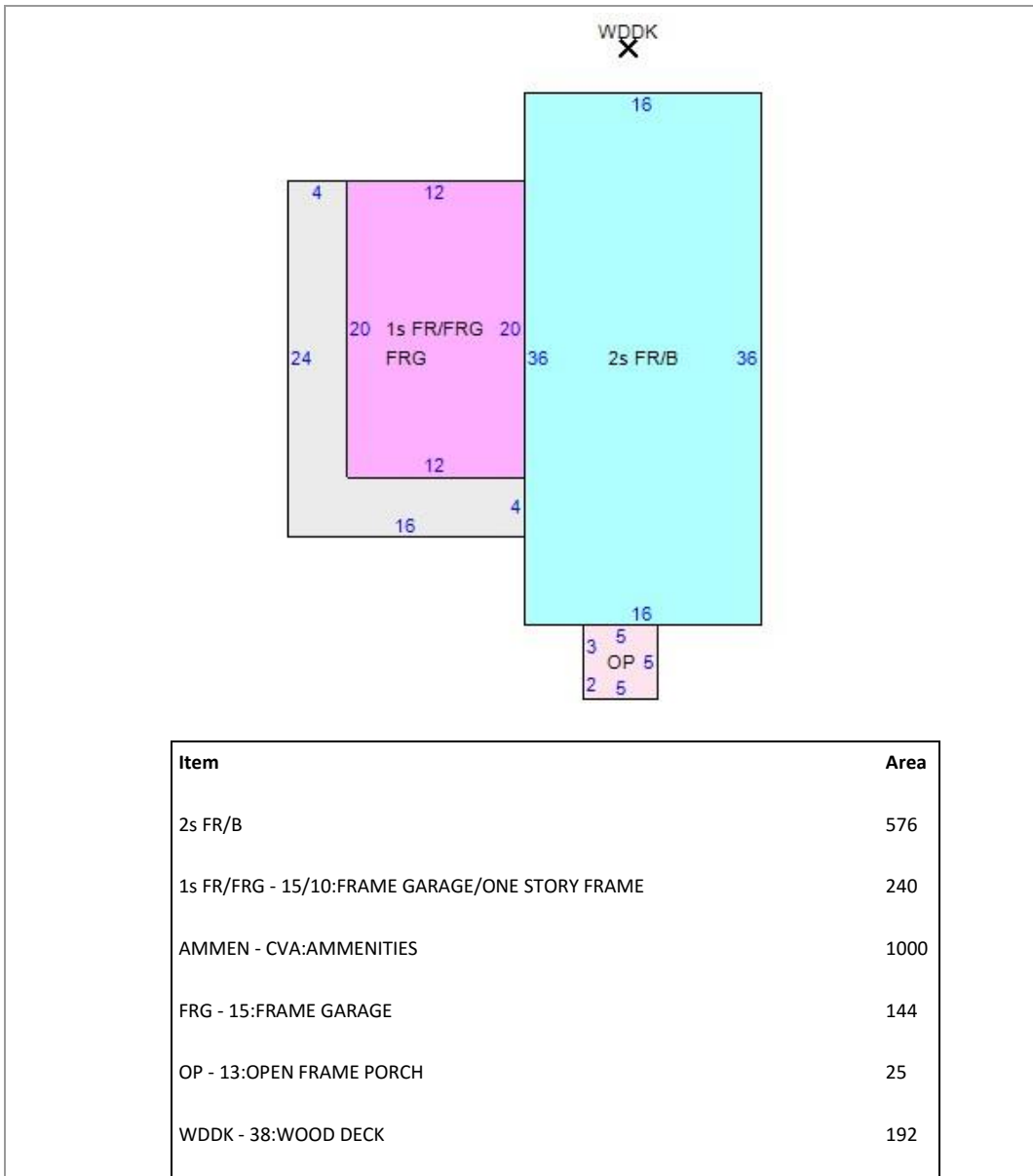
Level 1	576
Level 2	816
Attic	0
Finished Above Grade Finished	1392 0
Below Grade	
Finished Area	1392

SALES SUMMARY

Date	Grantee	Convey No	Inst Type	# of Parcels	Sale Price
JAN-11-2017	WILLIAMS DOUGLAS J	00000690	GW	1	\$142,000
OCT-04-2012	LOYD KIMBERLY A	16963	GW	1	\$110,000
SEP-07-2011	LOVE NORWEDA C	12912	WD	1	\$128,000
JUL-18-2001	LINDER BYRON J	15467	WD	1	\$111,000
JUN-02-1999	RONE JEROD M	11114	WD	1	\$107,500
JUL-22-1994	STUCKI DAVID J & KIM E	14349	SU	1	\$97,450

TRANSFER HISTORY

[Historical Parcel Sheets \(PDF\)](#)



Parcel ID: 560-225224-00

Map Routing: 560-T140ACCC-132-00

KENJAN PROPERTIES LLC

1832 RIDGEBURY DR

OWNER

Owner [KENJAN PROPERTIES LLC](#)

Owner Address 1990 LAKE SHORE DR
 COLUMBUS OH 43204

Legal Description HILLIARD VILLAGE
 CONDOMINIUM 8TH AMD
 UNIT 50A

Calculated Acres .02
 Legal Acres 0

Tax Bill Mailing [View or Change on the Treasurer's Website](#)
If you have recently satisfied or refinanced your mortgage, please visit the above link to review your tax mailing address to ensure you receive your tax bill and other important mailings.

[View Google Map](#)
 [Print Parcel Summary](#)

MOST RECENT TRANSFER

Transfer Date FEB-27-2017

Transfer Price \$0

Instrument Type AF

2018 TAX

STATUS

Property Class R - Residential
 Land Use 550 - CONDOMINIUM UNIT
 Tax District 560 - COLUMBUS-HILLIARD CSD
 School District 2510 - HILLIARD CSD [\[SD Income Tax\]](#)
 City/Village COLUMBUS CITY
 Township
 Appraisal Neighborhood T0500
 Tax Lien No
 CAUV Property No
 Owner Occ. Credit 2018: No 2019: No
 Homestead Credit 2018: No 2019: No
 Rental Registration Yes
 Board of Revision No
 Zip Code 43026

2018 CURRENT MARKET VALUE

	Land	Improvements	Total
Base	15,000	102,800	117,800
TIF			
Exempt			
Total	15,000	102,800	117,800
CAUV	0		

2018 TAXABLE VALUE

	Land	Improvements	Total
Base	5,250	35,980	41,230
TIF			
Exempt			
Total	5,250	35,980	41,230

2018 TAXES

Net Annual Tax	Total Paid	CDQ
3,004.18	4,506.15	

DWELLING DATA

Yr Built	Tot Fin Area	Rooms	Bedrooms	Full Baths	Half Baths
1993	1,392	5	3	2	1

SITE DATA

Frontage	Depth	Acres	Historic District
----------	-------	-------	-------------------

RESIDENTIAL BUILDING

Card Number	1
Use Code	550 - RESIDENTIAL CONDOMINIUM UNIT
Style	CONDOMINIUM
Exterior Wall Type	1-WD/ALUM/VINYL
Year Built	1993
Year Remodeled	
Effective Year	
Finished Area Above Grade	1392
Finished Area Below Grade	0
Number of Stories	2.0
Condition	AVERAGE
Attic	NO ATTIC
Heating / AC	HEAT/AIR CON
Fixtures	10
Woodburning Fireplace	Stacks: 1 Openings: 1
Garage Spaces	1

Well\Septic

Rooms

Living Units	1
Total Rooms	5
Bedrooms	3
Family Rooms	
Dining Rooms	0
Full Baths	2
Half Baths	1
Basement	FULL BASEMENT
Unfinished Area Sq Ft	
Recreation Room Sq Ft	192

FINISHED AREA (SQ FT)

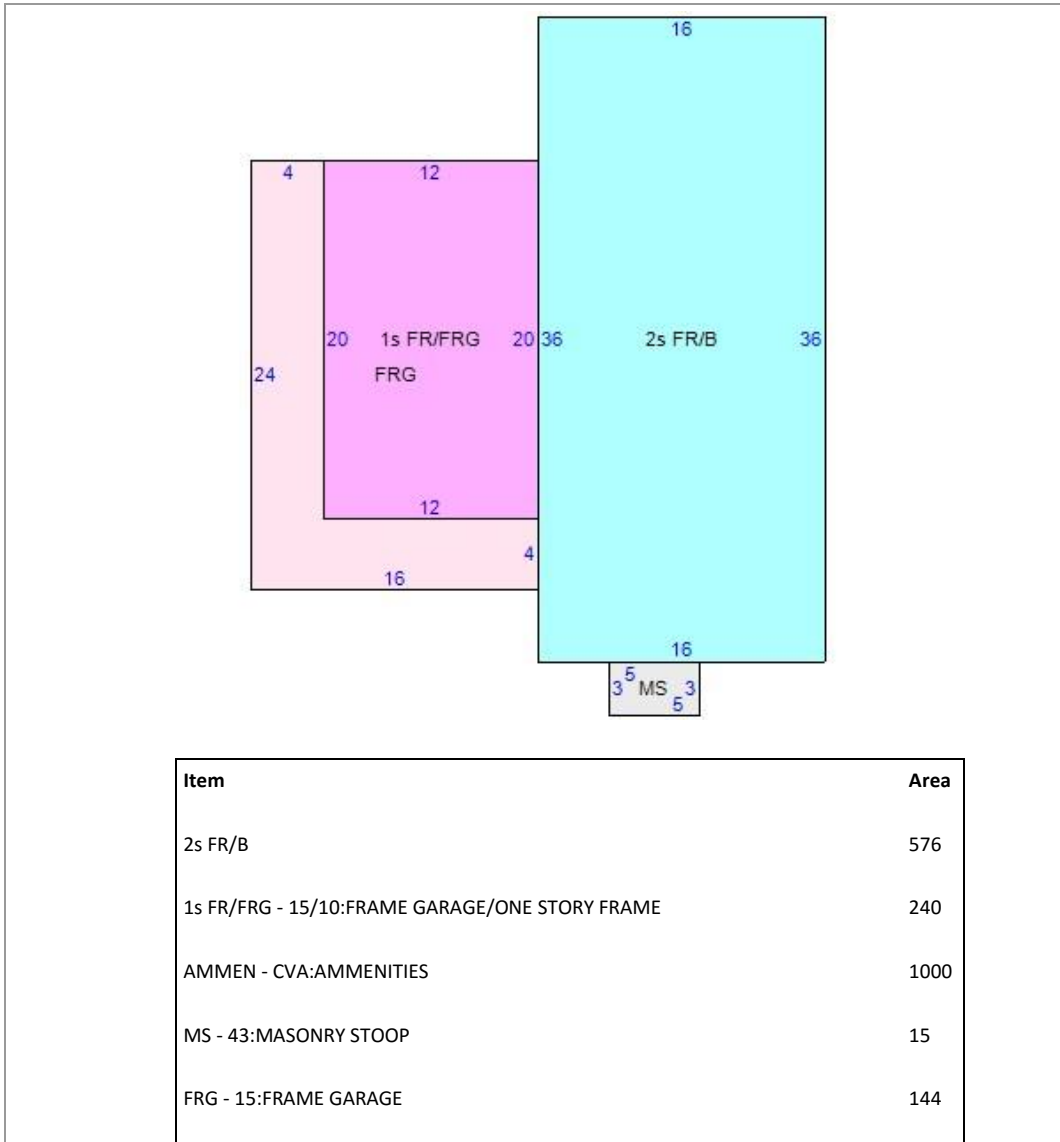
Level 1	576
Level 2	816
Attic	0
Finished Above Grade Finished	1392 0
Below Grade	
Finished Area	1392

SALES SUMMARY

Date	Grantee	Convey No	Inst Type	# of Parcels	Sale Price
FEB-27-2017	KENJAN PROPERTIES LLC	90002212	AF	1	\$0
MAR-07-2016	KENJEN PROPERTIES LLC	00003539	GW	1	\$118,000
OCT-31-2008	MURDOCK NATHAN C MURDOCK HEATHER A, MURDOCK ROGER C, MURDOCK ADELE	20433	SU	1	\$127,000
NOV-01-2001	KORBLICK BRIAN J	24870	WD	1	\$109,500
FEB-15-1994	DAVIS DAVID E	2457	WD	1	\$93,100

TRANSFER HISTORY

[Historical Parcel Sheets \(PDF\)](#)



Item	Area
2s FR/B	576
1s FR/FRG - 15/10:FRAME GARAGE/ONE STORY FRAME	240
AMMEN - CVA:AMMENITIES	1000
MS - 43:MASONRY STOOP	15
FRG - 15:FRAME GARAGE	144

Parcel ID: 560-230185-00

Map Routing: 560-T140CC -063-00

LUCARELLI ELIZABETH N

3819 LAKEDALE DR

OWNER

Owner [LUCARELLI ELIZABETH N](#)

Owner Address 3819 LAKEDALE DR
 HILLIARD OH 43026

Legal Description THE LAKES AT MILL
 RUN CONDO 2ND AMD
 BLDG 16 UNIT 3819

Calculated Acres .04
 Legal Acres 0

Tax Bill Mailing [View or Change on the Treasurer's Website](#)
If you have recently satisfied or refinanced your mortgage, please visit the above link to review your tax mailing address to ensure you receive your tax bill and other important mailings.

[View Google Map](#)
 [Print Parcel Summary](#)

MOST RECENT TRANSFER

Transfer Date DEC-11-2015

Transfer Price \$149,900

Instrument Type GW

2018 TAX

STATUS

Property Class R - Residential
 Land Use 550 - CONDOMINIUM UNIT
 Tax District 560 - COLUMBUS-HILLIARD CSD
 School District 2510 - HILLIARD CSD [\[SD Income Tax\]](#)
 City/Village COLUMBUS CITY
 Township
 Appraisal Neighborhood T0800
 Tax Lien No
 CAUV Property No
 Owner Occ. Credit 2018: Yes 2019: Yes
 Homestead Credit 2018: No 2019: No
 Rental Registration No
 Board of Revision No
 Zip Code 43026

2018 CURRENT MARKET VALUE

	Land	Improvements	Total
Base	33,000	123,600	156,600
TIF			
Exempt			
Total	33,000	123,600	156,600
CAUV	0		

2018 TAXABLE VALUE

	Land	Improvements	Total
Base	11,550	43,260	54,810
TIF			
Exempt			
Total	11,550	43,260	54,810

2018 TAXES

Net Annual Tax	Total Paid	CDQ
3,891.18	3,891.18	

DWELLING DATA

Yr Built	Tot Fin Area	Rooms	Bedrooms	Full Baths	Half Baths
1994	1,386	4	2	3	1

SITE DATA

Frontage	Depth	Acres	Historic District
----------	-------	-------	-------------------

RESIDENTIAL BUILDING

Card Number	1
Use Code	550 - RESIDENTIAL CONDOMINIUM UNIT
Style	CONDOMINIUM
Exterior Wall Type	1-WD/ALUM/VINYL
Year Built	1994
Year Remodeled	
Effective Year	
Finished Area Above Grade	1386
Finished Area Below Grade	0
Number of Stories	2.0
Condition	AVERAGE
Attic	NO ATTIC
Heating / AC	HEAT/AIR CON
Fixtures	14
Woodburning Fireplace	Stacks: 1 Openings: 1
Garage Spaces	1

Well\Septic

Rooms

Living Units	1
Total Rooms	4
Bedrooms	2
Family Rooms	
Dining Rooms	0
Full Baths	3
Half Baths	1
Basement	FULL BASEMENT
Unfinished Area Sq Ft	
Recreation Room Sq Ft	250

FINISHED AREA (SQ FT)

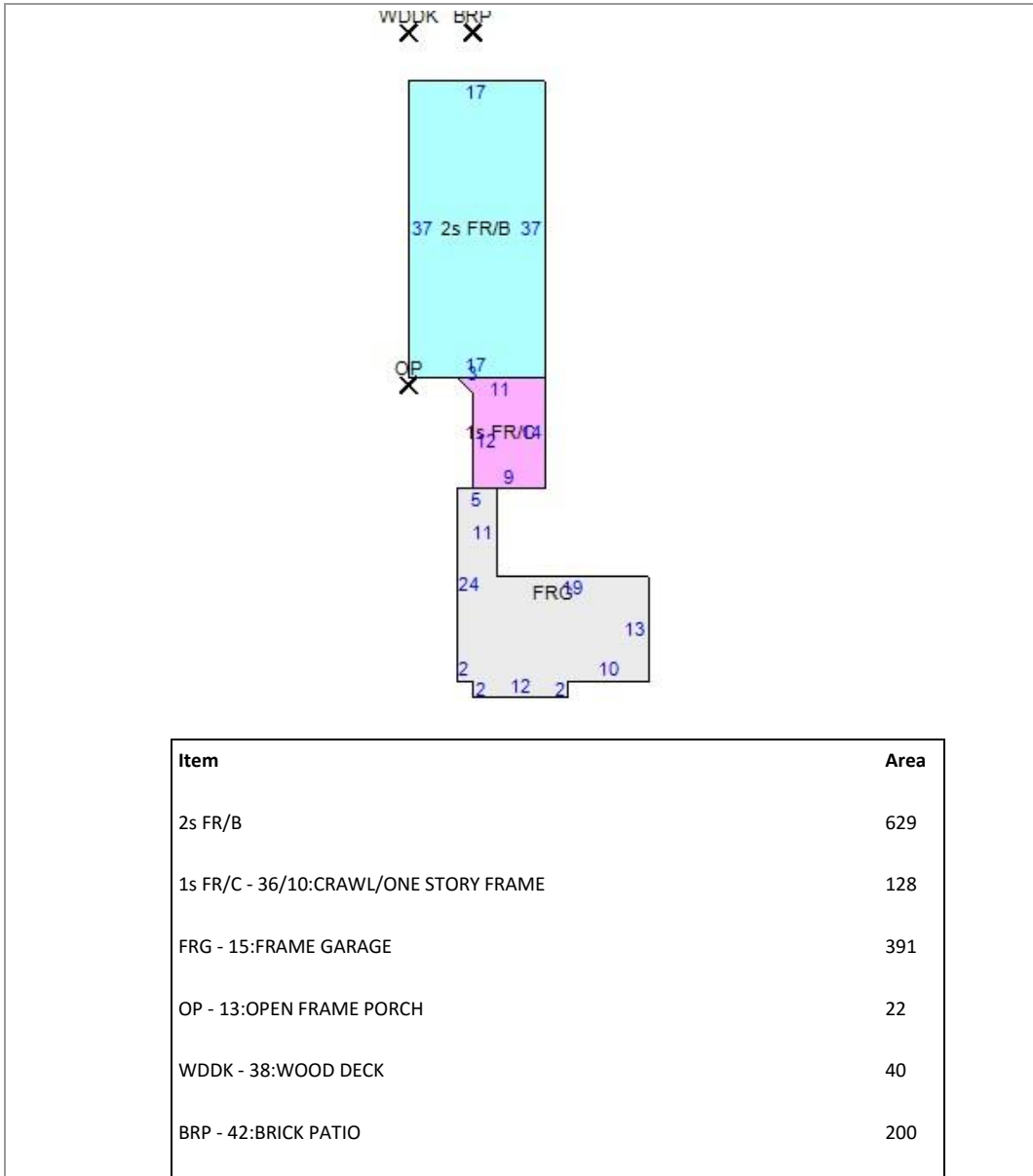
Level 1	757
Level 2	629
Attic	0
Finished Above Grade Finished	1386 0
Below Grade	
Finished Area	1386

SALES SUMMARY

Date	Grantee	Convey No	Inst Type	# of Parcels	Sale Price
DEC-11-2015	LUCARELLI ELIZABETH N	00024968	GW		
DEC-02-2013	HUMMEL LISA A	23810	GW		
DEC-14-2012	SHY MARK L SHY REBECCA L	21775	SU		
SEP-12-2008	FULLERTON GAIL	17498	GW		
MAR-10-2008	KOTTMAN GARY R	902686-F	QE		
NOV-02-2001	KOTTMAN GARY R KOTTMAN YVETTE F	25038	SU		
MAR-17-1998	BROWNING BARBARA S	4626	GW		
APR-14-1995		5835	WD		

TRANSFER HISTORY

[Historical Parcel Sheets \(PDF\)](#)



Parcel ID: 050-008869-00

Map Routing: 050-T040H -015-00

WHITE MARY ANN

3998 PARK CR EAST

OWNER

Owner [WHITE MARY ANN](#)

Owner Address 3998 PARK CIR E UNIT 3998
 HILLIARD OH 43026

Legal Description THE VILLAGE AT SCIOTO
 PARK CONDOMINIUM EAST
 1ST AMD UNIT 3998

Calculated Acres .02

Legal Acres 0

Tax Bill Mailing [View or Change on the Treasurer's Website](#)
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[View Google Map](#)
 [Print Parcel Summary](#)

MOST RECENT TRANSFER

Transfer Date DEC-14-2017

Transfer Price \$144,000

Instrument Type GW

2018 TAX

STATUS

Property Class R - Residential

Land Use 550 - CONDOMINIUM UNIT

Tax District 050 - CITY OF HILLIARD

School District 2510 - HILLIARD CSD [\[SD Income Tax\]](#)

City/Village HILLIARD CITY

Township NORWICH TWP

Appraisal Neighborhood T0300

Tax Lien No

CAUV Property No

Owner Occ. Credit 2018: Yes 2019: Yes

Homestead Credit 2018: No 2019: No

Rental Registration No

Board of Revision No

Zip Code 43026

2018 CURRENT MARKET VALUE

	Land	Improvements	Total
Base	26,000	104,500	130,500
TIF			
Exempt			
Total	26,000	104,500	130,500
CAUV	0		

2018 TAXABLE VALUE

	Land	Improvements	Total
Base	9,100	36,580	45,680
TIF			
Exempt			
Total	9,100	36,580	45,680

2018 TAXES

Net Annual Tax	Total Paid	CDQ
3,653.68	3,653.68	

DWELLING DATA

Yr Built	Tot Fin Area	Rooms	Bedrooms	Full Baths	Half Baths
1999	1,330	5	2	2	1

SITE DATA

Frontage	Depth	Acres	Historic District

RESIDENTIAL BUILDING

Card Number	1
Use Code	550 - RESIDENTIAL CONDOMINIUM UNIT
Style	CONDOMINIUM
Exterior Wall Type	1-WD/ALUM/VINYL
Year Built	1999
Year Remodeled	
Effective Year	
Finished Area Above Grade	1330
Finished Area Below Grade	0
Number of Stories	2.0
Condition	FAIR
Attic	NO ATTIC
Heating / AC	HEAT/AIR CON
Fixtures	10
Woodburning Fireplace	Stacks: 0 Openings: 0

Garage Spaces 1
Well\Septic

Rooms

Living Units 1
Total Rooms 5
Bedrooms 2
Family Rooms
Dining Rooms 0
Full Baths 2
Half Baths 1

Basement FULL BASEMENT

Unfinished Area Sq Ft

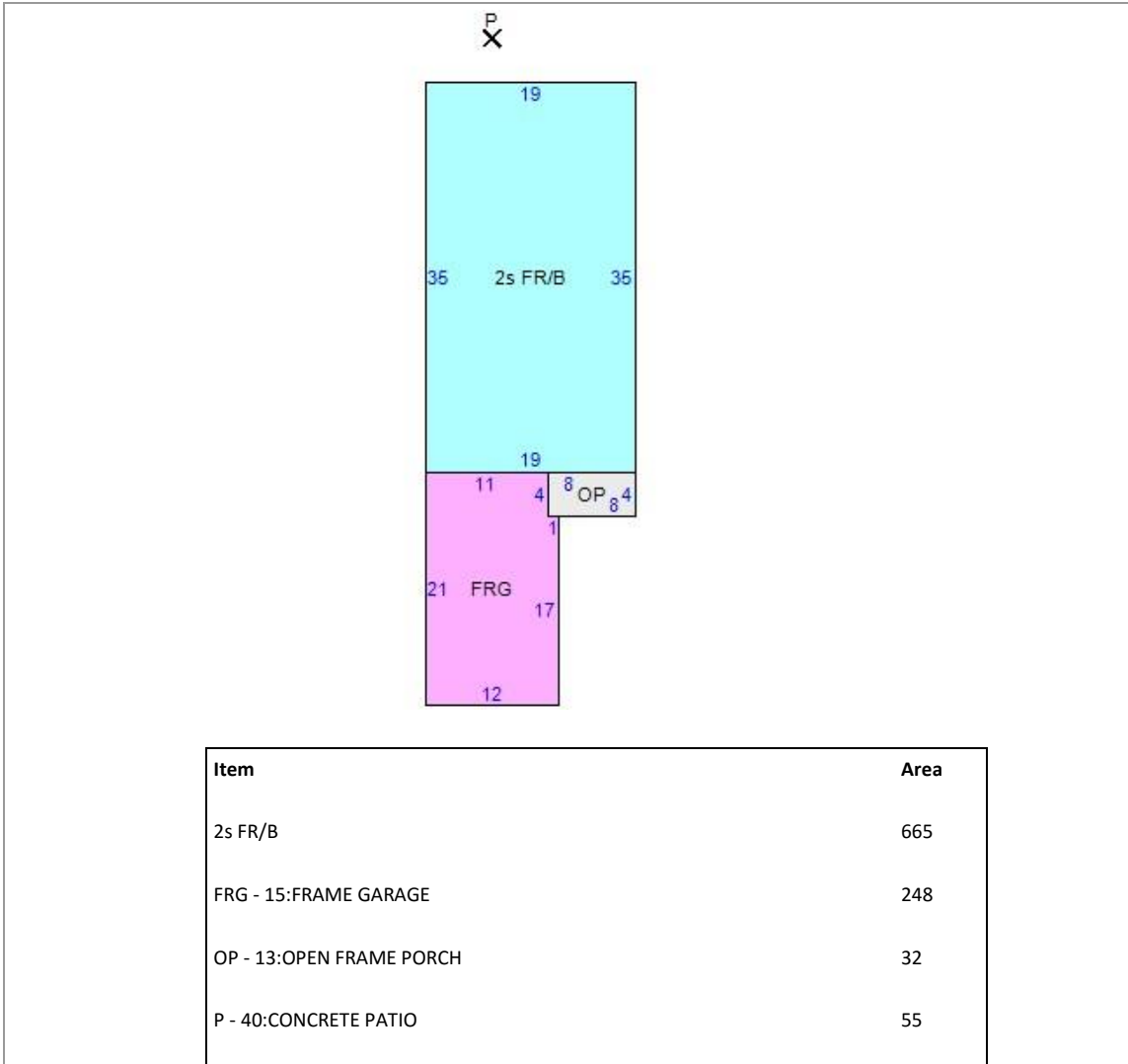
Recreation Room Sq Ft

FINISHED AREA (SQ FT)

Level 1	665
Level 2	665
Attic	0
Finished Above Grade Finished	1330 0
Below Grade	
Finished Area	1330

SALES SUMMARY

Date	Grantee	Convey No	Inst Type	# of Parcels	Sale Price
DEC-14-2017	WHITE MARY ANN	00028087	GW	1	\$144,000
MAR-10-2016	HOWARD CHRISTOPHER L	00003829	GW	1	\$123,000
OCT-24-2014	HARBO SAM J	19969	GW	1	\$115,000
NOV-06-2008	HANCE ALLISON L	20793	WD	1	\$128,000
JUL-20-2004	RATHI RAVINDRA RATHI TULIKA	18796	SU	1	\$136,500
APR-04-2000	FIDELIBUS GEORGE A	5890	GW	1	\$117,385
DEC-07-1999	NASCO DEVELOPMENT	PB62 PG441	CM	13	\$0



Parcel ID: 560-223385-00

Map Routing: 560-T140ACCCC-018-00

COOPER LT

5650 VALENCIA PARK BL

OWNER

Owner [COOPER LT](#)
[COOPER EVELYN SUE](#)

Owner Address 5650 VALENCIA PARK BLVD
 HILLIARD OH 43026

Legal Description HILLIARD VILLAGE
 CONDOMINIUM 3RD AMD
 UNIT 21A

Calculated Acres .01
 Legal Acres 0

Tax Bill Mailing [View or Change on the Treasurer's Website](#)
If you have recently satisfied or refinanced your mortgage, please visit the above link to review your tax mailing address to ensure you receive your tax bill and other important mailings.

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MOST RECENT TRANSFER

Transfer Date MAY-19-2016
 Transfer Price \$139,000
 Instrument Type SU
2018 TAX

STATUS

Property Class R - Residential
 Land Use 550 - CONDOMINIUM UNIT
 Tax District 560 - COLUMBUS-HILLIARD CSD
 School District 2510 - HILLIARD CSD [\[SD Income Tax\]](#)
 City/Village COLUMBUS CITY
 Township
 Appraisal Neighborhood T0500
 Tax Lien No
 CAUV Property No
 Owner Occ. Credit 2018: Yes 2019: Yes
 Homestead Credit 2018: Yes 2019: Yes
 Rental Registration No
 Board of Revision No
 Zip Code 43026

2018 CURRENT MARKET VALUE

	Land	Improvements	Total
Base	15,000	104,800	119,800
TIF			
Exempt			
Total	15,000	104,800	119,800
CAUV	0		

2018 TAXABLE VALUE

	Land	Improvements	Total
Base	5,250	36,680	41,930
TIF			
Exempt			
Total	5,250	36,680	41,930

2018 TAXES

Net Annual Tax	Total Paid	CDQ
2,355.54	2,355.54	

DWELLING DATA

Yr Built	Tot Fin Area	Rooms	Bedrooms	Full Baths	Half Baths
1992	1,304	5	3	2	1

SITE DATA

Frontage	Depth	Acres	Historic District
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RESIDENTIAL BUILDING

Card Number	1
Use Code	550 - RESIDENTIAL CONDOMINIUM UNIT
Style	CONDOMINIUM
Exterior Wall Type	1-WD/ALUM/VINYL
Year Built	1992
Year Remodeled	
Effective Year	
Finished Area Above Grade	1304
Finished Area Below Grade	0
Number of Stories	2.0
Condition	AVERAGE
Attic	NO ATTIC
Heating / AC	HEAT/AIR CON
Fixtures	10
Woodburning Fireplace	Stacks: 1 Openings: 1

Garage Spaces 1
 Well\Septic

Rooms

Living Units 1
 Total Rooms 5
 Bedrooms 3
 Family Rooms
 Dining Rooms 0
 Full Baths 2
 Half Baths 1
 Basement FULL BASEMENT
 Unfinished Area Sq Ft
 Recreation Room Sq Ft

FINISHED AREA (SQ FT)

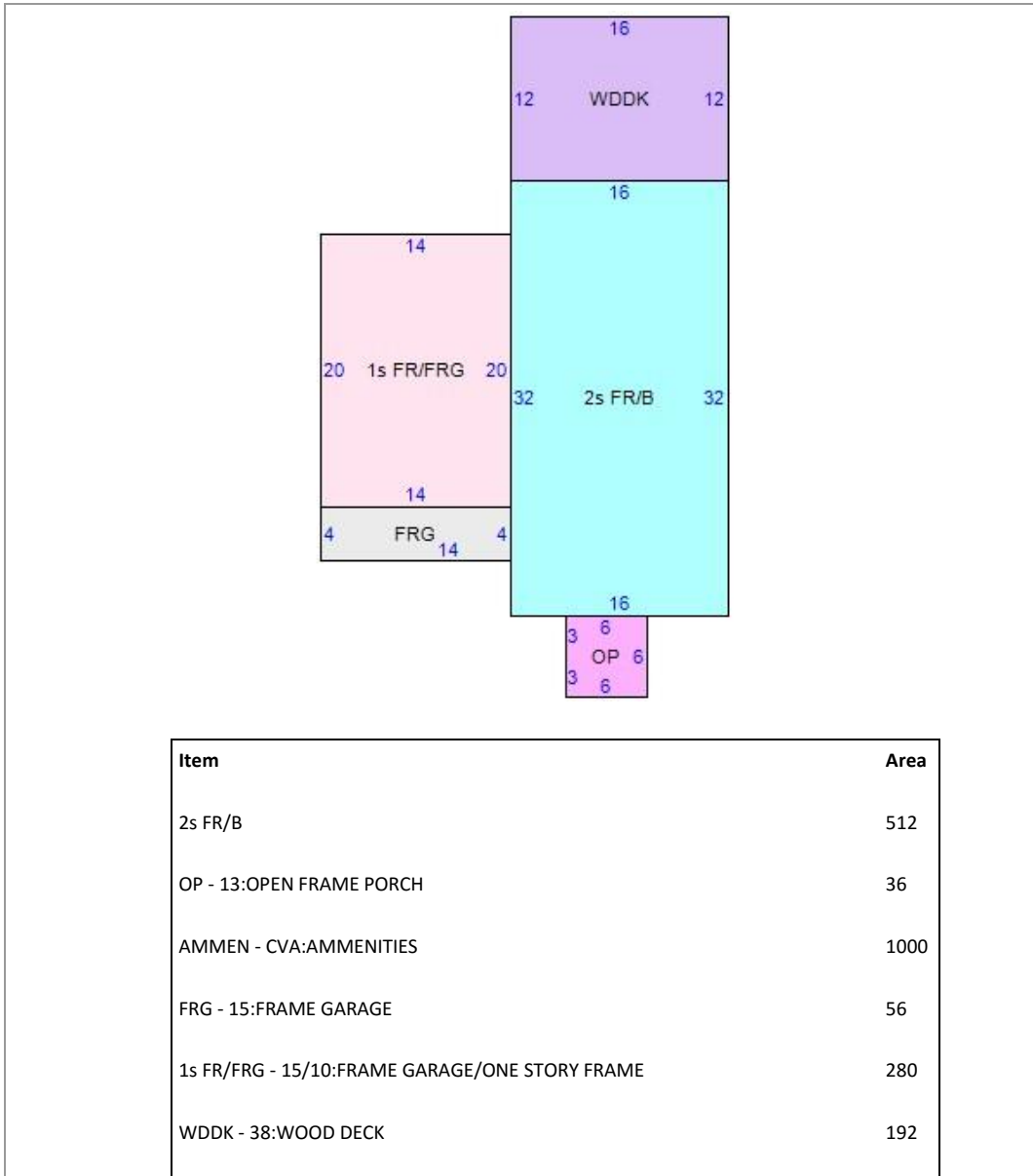
Level 1 512
 Level 2 792
 Attic 0
 Finished Above Grade Finished 1304 0
 Below Grade
 Finished Area 1304

SALES SUMMARY

Date	Grantee	Convey No	Inst Type	# of Parcels	Sale Price
MAY-19-2016	COOPER LT COOPER EVELYN SUE	00009141	SU	1	\$139,000
JUL-08-2014	HOLLIS MATTHEW HOLLIS COURTNE	11651	SU	1	\$120,000
SEP-03-2004	SMITH ANDREW M	24036	WD	1	\$126,500
DEC-10-1992	STITH CAROL A	21526		1	\$87,150

TRANSFER HISTORY

[Historical Parcel Sheets \(PDF\)](#)



Parcel ID: 560-230188-00

Map Routing: 560-T140CC -066-00

SCHINDLER MATTHEW J

3802 LAKEDALE DR

OWNER

Owner [SCHINDLER MATTHEW J](#)
[SCHINDLER MARTHA E, SCHINDLER JEROME R](#)

Owner Address 3802 LAKEDALE DR
 HILLIARD OH 43026

Legal Description THE LAKES AT MILL
 RUN CONDO 2ND AMD
 BLDG 17 UNIT 3802

Calculated Acres .04

Legal Acres 0

Tax Bill Mailing [View or Change on the Treasurer's Website](#)
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 [Print Parcel Summary](#)

MOST RECENT TRANSFER

Transfer Date JUL-07-2016

Transfer Price \$147,000

Instrument Type GW

2018 TAX

STATUS

Property Class R - Residential
 Land Use 550 - CONDOMINIUM UNIT
 Tax District 560 - COLUMBUS-HILLIARD CSD
 School District 2510 - HILLIARD CSD [\[SD Income Tax\]](#)
 City/Village COLUMBUS CITY
 Township
 Appraisal Neighborhood T0800
 Tax Lien No
 CAUV Property No
 Owner Occ. Credit 2018: Yes 2019: Yes
 Homestead Credit 2018: No 2019: No
 Rental Registration No
 Board of Revision No
 Zip Code 43026

2018 CURRENT MARKET VALUE

	Land	Improvements	Total
Base	33,000	118,400	151,400
TIF			
Exempt			
Total	33,000	118,400	151,400
CAUV	0		

2018 TAXABLE VALUE

	Land	Improvements	Total
Base	11,550	41,440	52,990
TIF			
Exempt			
Total	11,550	41,440	52,990

2018 TAXES

Net Annual Tax	Total Paid	CDQ
3,761.96	3,761.96	

DWELLING DATA

Yr Built	Tot Fin Area	Rooms	Bedrooms	Full Baths	Half Baths
1994	1,386	4	2	1	1

SITE DATA

Frontage	Depth	Acres	Historic District
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RESIDENTIAL BUILDING

Card Number	1
Use Code	550 - RESIDENTIAL CONDOMINIUM UNIT
Style	CONDOMINIUM
Exterior Wall Type	1-WD/ALUM/VINYL
Year Built	1994
Year Remodeled	
Effective Year	
Finished Area Above Grade	1386
Finished Area Below Grade	0
Number of Stories	2.0
Condition	AVERAGE
Attic	NO ATTIC
Heating / AC	HEAT/AIR CON
Fixtures	8
Woodburning Fireplace	Stacks: 1 Openings: 1
Garage Spaces	1

Well\Septic

Rooms

Living Units	1
Total Rooms	4
Bedrooms	2
Family Rooms	
Dining Rooms	0
Full Baths	1
Half Baths	1
Basement	FULL BASEMENT
Unfinished Area Sq Ft	
Recreation Room Sq Ft	500

FINISHED AREA (SQ FT)

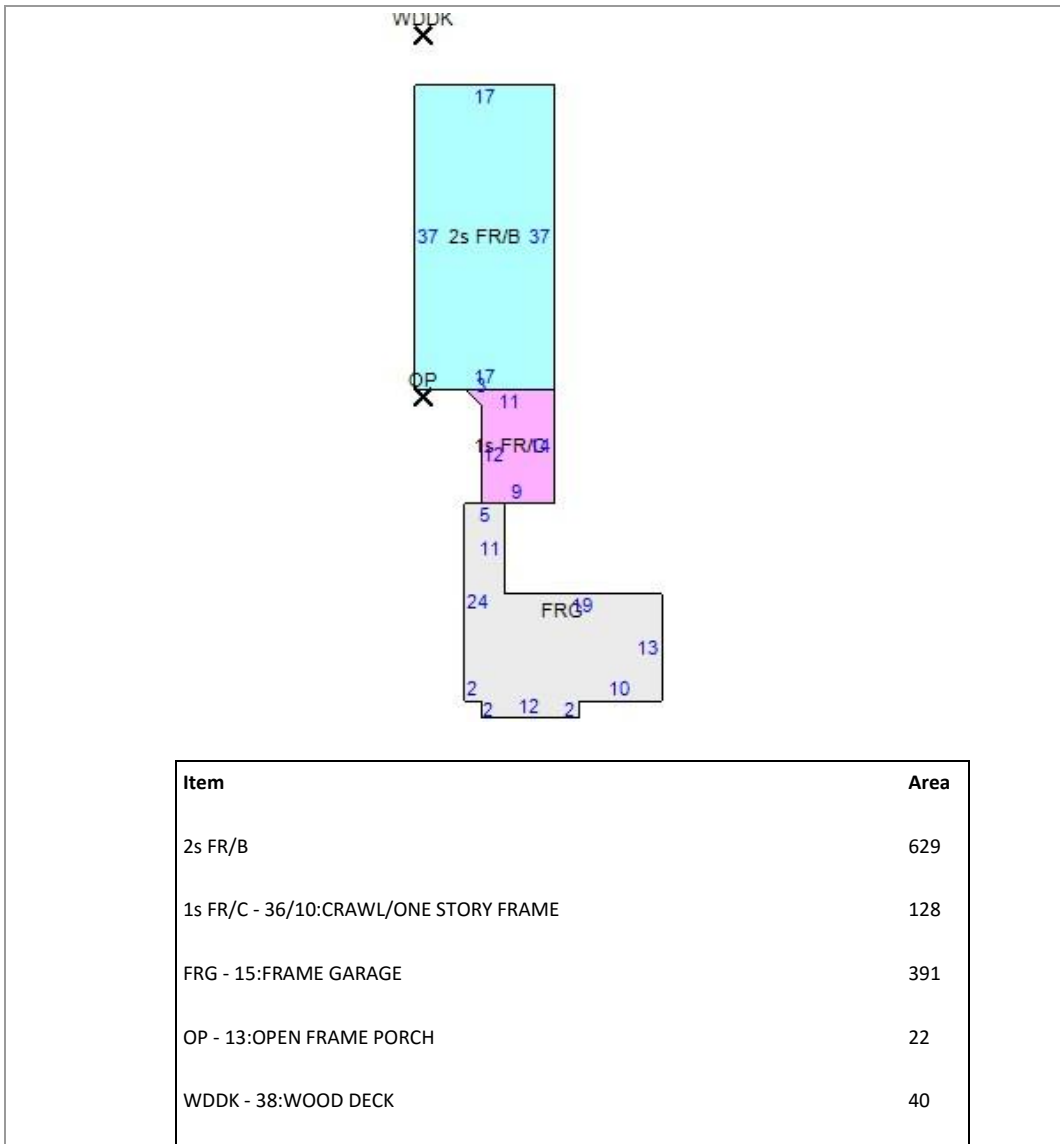
Level 1	757
Level 2	629
Attic	0
Finished Above Grade	1386
Finished Below Grade	0
Finished Area	1386

SALES SUMMARY

Date	Grantee	Convey No	Inst Type	# of Parcels	Sale Price
JUL-07-2016	SCHINDLER MATTHEW J SCHINDLER MARTHA E, SCHINDLER JEROME R	00013390	GW	1	\$147,000
JUN-27-2008	YANNITTI PATRICIA M TR	907064-T	LE	1	\$0
DEC-28-1994	YANNITTI PATRICIA M	25993	WD	1	\$97,210

TRANSFER HISTORY

[Historical Parcel Sheets \(PDF\)](#)



Parcel ID: 560-226241-00

Map Routing: 560-T140CC -011-00

LUDWIG ELIZABETH A

3658 LAKESTONE CR

OWNER

Owner [LUDWIG ELIZABETH A](#)

Owner Address 3658 LAKESTONE CIRCLE
 HILLIARD OH 43026

Legal Description 3658LAKESTONE CIRCLE
 LAKES AT MILL RUN
 CONDO BLDG3 UNIT3658

Calculated Acres .03

Legal Acres 0

Tax Bill Mailing [View or Change on the Treasurer's Website](#)
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[View Google Map](#)

 [Print Parcel Summary](#)

MOST RECENT TRANSFER

Transfer Date MAY-16-2017

Transfer Price \$149,000

Instrument Type WD

2018 TAX

STATUS

Property Class R - Residential

Land Use 550 - CONDOMINIUM UNIT

Tax District 560 - COLUMBUS-HILLIARD CSD

School District 2510 - HILLIARD CSD [\[SD Income Tax\]](#)

City/Village COLUMBUS CITY

Township

Appraisal Neighborhood T0800

Tax Lien No

CAUV Property No

Owner Occ. Credit 2018: Yes 2019: Yes

Homestead Credit 2018: No 2019: No

Rental Registration No

Board of Revision No

Zip Code 43026

2018 CURRENT MARKET VALUE

	Land	Improvements	Total
Base	33,000	113,400	146,400
TIF			
Exempt			
Total	33,000	113,400	146,400
CAUV	0		

2018 TAXABLE VALUE

	Land	Improvements	Total
Base	11,550	39,690	51,240
TIF			
Exempt			
Total	11,550	39,690	51,240

2018 TAXES

Net Annual Tax	Total Paid	CDQ
3,637.72	3,637.72	

DWELLING DATA

Yr Built	Tot Fin Area	Rooms	Bedrooms	Full Baths	Half Baths
1993	1,386	4	2	2	1

SITE DATA

Frontage	Depth	Acres	Historic District
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RESIDENTIAL BUILDING

Card Number	1
Use Code	550 - RESIDENTIAL CONDOMINIUM UNIT
Style	CONDOMINIUM
Exterior Wall Type	1-WD/ALUM/VINYL
Year Built	1993
Year Remodeled	
Effective Year	
Finished Area Above Grade	1386
Finished Area Below Grade	0
Number of Stories	2.0
Condition	AVERAGE
Attic	NO ATTIC
Heating / AC	HEAT/AIR CON
Fixtures	10
Woodburning Fireplace	Stacks: 1 Openings: 1
Garage Spaces	1

Well\Septic

Rooms

Living Units	1
Total Rooms	4
Bedrooms	2
Family Rooms	
Dining Rooms	0
Full Baths	2
Half Baths	1
Basement	FULL BASEMENT
Unfinished Area Sq Ft	
Recreation Room Sq Ft	300

FINISHED AREA (SQ FT)

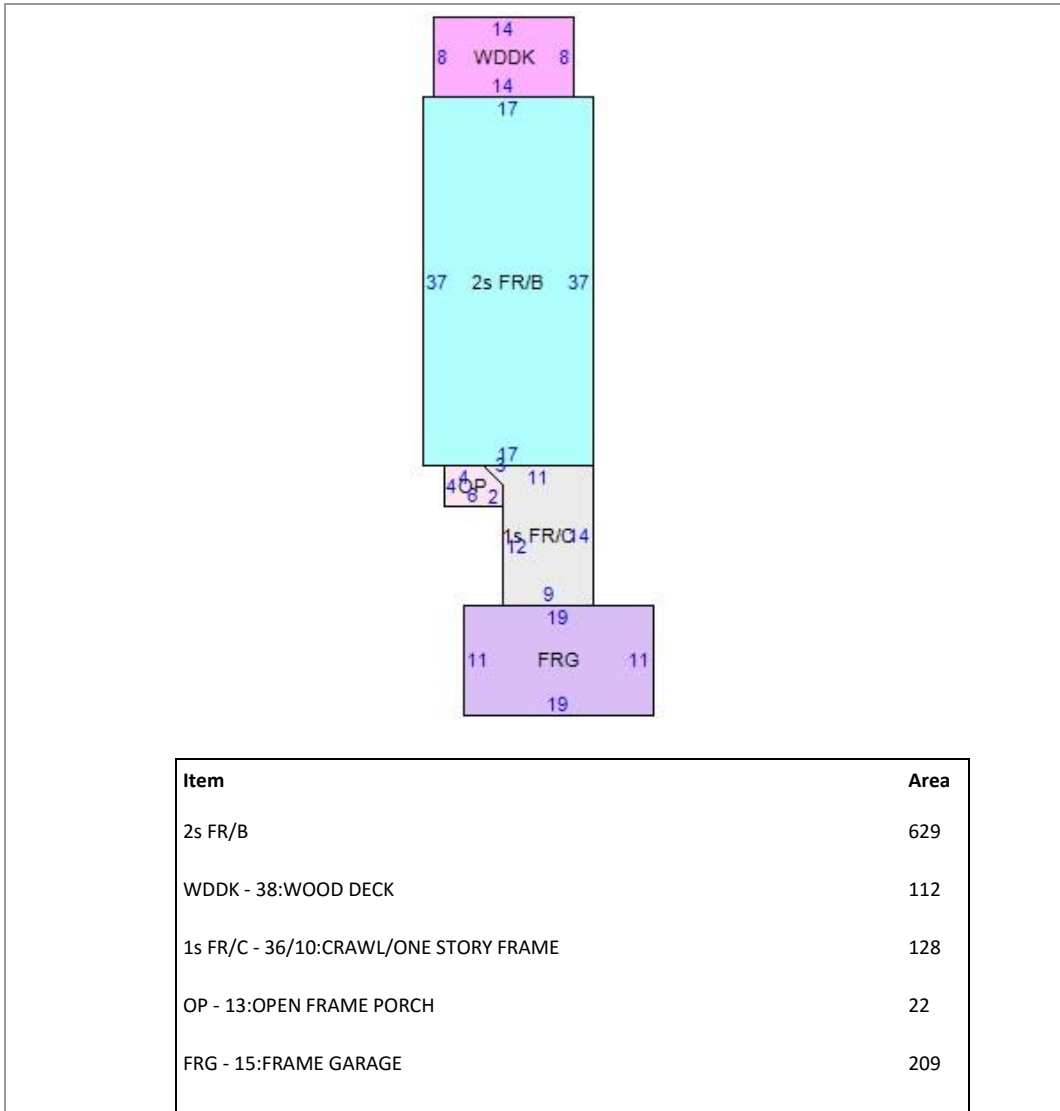
Level 1	757
Level 2	629
Attic	0
Finished Above Grade Finished	1386 0
Below Grade	
Finished Area	1386

SALES SUMMARY

Date	Grantee	Convey No	Inst Type	# of Parcels	Sale Price
MAY-16-2017	LUDWIG ELIZABETH A	00009486	WD	1	\$149,000
SEP-27-2016	MUGGE JUSTIN W	00020632	WD	1	\$137,000
JAN-30-2013	MISSO JENNIFER A KURTZ VANCURE KARIN E KURTZ, KURTZ DANIEL T, KURTZ STEPHANIE M, KURTZ SARAH J	901188-D	QE	1	\$0
DEC-08-1998	KURTZ THOMAS A TR	28289	GW	1	\$123,500
APR-26-1996	THOMAS RONALD E &	7151	SU	1	\$118,000
NOV-28-1994		23946	WD	1	\$103,165

TRANSFER HISTORY

[Historical Parcel Sheets \(PDF\)](#)



Parcel ID: 050-005005-00
DILHAS INVESTMENTS LLC

Map Routing: 050-T140AA -089-00
5282 DUTCHESS LN

OWNER

Owner [DILHAS INVESTMENTS LLC](#)

Owner Address 5423 LYNBROOK LN
 WESTERVILLE OH 43082

Legal Description 5282 DUTCHESS LANE
 AVERY ESTATES CONDO
 UNIT 62A

Calculated Acres .02
 Legal Acres 0

Tax Bill Mailing [View or Change on the Treasurer's Website](#)
If you have recently satisfied or refinanced your mortgage, please visit the above link to review your tax mailing address to ensure you receive your tax bill and other important mailings.

[View Google Map](#)
 [Print Parcel Summary](#)

MOST RECENT TRANSFER

Transfer Date MAY-19-2016

Transfer Price \$68,000

Instrument Type WD

2018 TAX

STATUS

Property Class R - Residential
 Land Use 551 - CONDO 4-19 RENTAL UNITS
 Tax District 050 - CITY OF HILLIARD
 School District 2510 - HILLIARD CSD [\[SD Income Tax\]](#)
 City/Village HILLIARD CITY
 Township NORWICH TWP
 Appraisal Neighborhood T0301
 Tax Lien No
 CAUV Property No
 Owner Occ. Credit 2018: No 2019: No
 Homestead Credit 2018: No 2019: No
 Rental Registration Yes
 Board of Revision No
 Zip Code 43026

2018 CURRENT MARKET VALUE

	Land	Improvements	Total
Base	10,800	57,200	68,000
TIF			
Exempt			
Total	10,800	57,200	68,000
CAUV	0		

2018 TAXABLE VALUE

	Land	Improvements	Total
Base	3,780	20,020	23,800
TIF			
Exempt			
Total	3,780	20,020	23,800

2018 TAXES

Net Annual Tax	Total Paid	CDQ
1,954.26	1,954.26	

DWELLING DATA

Yr Built	Tot Fin Area	Rooms	Bedrooms	Full Baths	Half Baths
1989	1,342	5	3	2	1

SITE DATA

Frontage	Depth	Acres	Historic District
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RESIDENTIAL BUILDING

Card Number	1
Use Code	551 - CONDO 4-19 RENTAL UNITS
Style	CONDOMINIUM
Exterior Wall Type	1-WD/ALUM/VINYL
Year Built	1989
Year Remodeled	
Effective Year	
Finished Area Above Grade	1342
Finished Area Below Grade	0
Number of Stories	2.0
Condition	AVERAGE
Attic	NO ATTIC
Heating / AC	HEAT/AIR CON
Fixtures	10
Woodburning Fireplace	Stacks: 0 Openings: 0
Garage Spaces	1

Well\Septic

Rooms

Living Units	1
Total Rooms	5
Bedrooms	3
Family Rooms	
Dining Rooms	0
Full Baths	2
Half Baths	1
Basement	3/4 BASEMENT 1/4 CRAWL
Unfinished Area Sq Ft	
Recreation Room Sq Ft	

FINISHED AREA (SQ FT)

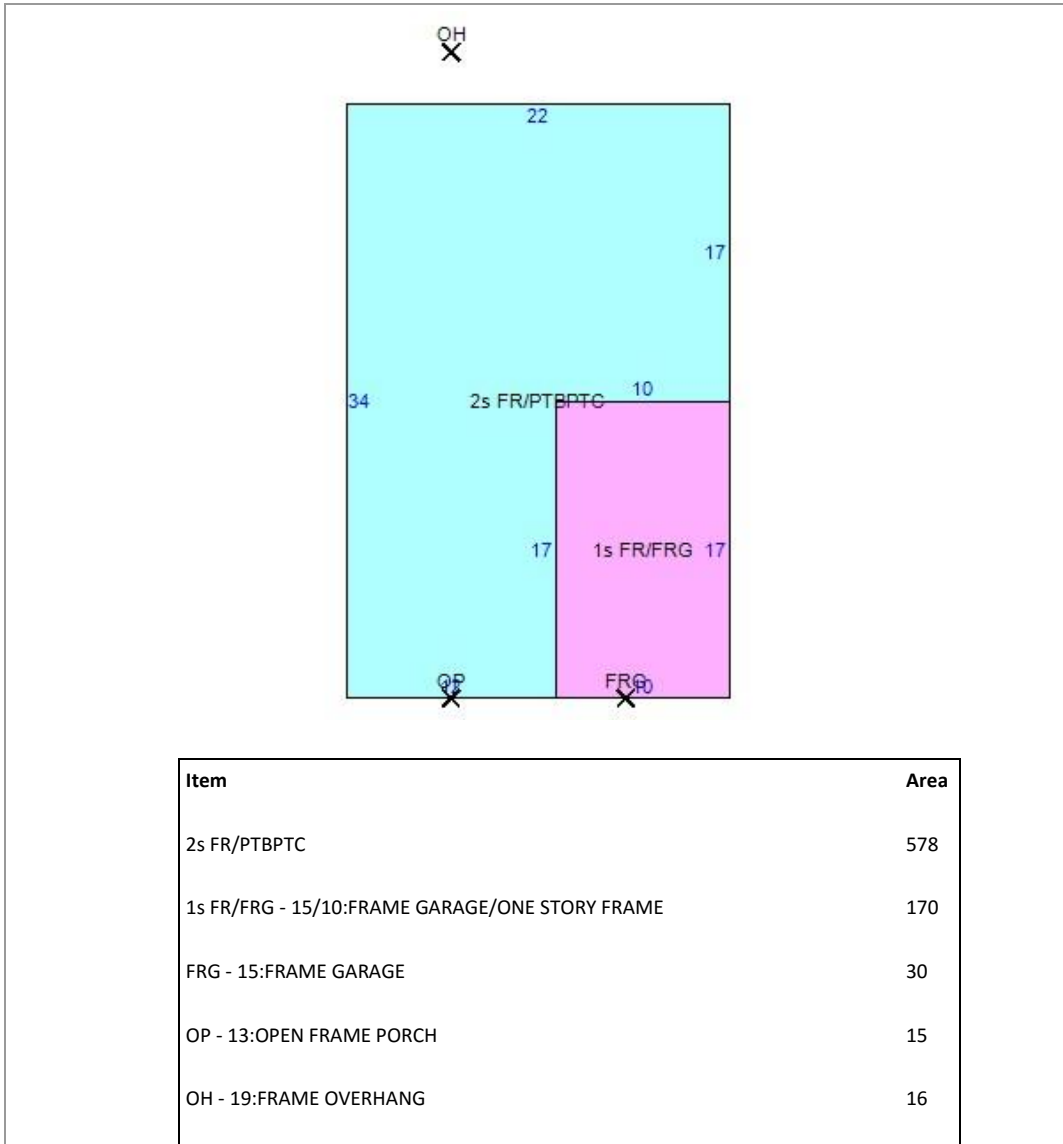
Level 1	578
Level 2	764
Attic	0
Finished Above Grade Finished	1342 0
Below Grade	
Finished Area	1342

SALES SUMMARY

Date	Grantee	Convey No	Inst Type	# of Parcels	Sale Price
MAY-19-2016	DILHAS INVESTMENTS LLC	00009120	WD	1	\$68,000
OCT-17-2003	SAPSARA WILLIAM BURNS MICHAEL	26489	SU	1	\$74,000
JUL-17-2000	DOE DEBRA L	906796-M	GE	1	\$0
MAY-24-1999	VIELAND MARION	10193	GW	1	\$72,500
JAN-10-1990	LEWIS STEVEN A &	603		1	\$77,000

TRANSFER HISTORY

[Historical Parcel Sheets \(PDF\)](#)



Parcel ID: 050-004961-00

Map Routing: 050-T140AA -045-00

SHAMSI KHURRAM

4851 LADY JANE AV

OWNER

Owner [SHAMSI KHURRAM SHAMSI DEANNA](#)

Owner Address 5966 AQUAMARINE DR
 GROVE CITY OH 43123

Legal Description 4851 LADY JANE AVE
 AVERY ESTATES CONDO
 UNIT 23A

Calculated Acres .02

Legal Acres 0

Tax Bill Mailing [View or Change on the Treasurer's Website](#)
If you have recently satisfied or refinanced your mortgage, please visit the above link to review your tax mailing address to ensure you receive your tax bill and other important mailings.

[View Google Map](#)

 [Print Parcel Summary](#)

MOST RECENT TRANSFER

Transfer Date MAY-27-2016

Transfer Price \$150,000

Instrument Type
2018 TAX GW

STATUS

Property Class R - Residential
 Land Use 551 - CONDO 4-19 RENTAL UNITS
 Tax District 050 - CITY OF HILLIARD
 School District 2510 - HILLIARD CSD [\[SD Income Tax\]](#)
 City/Village HILLIARD CITY
 Township NORWICH TWP
 Appraisal Neighborhood T0301
 Tax Lien No
 CAUV Property No
 Owner Occ. Credit 2018: No 2019: No
 Homestead Credit 2018: No 2019: No
 Rental Registration No
 Board of Revision No
 Zip Code 43026

2018 CURRENT MARKET VALUE

	Land	Improvements	Total
Base	10,800	65,700	76,500
TIF			
Exempt			
Total	10,800	65,700	76,500
CAUV	0		

2018 TAXABLE VALUE

	Land	Improvements	Total
Base	3,780	23,000	26,780
TIF			
Exempt			
Total	3,780	23,000	26,780

2018 TAXES

Net Annual Tax	Total Paid	CDQ
2,198.96	2,348.96	

DWELLING DATA

Yr Built	Tot Fin Area	Rooms	Bedrooms	Full Baths	Half Baths
1989	1,344	5	3	2	1

SITE DATA

Frontage	Depth	Acres	Historic District
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RESIDENTIAL BUILDING

Card Number	1
Use Code	551 - CONDO 4-19 RENTAL UNITS
Style	CONDOMINIUM
Exterior Wall Type	1-WD/ALUM/VINYL
Year Built	1989
Year Remodeled	
Effective Year	
Finished Area Above Grade	1344
Finished Area Below Grade	0
Number of Stories	2.0
Condition	AVERAGE
Attic	NO ATTIC
Heating / AC	HEAT/AIR CON
Fixtures	10
Woodburning Fireplace	Stacks: 0 Openings: 0

Garage Spaces 1
 Well\Septic

Rooms

Living Units 1
 Total Rooms 5
 Bedrooms 3
 Family Rooms
 Dining Rooms 0
 Full Baths 2
 Half Baths 1
 Basement 3/4 BASEMENT 1/4 CRAWL
 Unfinished Area Sq Ft
 Recreation Room Sq Ft

FINISHED AREA (SQ FT)

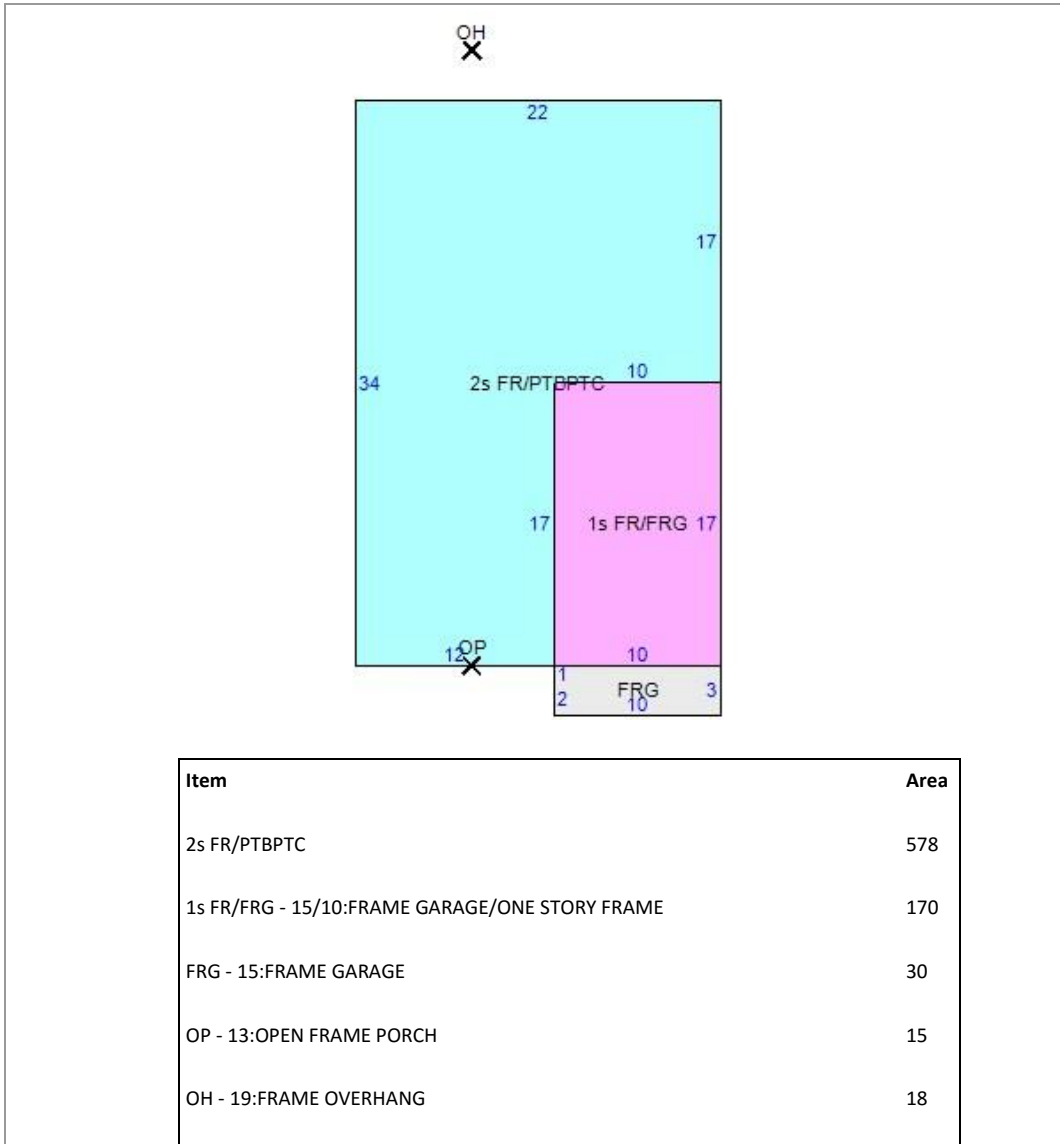
Level 1 578
 Level 2 766
 Attic 0
 Finished Above Grade Finished 1344 0
 Below Grade
 Finished Area 1344

SALES SUMMARY

Date	Grantee	Convey No	Inst Type	# of Parcels	Sale Price
MAY-27-2016	SHAMSI KHURRAM SHAMSI DEANNA	00009754	GW	2	\$150,000
OCT-03-2014	BIGHAM RICHARD D JR	911007-N	CT	4	\$0
MAY-17-2004	BIGHAM JOY M	11385	GW	2	\$153,900
DEC-16-1991	FIDLER CAROL A	909143-F		1	\$0
FEB-20-1990		2392		1	\$77,000

TRANSFER HISTORY

[Historical Parcel Sheets \(PDF\)](#)



Item	Area
2s FR/PTBPTC	578
1s FR/FRG - 15/10:FRAME GARAGE/ONE STORY FRAME	170
FRG - 15:FRAME GARAGE	30
OP - 13:OPEN FRAME PORCH	15
OH - 19:FRAME OVERHANG	18

Parcel ID: 050-004995-00

Map Routing: 050-T140AA -079-00

HRIDAANSH REALTY LLC

4815 PRINCE CHARLES WY

OWNER

Owner [HRIDAANSH REALTY LLC](#)

Owner Address 4501 HOFFMAN FARMS DR
HILLIARD OH 43026

Legal Description 4815 PRINCE CHARLES
AVERY ESTATES CONDO
UNIT 44A

Calculated Acres .02
Legal Acres 0

Tax Bill Mailing [View or Change on the Treasurer's Website](#)
If you have recently satisfied or refinanced your mortgage, please visit the above link to review your tax mailing address to ensure you receive your tax bill and other important mailings.

[View Google Map](#)
 [Print Parcel Summary](#)

MOST RECENT TRANSFER

Transfer Date JUN-16-2016

Transfer Price \$150,500

Instrument Type GW

2018 TAX

STATUS

Property Class R - Residential
Land Use 550 - CONDOMINIUM UNIT
Tax District 050 - CITY OF HILLIARD
School District 2510 - HILLIARD CSD [\[SD Income Tax\]](#)
City/Village HILLIARD CITY
Township NORWICH TWP
Appraisal Neighborhood T0301
Tax Lien No
CAUV Property No
Owner Occ. Credit 2018: No 2019: No
Homestead Credit 2018: No 2019: No
Rental Registration Yes
Board of Revision No
Zip Code 43026

2018 CURRENT MARKET VALUE

	Land	Improvements	Total
Base	10,800	65,700	76,500
TIF			
Exempt			
Total	10,800	65,700	76,500
CAUV	0		

2018 TAXABLE VALUE

	Land	Improvements	Total
Base	3,780	23,000	26,780
TIF			
Exempt			
Total	3,780	23,000	26,780

2018 TAXES

Net Annual Tax	Total Paid	CDQ
2,198.96	2,198.96	

DWELLING DATA

Yr Built	Tot Fin Area	Rooms	Bedrooms	Full Baths	Half Baths
1989	1,344	5	3	2	1

SITE DATA

Frontage	Depth	Acres	Historic District
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RESIDENTIAL BUILDING

Card Number	1
Use Code	550 - RESIDENTIAL CONDOMINIUM UNIT
Style	CONDOMINIUM
Exterior Wall Type	1-WD/ALUM/VINYL
Year Built	1989
Year Remodeled	
Effective Year	
Finished Area Above Grade	1344
Finished Area Below Grade	0
Number of Stories	2.0
Condition	AVERAGE
Attic	NO ATTIC
Heating / AC	HEAT/AIR CON
Fixtures	10
Woodburning Fireplace	Stacks: 0 Openings: 0

Garage Spaces 1
 Well\Septic

Rooms

Living Units 1
 Total Rooms 5
 Bedrooms 3
 Family Rooms
 Dining Rooms 0
 Full Baths 2
 Half Baths 1
 Basement 3/4 BASEMENT 1/4 CRAWL
 Unfinished Area Sq Ft
 Recreation Room Sq Ft

FINISHED AREA (SQ FT)

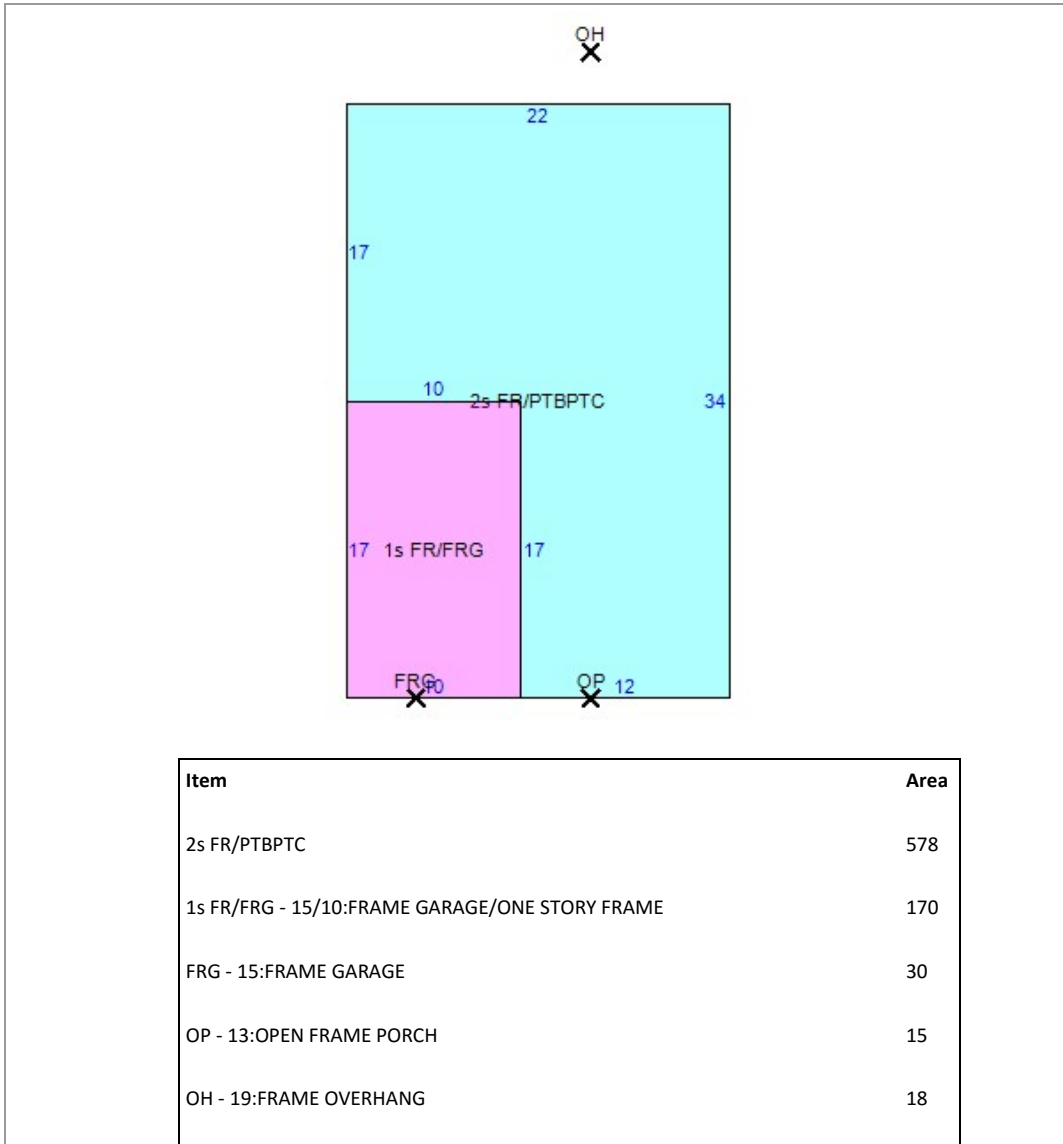
Level 1 578
 Level 2 766
 Attic 0
 Finished Above Grade Finished 1344 0
 Below Grade
 Finished Area 1344

SALES SUMMARY

Date	Grantee	Convey No	Inst Type	# of Parcels	Sale Price
JUN-16-2016	HRIDAANSH REALTY LLC	00011636	GW	2	\$150,500
JUN-07-2010	IRA SERVICES TRUST CO	9948	LW	2	\$109,725
DEC-16-2009	FEDERAL NATIONAL MORTGAGE	20475	SH	2	\$154,727
FEB-26-2007	MILLER DENNIS R JR MILLER BROOKE	3725	GW	2	\$170,000
SEP-13-2001	WONG WILLIE AGABALYAN BELA	20961	SU	2	\$135,000
AUG-29-1990	MITCHELL A ALAN &	14793		1	\$77,000

TRANSFER HISTORY

[Historical Parcel Sheets \(PDF\)](#)



Parcel ID: 050-004996-00

Map Routing: 050-T140AA -080-00

HRIDAANSH REALTY LLC

4817 PRINCE CHARLES WY

OWNER

Owner [HRIDAANSH REALTY LLC](#)

Owner Address 4501 HOFFMAN FARMS DR
 HILLIARD OH 43026

Legal Description 4817 PRINCE CHARLES
 AVERY ESTATES CONDO
 UNIT 44B

Calculated Acres .02
 Legal Acres 0

Tax Bill Mailing [View or Change on the Treasurer's Website](#)
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[View Google Map](#)
 [Print Parcel Summary](#)

MOST RECENT TRANSFER

Transfer Date JUN-16-2016

Transfer Price \$150,500

Instrument Type GW

2018 TAX

STATUS

Property Class R - Residential
 Land Use 550 - CONDOMINIUM UNIT
 Tax District 050 - CITY OF HILLIARD
 School District 2510 - HILLIARD CSD [\[SD Income Tax\]](#)
 City/Village HILLIARD CITY
 Township NORWICH TWP
 Appraisal Neighborhood T0301
 Tax Lien No
 CAUV Property No
 Owner Occ. Credit 2018: No 2019: No
 Homestead Credit 2018: No 2019: No
 Rental Registration Yes
 Board of Revision No
 Zip Code 43026

2018 CURRENT MARKET VALUE

	Land	Improvements	Total
Base	10,800	65,700	76,500
TIF			
Exempt			
Total	10,800	65,700	76,500
CAUV	0		

2018 TAXABLE VALUE

	Land	Improvements	Total
Base	3,780	23,000	26,780
TIF			
Exempt			
Total	3,780	23,000	26,780

2018 TAXES

Net Annual Tax	Total Paid	CDQ
2,198.96	2,198.96	

DWELLING DATA

Yr Built	Tot Fin Area	Rooms	Bedrooms	Full Baths	Half Baths
1989	1,344	5	3	2	1

SITE DATA

Frontage	Depth	Acres	Historic District
----------	-------	-------	-------------------

RESIDENTIAL BUILDING

Card Number	1
Use Code	550 - RESIDENTIAL CONDOMINIUM UNIT
Style	CONDOMINIUM
Exterior Wall Type	1-WD/ALUM/VINYL
Year Built	1989
Year Remodeled	
Effective Year	
Finished Area Above Grade	1344
Finished Area Below Grade	0
Number of Stories	2.0
Condition	AVERAGE
Attic	NO ATTIC
Heating / AC	HEAT/AIR CON
Fixtures	10
Woodburning Fireplace	Stacks: 0 Openings: 0

Garage Spaces 1
 Well\Septic

Rooms

Living Units 1
 Total Rooms 5
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 Family Rooms
 Dining Rooms 0
 Full Baths 2
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 Basement 3/4 BASEMENT 1/4 CRAWL
 Unfinished Area Sq Ft
 Recreation Room Sq Ft

FINISHED AREA (SQ FT)

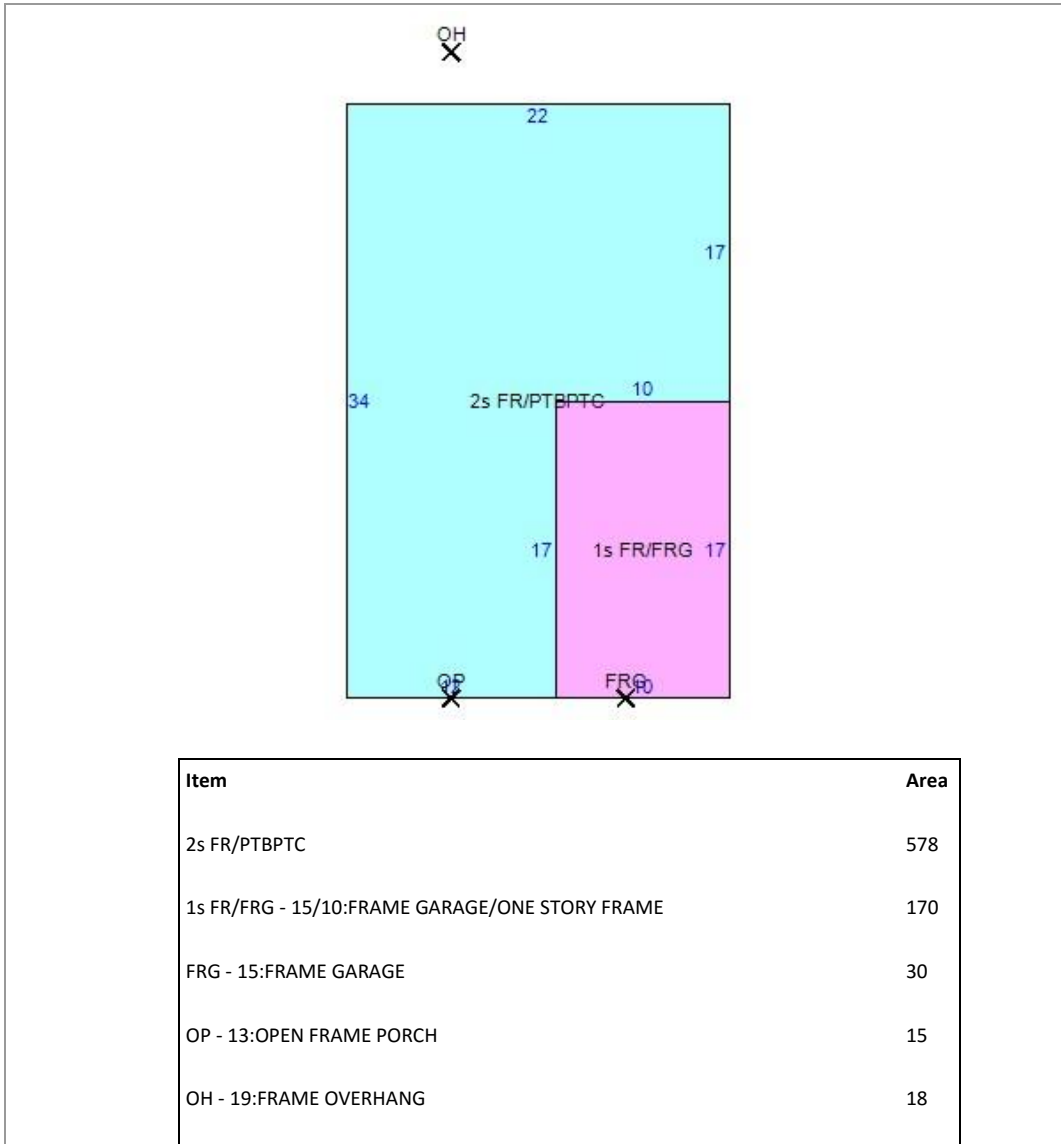
Level 1	578
Level 2	766
Attic	0
Finished Above Grade Finished	1344 0
Below Grade	
Finished Area	1344

SALES SUMMARY

Date	Grantee	Convey No	Inst Type	# of Parcels	Sale Price
JUN-16-2016	HRIDAANSH REALTY LLC	00011636	GW	2	\$150,500
JUN-07-2010	IRA SERVICES TRUST CO	9948	LW	2	\$109,725
DEC-16-2009	FEDERAL NATIONAL MORTGAGE	20475	SH	2	\$154,727
FEB-26-2007	MILLER DENNIS R JR MILLER BROOKE	3725	GW	2	\$170,000
SEP-13-2001	WONG WILLIE AGABALYAN BELA	20961	SU	2	\$135,000
AUG-29-1990	MITCHELL A ALAN &	14792		1	\$77,000

TRANSFER HISTORY

[Historical Parcel Sheets \(PDF\)](#)




Parcel ID: 050-004985-00

Map Routing: 050-T140AA -069-00

KULKARNI TUSHAR

4835 DUKE PHILLIP DR

OWNER

Owner	KULKARNI TUSHAR DANI DIPTI
Owner Address	2749 TUCKER TRAIL LEWIS CENTER OH 43035
Legal Description	4835 DUKE PHILLIP AVERY ESTATES CONDO UNIT 39A
Calculated Acres	.02
Legal Acres	0
Tax Bill Mailing	View or Change on the Treasurer's Website If you have recently satisfied or refinanced your mortgage, please visit the above link to review your tax mailing address to ensure you receive your tax bill and other important mailings.
	View Google Map  Print Parcel Summary

MOST RECENT TRANSFER

Transfer Date	AUG-19-2016
Transfer Price	\$150,000
Instrument	WD
Type	TAX
2018	

STATUS

Property Class	R - Residential
Land Use	550 - CONDOMINIUM UNIT
Tax District	050 - CITY OF HILLIARD
School District	2510 - HILLIARD CSD [SD Income Tax]
City/Village	HILLIARD CITY
Township	NORWICH TWP
Appraisal Neighborhood	T0301
Tax Lien	No
CAUV Property	No
Owner Occ. Credit	2018: No 2019: No
Homestead Credit	2018: No 2019: No
Rental Registration	Yes
Board of Revision	No
Zip Code	43026

2018 CURRENT MARKET VALUE

	Land	Improvements	Total
Base	10,800	65,700	76,500
TIF			
Exempt			
Total	10,800	65,700	76,500
CAUV	0		

2018 TAXABLE VALUE

	Land	Improvements	Total
Base	3,780	23,000	26,780
TIF			
Exempt			
Total	3,780	23,000	26,780

2018 TAXES

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DWELLING DATA

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SITE DATA

Frontage	Depth	Acres	Historic District
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RESIDENTIAL BUILDING

Card Number	1
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Style	CONDOMINIUM
Exterior Wall Type	1-WD/ALUM/VINYL
Year Built	1989
Year Remodeled	
Effective Year	
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Number of Stories	2.0
Condition	AVERAGE
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Heating / AC	HEAT/AIR CON
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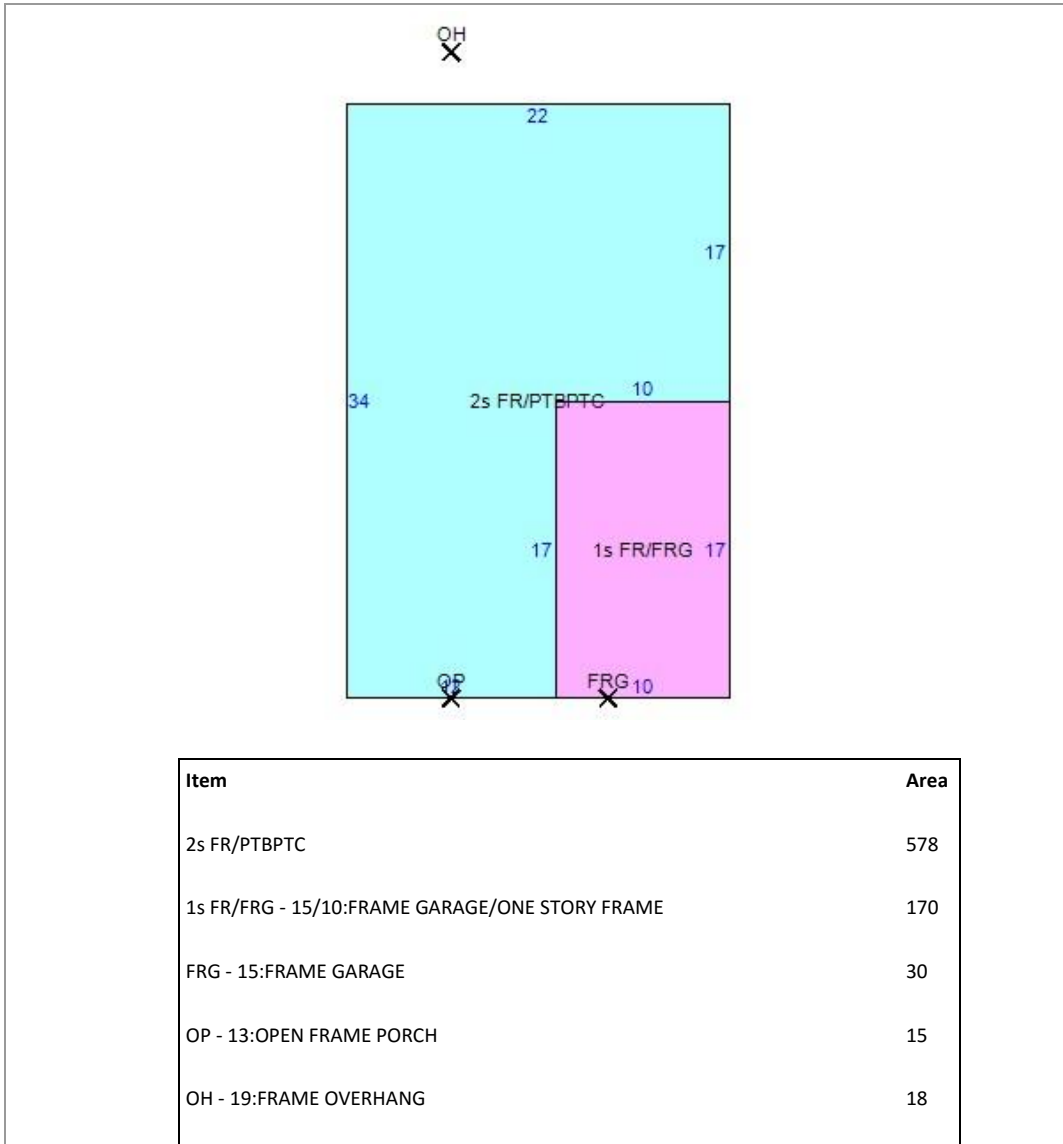
Level 1	578
Level 2	766
Attic	0
Finished Above Grade Finished	1344 0
Below Grade	
Finished Area	1344

SALES SUMMARY

Date	Grantee	Convey No	Inst Type	# of Parcels	Sale Price
AUG-19-2016	KULKARNI TUSHAR DANI DIPTI	00017394	WD 2	\$150,000	MAY-30-1990 HIXSON ROGER C & SHARON M 8371 1 \$77,000

TRANSFER HISTORY

[Historical Parcel Sheets \(PDF\)](#)



Parcel ID: 050-004986-00

Map Routing: 050-T140AA -070-00

KULKARNI TUSHAR

4837 DUKE PHILLIP DR

OWNER

Owner [KULKARNI TUSHAR](#)
[DANI DIPTI](#)

Owner Address 2749 TUCKER TRAIL
 LEWIS CENTER OH 43035

Legal Description 4837 DUKE PHILLIP DR
 AVERY ESTATES CONDO
 UNIT 39B

Calculated Acres .02
 Legal Acres 0

Tax Bill Mailing [View or Change on the Treasurer's Website](#)
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[View Google Map](#)
 [Print Parcel Summary](#)

MOST RECENT TRANSFER

Transfer Date AUG-19-2016
 Transfer Price \$150,000
 Instrument Type WD
2018 TAX

STATUS

Property Class R - Residential
 Land Use 550 - CONDOMINIUM UNIT
 Tax District 050 - CITY OF HILLIARD
 School District 2510 - HILLIARD CSD [\[SD Income Tax\]](#)
 City/Village HILLIARD CITY
 Township NORWICH TWP
 Appraisal Neighborhood T0301
 Tax Lien No
 CAUV Property No
 Owner Occ. Credit 2018: No 2019: No
 Homestead Credit 2018: No 2019: No
 Rental Registration Yes
 Board of Revision No
 Zip Code 43026

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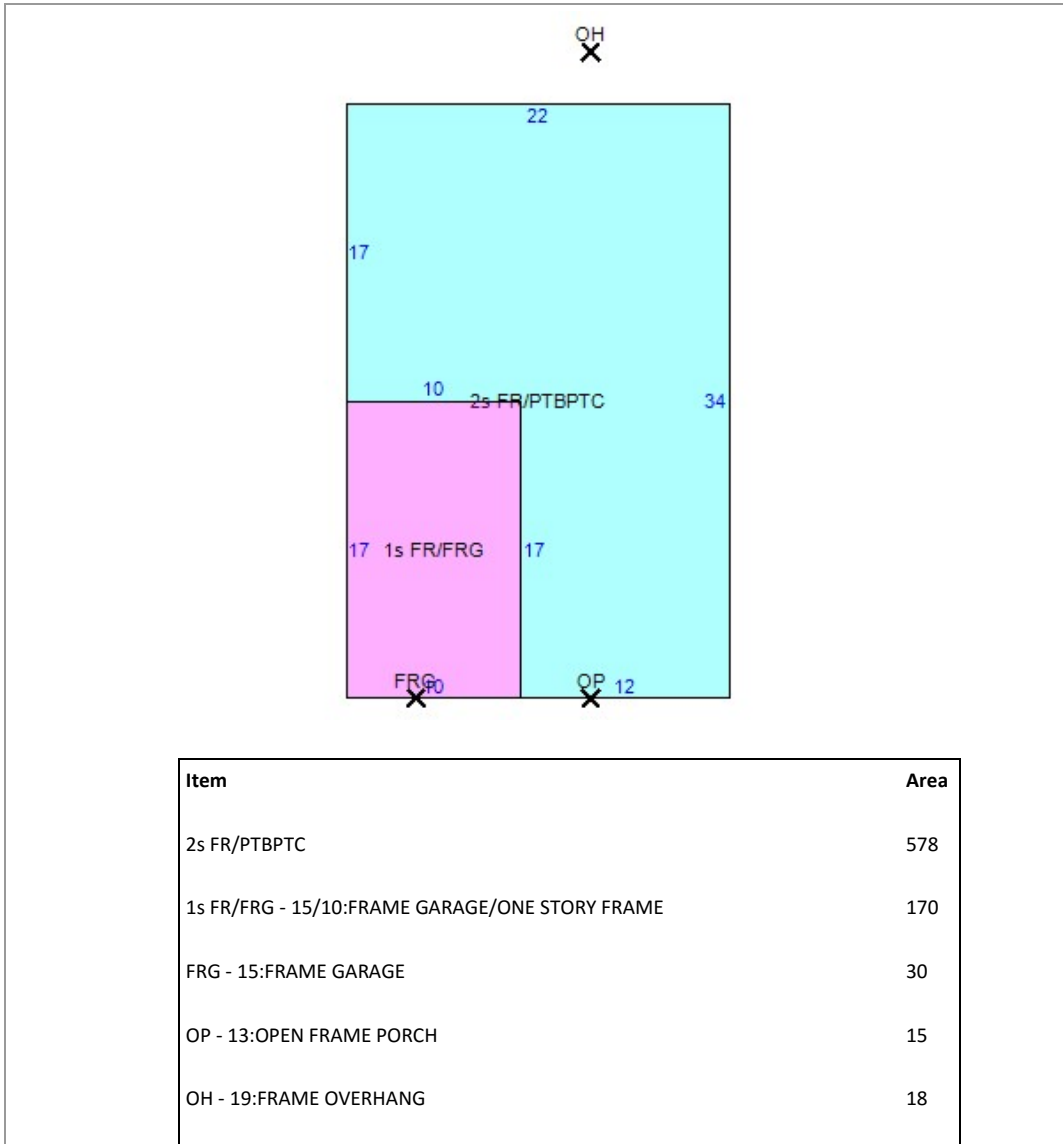
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Finished Above Grade Finished	1344 0
Below Grade	
Finished Area	1344

SALES SUMMARY

Date	Grantee	Convey No	Inst Type	# of Parcels	Sale Price
AUG-19-2016	KULKARNI TUSHAR DANI DIPTI	00017394	WD 2	\$150,000	MAY-30-1990 HIXSON ROGER C & SHARON M 8372 1 \$77,000

TRANSFER HISTORY

[Historical Parcel Sheets \(PDF\)](#)





**Department
of Commerce**

Division of Real Estate &
Professional Licensing
John R. Kasich, Governor
Andre T. Portac, Director

November 19, 2014

Matthew Love
2709 Talisman Court
Columbus, Ohio 43209

Re: **ARA # 2010000583**
Approval of mentorship program for non-client appraisal reports

ADJUDICATION ORDER

The above matter was presented to the Ohio Real Estate Appraiser Board at its November 12, 2014 meeting. The members of the Board present were Chairperson John McIntyre, Donald Leto, Elizabeth Sigg and Richard Hoffman.

ACCORDINGLY IT IS ORDERED:

The Board approves Mr. Love's mentorship program for non-client appraisal reports. Mr. Love has sufficiently demonstrated his mentorship program for non-client appraisal reports satisfies the requirements found in Ohio Administrative Code (OAC) 1301:11-3-04. As found in OAC 1301:11-3-04, up to 25% of Mr. Love's experience hours, as required by this rule, may be obtained from this approved mentorship program for non-client appraisal reports.

AYE: MR. LETO
MR. MCINTYRE
MS. SIGG
MR. HOFFMAN

NAY: NONE

OHIO REAL ESTATE APPRAISER BOARD

Anne M. Petit
Superintendent
Ohio Division of Real Estate & Professional Licensing

AMP:clw

cc: Assistant Attorney General Jennifer Croskey

RETURN RECEIPT REQUESTED
CERTIFIED MAIL # 7012 0470 0000 3415 6703

77 South High Street
20th Floor
Columbus, Ohio 43215-6133 U.S.A.

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Fax 614 | 644 0584
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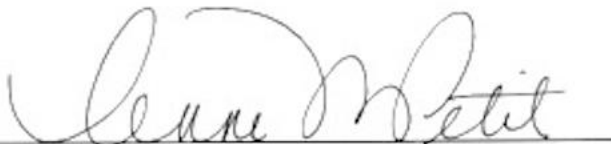
TIME AND METHOD TO PERFECT AN APPEAL

Any party desiring to appeal shall file a notice of appeal with the Ohio Division of Real Estate at 77 South High Street, 20th Floor, Columbus, Ohio 43215-6133, setting forth the order appealed from and stating that the agency's order is not supported by reliable, probative, and substantial evidence and is not in accordance with law. The notice of appeal may, but need not, set forth the specific grounds of the party's appeal beyond the statement that the agency's order is not supported by reliable, probative, and substantial evidence and is not in accordance with law. The notice of appeal shall also be filed by the appellant with the appropriate Court of Common Pleas. In filing the notice of appeal with the agency or court, the notice that is filed may be either the original notice or copy of the original notice. Such notices of appeal shall be filed within fifteen (15) days after the mailing of the notice of the Ohio Real Estate Appraiser Board's Order as provided in Section 119.12 of the Ohio Revised Code.

CERTIFICATION

The State of Ohio,
County of Franklin, SS

I, Anne M. Petit, Superintendent of the Ohio Division of Real Estate and Professional Licensing hereby certify that the foregoing is a true and exact reproduction of the original Adjudication Order, involving approval of Matthew Love's mentorship program for non-client appraisal reports, of the Ohio Real Estate Appraiser Board entered on its journal, on the 12th day of November 2014.



Anne M. Petit
Superintendent
Ohio Division of Real Estate & Professional Licensing
November 19, 2014

