

# Appraisals

*The purpose of this part of the analysis is to examine the different property types available to the market over the past year. This analysis will examine the market conditions for specific property types in comparison to the collective housing market. A single-story bungalow was chosen to examine existing construction from the first housing boom in the 1950s. Traditional two-story, single-family town house is the second subject chosen to examine properties over a thirty-year period. The final appraisal will be a newly constructed two-story Colonial style home. This was the only style of new construction available on the market at the time of this analysis.*







THE HILLIARD AREA CASE STUDY  
EXISTING CONSTRUCTION

NARRATIVE APPRAISAL REPORT  
WRITTEN BY MATTHEW LOVE

7387 HAYDEN RUN ROAD  
Hilliard, OH 43026

# NARRATIVE APPRAISAL REPORT

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Prepared For:

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

Valuation Of:

Single-Family Residential Property  
7387 Hayden Run Road  
Hilliard, OH 43026

Prepared By

Matthew Love  
739 Westray Dr.  
Columbus, Ohio 43081

With Review By:

E. Hale Whipkey, Jr., MAI

Prepared On:

January 30, 2020

Effective Date:

November 27<sup>th</sup>, 2016

# URBAN INFORMATION SERVICES, INC.

(614) 394-9290 • (614) 882-3122

January 30, 2020

The Ohio Real Estate Appraiser Board  
December, 2016  
Attn: Ms. Anne Petit, Superintendent  
77 S. High St., 20<sup>th</sup> 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 7387 Hayden Run Road, 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 SIXTY-ONE THOUSAND DOLLARS**  
**(\$161,000.00)**

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 call.

Respectfully submitted,

A handwritten signature in black ink that reads "Matthew Love". The signature is written in a cursive, flowing style.

Matthew Love

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## QUALIFYING AND LIMITING CONDITIONS

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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

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ADDRESS: 7387 Hayden Run Road, Hilliard, OH 43026.

PROPERTY DESCRIPTION: A 792 sq.ft wood framed conventional ranch style single-family residence on a 30,928 sq.ft lot built in 1957 with a one-car detached garage added in 1972.

DATE OF INSPECTION: November 27th, 2016

DATE OF VALUE ESTIMATE: November 27th, 2016

DATE OF APPRAISAL REPORT: January 30, 2020

## HIGHEST AND BEST USE

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AS VACANT: Residential Property

AS IMPROVED: Continued use as a residential dwelling

## MARKET VALUE ESTIMATES

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SALES COMPARISON APPROACH: \$161,000

FINAL VALUE ESTIMATE: \$161,000

## CLIENT AND INTENDED USER

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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

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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

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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.”<sup>1</sup>

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## EFFECTIVE DATE OF THE APPRAISAL AND THE DATE OF THE REPORT

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The effective date of my opinion of the market value of the subject property is November 27th, 2016. The date of the narrative appraisal report is January 30, 2020, the date of final review by Hale Whipkey, MAI.

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## DEFINITION OF MARKET VALUE

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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.**<sup>2</sup>

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## EXPOSURE AND MARKETING TIME

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“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.”<sup>3</sup>

After considering the trends which are discussed in the ‘Market Area Description’ section, reasonable marketing time for the subject property is estimated to be 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.”<sup>4</sup>

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

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

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

<sup>3</sup> 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

<sup>4</sup> 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



## EXTRAORDINARY ASSUMPTIONS AND HYPOTHETICAL CONDITIONS

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As stated above in the *Qualifying and Limiting Conditions* section, as a standard contingency to our opinion of the final value, it is assumed that the subject property is free and clear of environmental contamination. Also, our 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 site.

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

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**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, private individuals, 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 referenced herein with participants of the transactions.

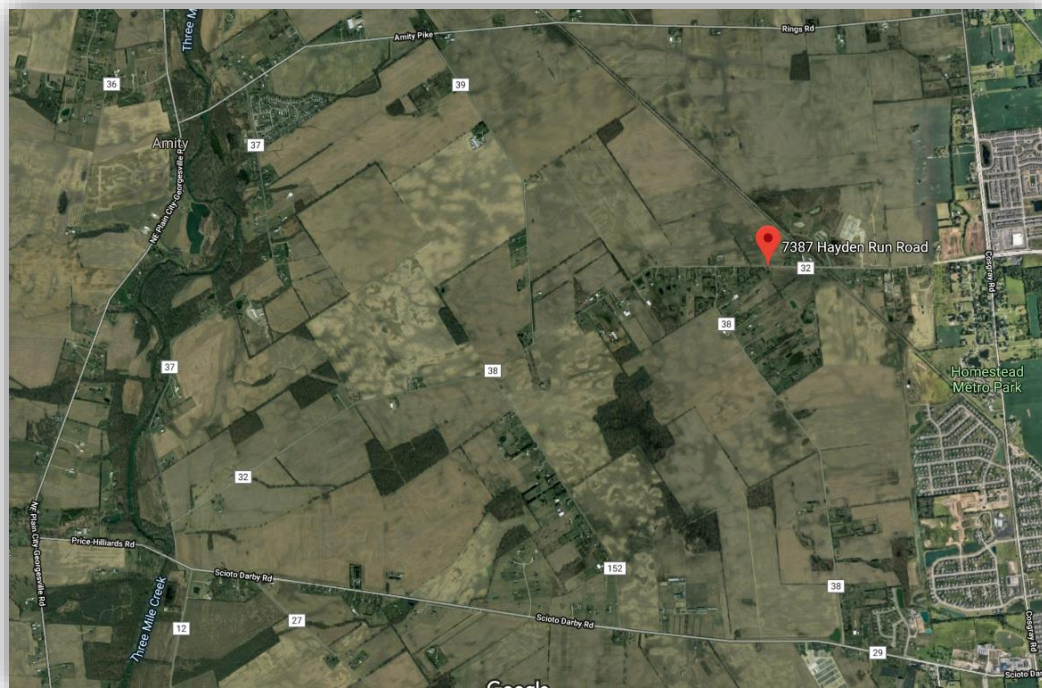
**TYPE OF REPORT:** This is a Narrative Appraisal Report which is intended to comply with the reporting requirements set forth by the Uniform Standards of Professional Appraisal Practice (USPAP), and the 2010 Interagency Guidelines for Appraisals and Evaluations. This appraisal report contains a summary 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 property was constructed in 1978 and renovated and modified for its current use in 2011. 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 buildings similar in size and condition to the subject property is limited. Therefore, an income approach is not developed.

**COMPETENCY RULE:** The appraiser who is the author of this report is familiar with the property type, economic market, geographic area, and the analytical method 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 moving or relocating such personal property. Only the real property has been considered in the analysis, approaches to value and in the final estimate of value.

**FIGURE 1** AERIAL VIEW OF THE SUBJECT'S NEIGHBORHOOD



Information obtained from Google Maps

## MARKET AREA DESCRIPTION

The **Neighborhood Boundaries** for the subject property are as follows:

**NORTH:** Amity Pike into Rings Rd., **EAST:** Cosgray Rd., **SOUTH:** Scioto Darby Rd., **WEST:** NE Plain City Georgisville Rd.

## NEIGHBORHOOD CHARACTERISTICS

The neighborhood characteristics are suburban since public services are available like trash removal. This area also has a rural effect. Most of the homes are on more than one acre and have working farms. It is not uncommon for homes in this area to use well and septic systems.

The neighborhood is over 75% established. Most of the homes in the area were built prior to 1978 in various styles. An analysis of the Franklin County Auditor assessed market value of the homes in the neighborhood indicates a value range of \$95,000 to \$495,000; with a median of \$274,600. Growth in this area is currently stable.

Heading west toward I-270 is predominantly single-family residences with a mix 'suburban' 2-story, Townhomes and multi-family properties built up primarily in 1990's ranging from \$100,000 to \$600,000 (\$200,000 predominant).

The area also has convenient access to retail centers at the Hayden Rd. & Cosgray Rd intersection. Scioto-Darby Rd. provides convenient access to I-270.

**FIGURE 2 FANNIE MAE 1004MC STATISTICS**

INVENTORY ANALYSIS	PRIOR 7-12 MONTHS	PRIOR 4-6 MONTHS	CURRENT -3 MONTHS
	11/28/2015 - 05/27/2016	05/28/2016 - 08/27/2016	08/28/2016 - 11/28/2016
Total # of Comparable Sales: (Settled)	68	66	42
Absorption Rate: (Total Sales/Months)	11.33	22	14
Total # of Active Listings:	17	16	6
	(Active on 05/26/2016)	(Active on 08/26/2016)	(Active on 11/27/2016)
Months of Housing Supply: (Total Listings / Ab. Rate)	1.5	.73	.43
MEDIAN SALE & LIST PRICE, DOM, SALE/LIST %	PRIOR 7-12 MONTHS	PRIOR 4-6 MONTHS	CURRENT - 3 MONTHS
Median Comparable Sale Price:	\$142,950	\$141,450	\$167,000
Median Comparable Sales Dom:	11	7	7
Median Comparable List Price:	\$140,000	\$237,950	\$143,400
Median Comparable Listings Dom:	34	44	45
Median Sale Price As % Of List Price:	99 %	99 %	99 %
Foreclosure Sales:	2	4	2

➤ Information obtained from Franklin County Auditor website

## MARKET ANALYSIS

The search criteria for the market analysis consisted of existing single family, freestanding residential homes built prior to 1978 in the city of 'Hilliard'; that closed from November 27, 2015 to November 27, 2016.

For the older homes, the Median cumulative DOM, experienced an annual decline of 50% in November of 2016 which is on par the the 50% annual decline forecasted in “Conclusions of the Market Analysis” The Hilliard Area Market Analysis. The 176 closed sales in 2016 have decrease slightly with an annual decline of 3.8% which is slightly below the 5%-10% decline forecasted in the *The Hilliard Area Case Study*, “Conclusions of the Market Analysis” List prices for the older homes has experienced an annual increase of 7% for the past 2 years. The inventory for existing structures also appears to be contracting. The total active listings have experienced a 42% annual decline in the second quarter of 2016. Since 2014, each quarter has indicated an annual decline along with the housing supply (at .43 months in the second quarter of 2016) Analysis of this property type further indicates a decreasing turnover rate in a mature community.

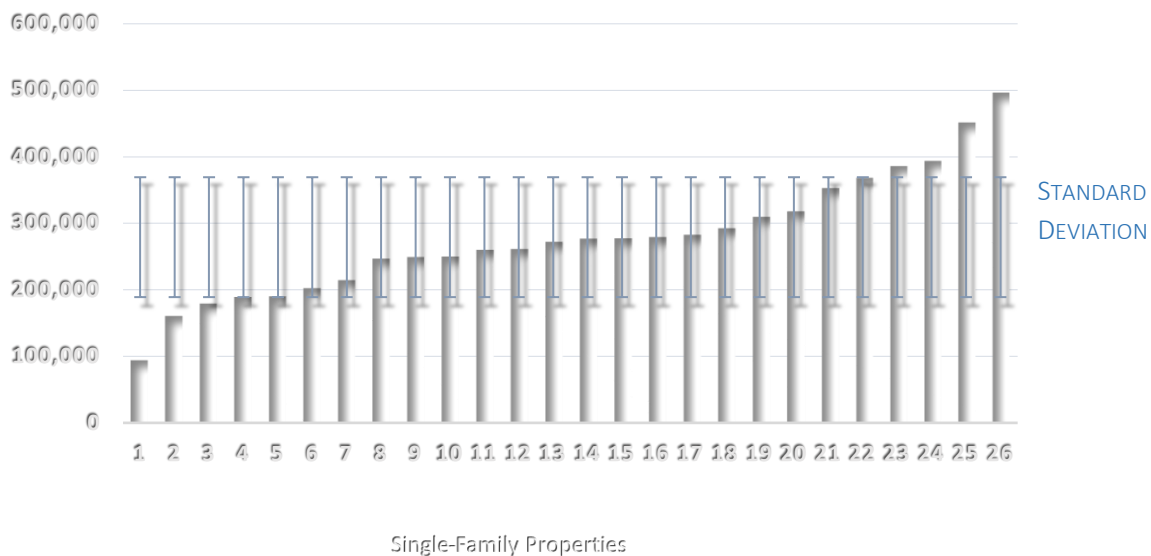
A high level of demand is still present. After a 12% annual increase in 2015, median sales prices for 2016 are at a 4% annual increase which is within the forecasted range of 3.6%-5.1%. The Market Conditions Table, (Figure 2) shows median sales prices increasing by 18% in the past three-months since November 2016 . The median price per square foot has an annual increase of nearly 7%. The lower annual turnover of sales occurring with increasing sales prices further indicates a shortage of available housing as described by the realtors in the “Market Opinion Survey”.

In the summer of 2014, a time when the sample of realtors reported homes to be adequately priced for the market with little need for incentive, the median list to sales price ratio was 98%. Throughout 2016, the list to sale ratio has been 99%. In concert with these indicators, rising median sales prices for this housing type further indicates a shortage of available housing for this market.



Since the interviews, foreclosure sales began fading as a significant presence in the market; 9% by the end of 2014. Rates for the city declined even further in 2016 to represent just 3% of the closed sales. The foreclosures for this housing type represents less than 4.5% of total sales which is not regarded as a driving force in the market. The information gathered for this analysis was also supported by the franklin county auditor’s records. The search criteria for the market analysis consisted of existing single family, freestanding residential homes built prior to 1978 in the city of 'Hilliard'; that closed from November 27, 2015 to November 27, 2016.

**FIGURE 3** ASSESSED MARKET VALUE OF HOMES IN *THE NEIGHBORHOOD*



➤ Information obtained from Franklin County Auditor website

**NEIGHBORHOOD MARKET ANALYSIS**

Search criteria for the neighborhood market conditions consisted of residential homes inside the neighborhood boundaries built prior to 1978 closing between 11/27/2015 and 11/27/2016.

The MC statistics table (FIGURE 2) indicates 14.4 % increase in the median sale price for comparable sales over the three months prior to the effective date. An analysis of the transfer history from a sample of homes in the neighborhood indicates property values are increasing at a range of of -0.5% to 6% (median 3.6%). This is consistent with the 3.6% to 5.1% annual increase forecasted in The Hilliard Area Case Study, “Conclusions of the Market Analysis”

The 5 sales which occurred over the past year spent between 2 and 11 days on the market in a price range of \$136,500 to \$294,000. In this mature community, the 5 sales in 2016 represent a 150% annual increase from the previous two years. The one listing in the third quarter of 2016 represents a 100% annual increase in total listings. While the low turnover of homes indicates a mature area of the city, the low marketing times further support the conclusion that there is a shortage of available housing.

#### SEARCH CRITERIA FOR THE SUBJECT

The subject was chosen to analyze the marketability of homes from the first housing boom described on page 11 of *The Hilliard Area Case Study*. Using the Columbus Board of Realtors MLS, the search criteria consisted of single family residences within the city boundaries built prior to 1978.

#### IDENTIFICATION OF REAL ESTATE

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ADDRESS: 7387 Hayden Run Road, Hilliard, OH 43026

AUDITOR'S IDENTIFICATION: 120-000288-00

LEGAL DESCRIPTION: 7387 HAYDEN RUN PIKE ENTRY 1618-7693 0.799 ACRE

PROPERTY USE: Residential Dwelling

CENSUS TRACT: 79.21, Franklin County, Ohio

HISTORY OF OWNERSHIP: The property is currently under the ownership of Linda and Peter Johns. The home has been under survivorship deed since June 2, 2009 transferring for \$105,000. Prior to this, the home was in the possession of Mary and Willis Prince since 1985 under an Exempt Transfer.

FIGURE 4 SUBJECT PROPERTY



## SITE DESCRIPTION

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**LOCATION:** The subject property is located on the south side of Hayden Run Rd approximately 1,000 ft. east of Elliot Rd.

**SIZE AND CONFIGURATION:** Subject has an Irregular shaped parcel approximately 30,928 sq.ft and 160 ft. of frontage.

**TOPOGRAPHY:** The subject has moderately level topography.

**UTILITIES:** The subject operates on well and septic. The public utilities are the electric. The heating is forced air propane.

**STREET IMPROVEMENTS:** The street is a two-lane asphalt surface roadway with one west bound lane, one east bound. The street right-of-way is not improved with curbs, gutters or street lights which is typical for the area.

**FIGURE 5** SITE MAP OF THE SUBJECT PROPERTY



➤ Information obtained from the Franklin County Auditor website

## SECTION 2.10 - RURAL DISTRICT (Section 302)

The Rural District is intended for agricultural and residential development in the County where the conservation of resources is important or where appropriate urban use of the land cannot be achieved because of the lack of urban services, most importantly centralized water and sanitary sewer. The principal permitted uses are agriculture, residential subdivisions and farm dwellings.

The intent of these Rural District Regulations is to protect farmland, lands in current agricultural use valuation, prime agricultural soils, open land and residential land from the intrusion and premature development of urban uses not performing a function necessary to the agricultural and residential use of the land or meeting the social, cultural or economic growth needs of the County. Because land in the Rural District is the most subject to being placed in another Zoning District as growth of the County occurs, such changes should be made with due concern to the protection of established uses.

**ZONING:** The subject is located in the Brown Township which is under Franklin County jurisdiction. The subject is zoned (R)Rural.

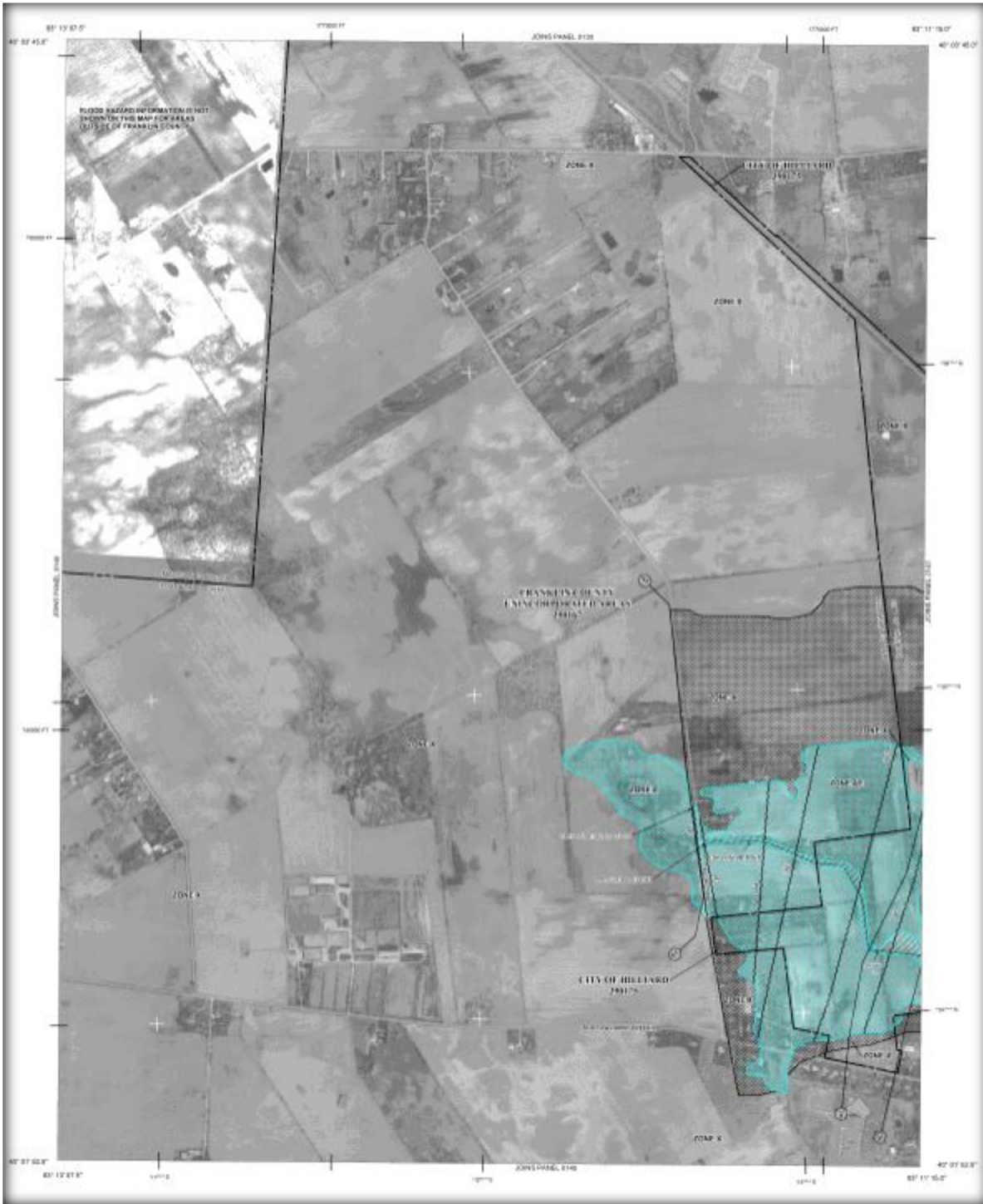
**FLOOD ZONE:** The subject is in a zone "X", area of minimal flood hazard, which is not located in a flood zone. (FEMA map number 39049C0130K, effective on June 17, 2008.)

**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 approximately .68 acres. having 160 feet of frontage on Hayden Run Rd., the subject site is considered to be typical for the area surrounded by other residential developments.



FIGURE 6 FLOOD MAP OF THE SUBJECT PROPERTY



➤ Information obtained from FEMA.gov

## DESCRIPTION OF IMPROVEMENTS

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The subject is a 1,025 sq.ft wood framed conventional ranch style single-family residence with a covered porch, vinyl siding on frame built in 1957 and a two-car detached garage added in 1972.

### EXTERIOR FINISH

- FOUNDATION: concrete block, full basement, 1,025 sq.ft
- SIDING: vinyl
- ROOF: composition shingle
- GUTTERS & DOWNSPOUTS: aluminum
- WINDOWS: double hung vinyl

### INTERIOR FINISH

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

### MECHANICAL

- PLUMBING: the improvements include a kitchen sink and dishwasher; an above grade bathroom with dual sinks and ceramic tub; the below grade bathroom contains a sink and ceramic tub.
- ELECTRIC: electric service is provided by aep ohio.
- HVAC: forced air (propane); central air conditioning
- SITE IMPROVEMENTS: the subject's amenities include a covered porch, and privacy fence in the back yard.
- DEFERRED MAINTENANCE: the subject has undergone extensive remodeling which includes the following:
  - new kitchen, new bath, new deck, new dimensional shingle roof, new windows, new electric, new fence, new woodwork, new doors, carpeting, paint, appliances, kitchen floors, finished basement with full bath.

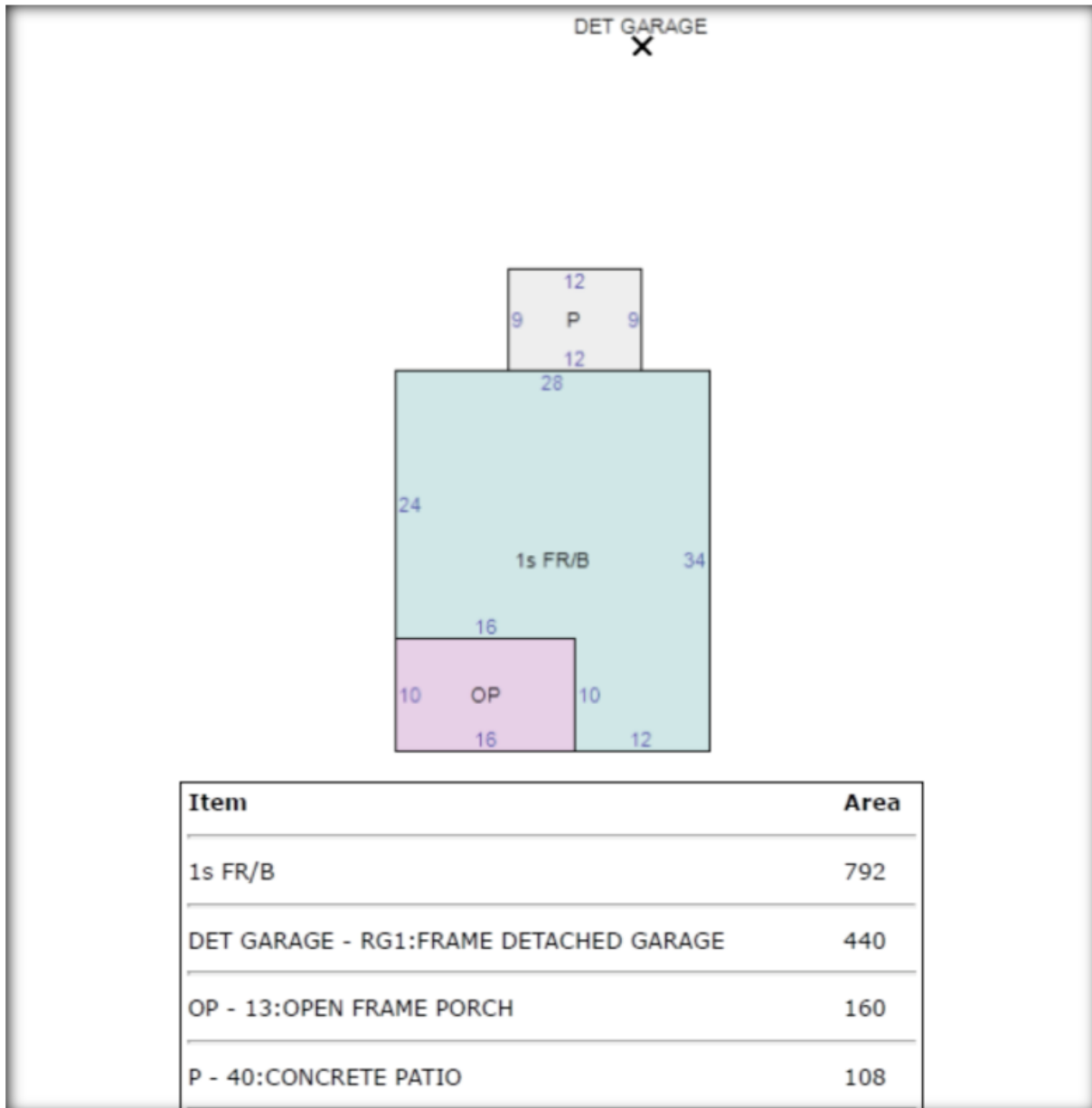
### DESCRIPTION OF IMPROVEMENTS: CONCLUSION

The subject's site size is considered slightly smaller for homes in the neighborhood that don't have land designated for agricultural use. This is not considered to be an adverse effect on the property. The available utilizes are typical for the homes on the west side of Cosgary Rd. The condition of the improvements are considered to have an above average or good rating. The structure has been well maintained. Most of the building components have been recently rehabilitated. There were no observable deficiencies based no the drive-by inspection.

"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 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.. Considering the replacement of the roof and the complete remodeling of the electric and interior, 30 years remaining in

economic life is a practical estimation leaving an effective age of 25 years. A sketch of the subject's improvements has been included with the dimensions provided by the Franklin County Auditor.

**FIGURE 7** SKETCH OF THE SUBJECT IMPROVEMENTS



Information obtained from the Franklin County Auditor

## 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 35.0% of Auditor’s estimated market value. The real estate taxes for the subject parcel total **\$3,274.92** annually for the 2016 tax year. The subject is assessed as residential in the Brown Township with an effective tax rate of 95.61. 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:** \$110,200; **TAXABLE VALUE:** \$38,570

**FIGURE 8** SUBJECT’S ANNUAL TAX ASSESSMENT FOR 2016

	Annual	Adjustment	Payment	Total
Original Tax	5,212.34	0.00		
Reduction	-1,524.72	0.00		
Adjusted Tax	3,687.62	0.00		
Non-Business Credit	-330.16	0.00		
Owner Occupancy Credit	-82.54	0.00		
Homestead Credit	0.00	0.00		
Current Tax	3,274.92	0.00	0.00	3,274.92
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	3,274.92	0.00	0.00	3,274.92
1st Half	1,637.46	0.00	0.00	1,637.46
2nd Half	1,637.46	0.00	0.00	1,637.46
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 agricultural and residential development. Agricultural use would not be financial feasible due to the size of the parcel 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.”<sup>1</sup> 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.

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<sup>1</sup> Appraisal Institute, *The Appraisal of Real Estate*, Twelfth Edition, (Chicago: Appraisal Institute, 2001), Page 63

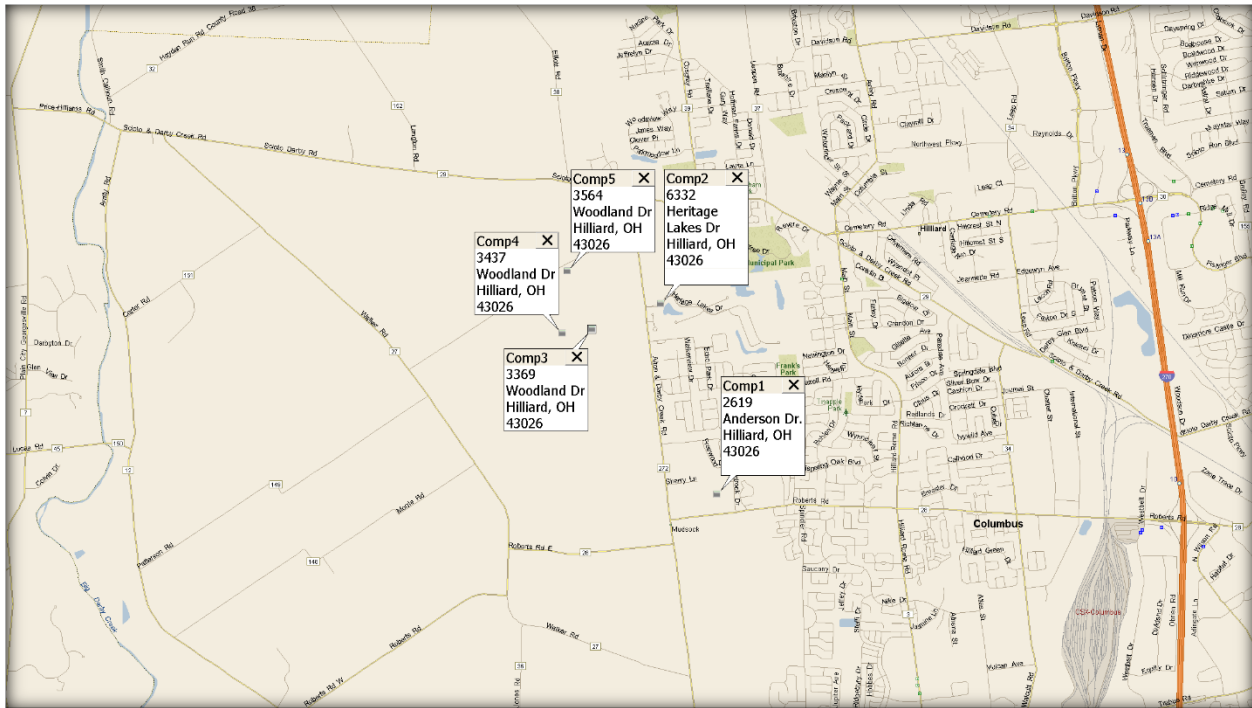
## SUMMARY OF COMPARABLE SALES

SALE	ADDRESS	SALE DATE	SALE PRICE	SQ.FT	YEAR BUILT	\$/SF
SUBJECT	7387 Hayden Run Rd.			1,025	1959	
1	4900 Cosgray Rd.	2/2/2016	\$135,000	1,020	1962	132.35
2	3585 Heywood Dr.	3/4/2016	\$139,900	988	1956	141.60
3	5224 Cavalier Dr.	3/23/2016	\$149,000	1,000	1958	149.00
4	5375 Grace St.	6/10/2016	\$165,000	1,040	1950	158.65
5	4180 Elliott Rd.	9/29/2016	\$190,000	1,438	1971	132.13

## COMPARABLE PROPERTY DESCRIPTION

- COMPARABLE SALE 1: is a wood frame, 1,020 sq.ft. detached ranch style residence 1.2 miles away from the subject built in 1962 with vinyl siding, a covered masonry stoop, and a two-car detached garage.
- COMPARABLE SALE 2: is a wood frame, 988 sq.ft. detached ranch style residence 4.2 miles away from the subject built in 1956 with vinyl siding and brick veneer, a covered masonry stoop, and a two-car detached garage.
- COMPARABLE SALE 3: is a wood frame, 1,000 sq.ft. detached ranch style residence 4.1 miles away from the subject built in 1958 with vinyl siding and stone veneer, and two wood decks.
- COMPARABLE SALE 4: is a wood frame, 1,040 sq.ft. detached ranch style residence 4.1 miles away from the subject built in 1950 with vinyl siding, a covered masonry stoop, a covered porch, a two-car attached garage, and one-car detached garage.
- COMPARABLE SALE 5: is a wood frame, 1,438 sq.ft. detached ranch style residence 2 miles away from the subject built in 1971 with vinyl siding, a covered porch, a patio, and a two-car attached garage.

**FIGURE 9** LOCATION MAP OF THE SUBJECT AND COMPARABLE SALES



➤ Information obtained from the Franklin County Auditor website

## TRANSACTION HISTORY

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

**COMP 1:** transferred to Nicole and Michael Rees under survivorship deed on October 12<sup>th</sup> 2016 for \$190,000.

**COMP 2:** transferred to Stand for Truth Inc. under general warranty on June 20<sup>th</sup>, 2016 for \$165,000.

**COMP 3:** was transferred to Wilmington Trust National under sheriff deed on June 2<sup>nd</sup>, 2015 for \$97,000. On October 21<sup>st</sup>, 2015 it transferred to Wilmington Trust National under sheriff deed for \$84,944. On March 28<sup>th</sup>, 2016 it transferred to Marianne O'Brien under general warranty for \$145,000. Since November 10<sup>th</sup>, 2016, the property has been under survivorship deed with Andrew and Samuel O'Brien for \$144,900.

**COMP 4:** transferred to Janet and Darren Young under survivorship deed on March 7<sup>th</sup>, 2016 for \$139,900.

**COMP 5:** was transferred to Franklin Real Estate under general warranty on May 7<sup>th</sup>, 2014 for \$90,000. On August 8<sup>th</sup>, 2014 it transferred to Edward Simon under general warranty for \$139,175. Since October 1<sup>st</sup>, 2015, the property has been under general warranty with Mary and Edward Steele for \$145,000.

**CONCLUSION:** the transaction history of the comparable sales reflect arm’s length transactions that give an adequate indication of the market’s reaction. The subject’s prior transfer also appears to be an ‘arms-length’ sale subject to the same conditions as the comparable sales.

**SUMMARY OF ADJUSTMENTS**

The 109 comparable sales collected for the market analysis were used to develop the necessary adjustments through matched pair analysis. Well and septic listings were matched against sales within the city system. The comparable sales of the varying site views were compared to homes with a residential view. Two bedroom homes were matched against three bedroom homes with similar GLA. After a thorough analysis, adjustments for these differences were not supported by the sales data have been market with a ‘0’.

**TIME:** The adjustment for time was developed by examining the transfer history of the homes found in the subdivisions of the comparable sales. From this data set, the monthly appreciation ranged from -.14% to 6.04%. The adjustment for time was made at .3% considering the median average monthly appreciation.

ADDRESS	TRANSFER DATE/PRICE	TRANSFER DATE/PRICE	MONTHS OF APPRECIATION	AVG. MONTHLY APPRECIATION
7445 Hayden Run Rd	6/6/2001 \$255,000	9/22/2005 \$325,000	51.50	0.53%
4924 Elliott Rd	6/8/2004 \$265,000	2/29/2012 \$255,000	92.50	-0.04%
7417 Hayden Run Rd	3/3/2007 \$199,000	1/29/2013 \$180,000	70.00	-0.14%
4906 Elliott Rd	7/2/1997 \$136,900	7/3/2014 \$203,000	204.00	0.24%
4710 Elliott Rd	9/2/1988 \$94,000	7/27/1992 \$107,000	46.00	0.30%
7318 Hayden Run Rd	6/30/1994 \$90,000	8/21/2017 \$167,000	254.00	0.34%
4750 Elliott Rd	1/20/1988 \$173,500	12/12/2014 \$400,000	311.00	0.42%
7395 Hayden Run Rd	3/17/2009 \$68,500	1/14/2016 \$136,500	82.00	1.21%
4868 Elliott Rd	9/8/1986 \$23,100	6/1/1995 \$169,500	105.00	6.04%
			<b>Median:</b>	0.38%

**LOCATION:** the subject is located off a road with speed limits which exceed a typical residential subdivision. Comparable Sale 5 (4180 Elliott Road) is located along a similar road. The location adjustment was developed from a paired analysis of Comparable Sale 5 and other updated properties of similar style, age and GLA within a residential subdivision. Completion of adjustment process for differences indicates a range in percentage of sales price of 9.2% to 15.6%. Adjustments for the subject's location was made towards the lower end of the range **(9%)** due to Lacon Road having the most similar updated features to the representative sale in addition to exterior amenities. 1741 Spindler Road has a large turn around driveway and is near an elementary school; amenities superior to those of comparable sales 2 and 3. Lacon Road is located on a residential street most similar to Comparable Sales 2 and 3 as opposed to a cul-de-sac location like 5398 Schatz Lane which is considered beneficial.

REPRESENTATIVE SALE	SOLD PRICE	SQFT DOCUMENTED	SITE	BATHS	GARAGE	FUNCTIONAL UTILITY
4180 Elliott Road	\$190,000	1,438	0.4	2	2	well&septic/propane tank

REPRESENTATIVE SALE	SOLD PRICE	SQFT DOCUMENTED	SITE	BATHS	GARAGE	FUNCTIONAL UTILITY	PERCENTAGE OF THE SALE PRICE
3449 Lacon Road	\$182,900	1,476	0.18 \$7,667	1 \$7,400	1 \$16,400	city water&sewage/natural gas -\$9,145	8%
5398 Schatz Lane	\$229,000	1,422	0.58 -\$6,273	2	2	city water&sewage/natural gas -\$11,450	11.2%
1741 Spindler Road	\$224,900	1,496	0.23 \$5,924	2	2	city water&sewage/natural gas -\$11,245	15.6%
<b>Median:</b>							<b>11.2%</b>

**SITE:** An analysis of rural residential land sales in the surrounding counties of London and Galloway over the past year indicated a sales range of \$.44 to \$1.03 per square foot. The adjustment for site differences are made towards the median; **\$.80** per sq.ft.

ADDRESS	SOLD PRICE	ACREAGE	SQ.FT	PRICE PER SQ.FT.
0 Golfview Place	\$38,500	0.86	37,461.6	1.03
450 Arthur Bradley Road	\$18,064	1	43,560.0	0.41
0 Josiah Morris Road NE	\$50,000	1.5	65,340.0	0.77
<b>Median:</b>				<b>.77</b>



VIEW: The paired analysis included “comparable sale two” (3585 Heywood Drive) and “comparable sale four” (5375 Grace Street). Both sales with commercial views, were matched with similar age one story homes with 3 bedrooms, 1 bath, without the commercial views. Adjustments were made for the site size differences and garage count. Completion of this analysis indicates the median percentage of a **7%** increase in the representative sale price.

REPRESENTATIVE SALE	SQ.FT. DOCUMENTED	SOLD PRICE	SITE	GARAGE
3585 Heywood Drive	988	\$139,900	0.19 ac	2

REPRESENTATIVE SALE	SQ.FT. DOCUMENTED	SOLD PRICE	ADJUSTED FOR SITE	ADJUSTED FOR GARAGE	PERCENTAGE OF THE REPRESENTATIVE SALE PRICE
3639 Jo Ann Lane	988	\$145,000	.18 \$348	1 \$16,300	15.3%
3532 Farley Drive	988	\$150,000	.18 \$348	1 \$16,300	18.9%
5244 Conklin Drive	980	\$165,000	.19 0	1 \$16,300	29.6%
5253 Wyandot Place	984	\$171,650	.17 \$697	2	22.7%
5317 Conklin Drive	990	\$185,500	.29 -\$3,485	2	32.6%
5155 Drivemere Road	1,008	\$157,500	.17 \$697	1 \$16,300	24.2%

REPRESENTATIVE SALE	SQ.FT. DOCUMENTED	SOLD PRICE	SITE	GARAGE
5375 Grace Street	1,040	\$165,000	.53	2

REPRESENTATIVE SALE	SQ.FT. DOCUMENTED	SOLD PRICE	ADJUSTED FOR SITE	ADJUSTED FOR GARAGE	PERCENTAGE OF THE REPRESENTATIVE SALE PRICE
4805 Hillcrest Street N	1,089	\$172,500	.17 -\$12,075	0 \$26,400	4.1%
3854 Rutledge Drive	1,025	\$118,000	.18 -\$11,739	1 \$16,300	31.2%
4707 Cemetery Road	1,073	\$170,900	.23 -\$10,062	1 \$16,300	0.2%
3811 Hillcrest Street E	1,056	\$172,000	.18 -\$11,739	2	-11.4%
4793 Midlane Drive	1,025	\$180,000	.19 -\$11,404	2	-16.0%
5317 Conklin Drive	1,008	\$185,500	.29 -\$8,050	2	-17.3%
5130 Bigelow Drive	1,080	\$161,500	.16 -\$12,410	2	-5.4%
5155 Drivemere Street	1,004	\$157,500	.17 -\$12,075	1 \$16,300	7.1%
5254 Crescent Drive	1,068	\$168,000	.14 -\$13,081	2	0.1%
<b>Median:</b>					<b>7.1%</b>

**CONDITION:** The condition of the subject and comparable sales was determined based on photos and realtor comments made available on the MLS. The subject bathroom and appliances appear as they are described in the realtor comments; fully remodeled. The paired analysis included an updated single story home similar to the subject with 1 bath, 3 bedroom and 2 car garage against homes with deferred maintenance of similar style, age, site size, bed, bath, and garage count. Sale 1 was given a **3.25%** adjustment for slightly inferior kitchenware and bathroom features. Sale 4 was given a **6.5%** adjustment due to the needed updating throughout the home (particularly the kitchen and bathroom components).

REPRESENTATIVE SALE	SOLD PRICE	SITE	BATH	BEDROOM	GARAGE
3503 Torrington Street	\$160,000	0.17	1	3	2

COMPARABLE SALE	SOLD PRICE	SITE	BATH	BEDROOM	GARAGE	PERCENTAGE OF THE SALE PRICE
5386 Crescent Drive	\$149,900	0.17	1	3	2	<b>6.3%</b>
4301 Kerr Drive	\$149,000	0.16	1	3	2	<b>6.8%</b>

**BEDROOM:** The subject's 2 bedrooms required across the board adjustments for the comparable sales due to the rural market. The paired analysis included single-story homes with 1 bath and a 2 car garage matched with similar homes with 3 bedrooms. Adjustments were made for sited differences and additional GLA. The analysis indicated a range in the percentage of the sale price of 7.2% to 15%. Based on the analysis, adjustments for the additional bedroom were made at **7.5%** of the sales price.

REPRESENTATIVE SALE	BEDROOMS	SOLD PRICE	SITE	SQ. FT. DOCUMENTED	GARAGE
4135 Wayne Street	2	\$165,000	.54	860	2

COMPARABLE SALES	BEDROOMS	SOLD PRICE	ADJUSTED FOR SITE	ADJUSTED SQ. FT. DOCUMENTED	GARAGE	PERCENTAGE OF THE REPRESENTATIVE SALE PRICE
3503 Torrington Street	3	\$160,000	.17 ac \$12,894	950 \$4,050	2	<b>7.2%</b>
4263 Kerr Drive	3	\$172,000	.16 ac \$13,242	960 \$4,500	2	<b>15.0%</b>
4415 Winterringer Street	3	\$162,000	.23 ac \$10,803	960 \$4,500	2	<b>7.5%</b>

**BATHROOM:** Both of the paired analysis included one-story homes, similar age, site size, bedroom and garage count. In the second paired analysis, adjustments were not supported for bedrooms exceeding three. Both analysis indicated an adjusted value range of \$6,500 to \$8,300. Adjustments for the additional bathroom was made towards the median of the range, **\$7,400**.

REPRESENTATIVE SALE	SOLD PRICE	SITE	SQ.FT. DOCUMENTED	BEDROOMS	GARAGE	BATH
5242 Wyandot Place	\$184,000	.23	1,212	3	1	2

COMPARABLE SALE	SOLD PRICE	SITE	SQ.FT. DOCUMENTED	BEDROOMS	GARAGE	BATH	PERCENTAGE OF THE REPRESENTATIVE SALE PRICE
4379 Avery Road	\$177,500	.25	1,256	3	1	1	\$6,500

REPRESENTATIVE SALE	SOLD PRICE	SITE	SQ.FT. DOCUMENTED	BEDROOMS	GARAGE	BATH
5055 Wyandot Place	\$150,000	.17	972	4	2	2

COMPARABLE SALE	SOLD PRICE	SITE	SQ.FT. DOCUMENTED	BEDROOMS	GARAGE	BATH	PERCENTAGE OF THE REPRESENTATIVE SALE PRICE
5130 Bigelow Drive	\$161,500	.16	-\$3,250 1,080	3	2	1	\$8,300

**Median: \$7,400**

PRICE PER ADDITIONAL SQ.FT.: The adjustment for additional square feet was developed through the analysis of one-story homes, similar in age, with one full bath, three bedrooms and a two car garage. The adjusted range in price per square foot was \$3.72 per sq.ft. to \$52 per sq.ft. after completing the paired analysis. For above grade additional square feet, the adjustment was made towards the middle of the range in price per square foot, **\$30.00**.

REPRESENTATIVE SALE	SQ.FT DOCUMENTED	SOLD PRICE	SITE
4726 Hillcrest Street	1,418	\$183,000	.2

COMPARABLE SALES	SQ.FT DOCUMENTED	SOLD PRICE	ADJUSTED FOR SITE	ADJUSTED PRICE DIFFERENCE	PRICE PER SQ.FT
3503 Torrington Street	950	\$160,000	0.17 \$1,045	\$13,243	\$28.30
5386 Crescent Drive	960	\$149,900	0.17 \$1,045	\$23,343	\$50.97
4301 Kerr Drive	960	\$149,000	0.16 \$1,394	\$23,894	\$52.17
4415 Winterringer Street	960	\$162,000	0.23 -\$1,045	\$13,333	\$29.11
5253 Wyandot Place	990	\$171,650	0.17 \$1,045	\$1,593	\$3.72
3811 Hillcrest Street	1,056	\$172,000	0.18 \$697	\$1,591	\$4.40
5130 Bigelow Drive	1,080	\$161,500	0.16 \$1,394	\$11,394	\$33.71

REPRESENTATIVE SALE	SQ.FT DOCUMENTED	SOLD PRICE	SITE
5261 Wyandot Place	1,428	\$180,000	.17

COMPARABLE SALES	SQ.FT DOCUMENTED	SOLD PRICE	ADJUSTED FOR SITE	ADJUSTED PRICE DIFFERENCE	PRICE PER SQ.FT
3503 Torrington Street	950	\$160,000	0.17	\$12,595	\$26.35
5386 Crescent Drive	960	\$149,900	0.17	\$22,695	\$48.49
4301 Kerr Drive	960	\$149,000	0.16 \$348	\$23,247	\$49.67
4415 Winterringer Street	960	\$162,000	0.23 -\$2,091	\$12,686	\$27.11
5253 Wyandot Place	990	\$171,650	0.17	\$945	\$2.16
3811 Hillcrest Street	1,056	\$172,000	0.18 -\$348	\$943	\$2.54
5130 Bigelow Drive	1,080	\$161,500	0.16 \$348	\$10,747	\$30.88

**Median: \$28.70**

**UNFINISHED BELOW GRADE** The paired sales analysis included an one-story home similar to the subject with an unfinished basement matched against homes with similar style, age, condition, 3 bedroom, 1 bath, 2-car garage count and no basement. Completion of the analysis indicated a range of \$9.83 per sq. ft. to \$12.35 per sq.ft. Adjustments for the unfinished area were made towards the middle of the range, **\$11.00 per sq.ft.**

REPRESENTATIVE SALE			SOLD PRICE	SQFT DOCUMENTED	UNFINISHED BELOW GRADE SQ.FT	SITE
5212	Scioto Darby	Road	\$147,000	972	972	.17

COMPARABLE SALES		SOLD PRICE	SQFT DOCUMENTED	UNFINISHED BELOW GRADE SQ.FT.	SITE	ADJUSTED PRICE DIFFERENCE	ADJUSTED PRICE PER SQ.FT
4272	Packard Drive	\$135,000	960	0	.16	\$12,000	\$12.35
4283	Alder Drive	\$137,450	960	0	.16	\$9,550	\$9.83
						<b>Median:</b>	<b>\$11.09</b>

**FINISHED BELOW GRADE:** In this paired analysis, one-story home similar to the subject with finished below grade area (425 sq.ft.) was matched against a two homes of similar style, age, 3 bedroom, 1 bath, 2 garage count and no basement. Completion of the analysis indicated a range of \$14.61 per sq. ft. to \$19.77 per sq. ft. Adjustments for below grade space with finish were made towards the middle of the range, \$17.00 per sq.ft.

\$17.00 per sq.ft. (below grade space with finish) - \$11.00 (unfinished below grade space)= **\$6.00 per sq.ft. (finished below grade space)**

REPRESENTATIVE SALE			SQFT DOCUMENTED	SOLD PRICE	FINISHED BELOW GRADE SQ.FT	SITE
4165	Grant	Street	950	\$145,000	425	.18

COMPARABLE SALES		SQFT DOCUMENTED	SOLD PRICE	FINISHED BELOW GRADE SQ.FT	SITE	ADJUSTED PRICE DIFFERENCE	ADJUSTED PRICE PER SQ.FT
4272	Packard Drive	960	\$135,000	0	.16	\$9,303	\$19.59
4283	Alder Drive	960	\$137,450	0	.16	\$6,853	\$14.43
						<b>Median:</b>	<b>\$17.00</b>



**FUNCTIONAL UTILITY/HEATING AND COOLING:** the analysis included comparable sale 5 (4180 Elliot Road) which has a propane tank with well and septic system like the subject paired against homes of similar style age with a 2 car garage. The analysis of the propane tank with well and septic system could not be isolated to one feature in the sales data. Completion of the process indicated a range of 2.7% to 28.2% of the sale price. Adjustments were made towards the middle of the range in at **5%** of the sale price for the propane tank along with the well and septic system. For just the well and septic tank, **2.5%**.

REPRESENTATIVE SALE	SOLD PRICE	SITE	SQ.FT DOCUMENTED	BATH
4180 Elliott Road	\$190,000	.4	1,438	2

REPRESENTATIVE SALE	SOLD PRICE	ADJUSTED FOR SITE	ADJUSTED FOR SQ.FT DOCUMENTED	BATH	PERCENTAGE OF THE SALE PRICE
4726 Hillcrest Street	\$183,000	0.2 \$6,970	1,418 -\$600	1 \$7,400	3.6%
5261 Wyandot Place	\$180,000	0.23 \$8,015	1,428 -\$300	1 \$7,400	2.7%
3805 Ridgewood Drive	\$239,900	0.11 \$3,833	1,434 -\$120	2	28.2%
4701 Cemetery Road	\$189,900	0.17 \$5,924	1,434 -\$120	1.1 \$3,200	4.7%
3449 Lacon Road	\$182,900	0.22 \$7,667	1,476 \$1,140	1 \$7,400	4.8%
1741 Spindler Road	\$224,900	0.17 \$5,924	1,496 \$1,740	2	22.4%
				<b>Median:</b>	<b>4.7%</b>

**GARAGE:** the paired analysis for the two car detached garage included homes similar to the subject in style, age, 3 bedroom, 1 bath, in average condition against Comparable sale 3 (5224 Cavalier Drive); also in average condition. Adjustments for the two-car detached garage were made at the median adjusted price difference, **\$26,400**.

REPRESENTATIVE SALE	SOLD PRICE	SQFT DOCUMENTED	SITE	BATH	GARAGE
5386 Crescent Drive	\$161,087	960	0.17	1	2

COMPARABLE SALE	SOLD PRICE	ADJUSTED FOR SQFT DOCUMENTED	ADJUSTED FOR SITE	BATH	GARAGE	ADJUSTED PRICE DIFFERENCE
5224 Cavalier Drive	\$144,900	-\$1,200 1,000	-\$1,742 .22	-\$7,400 2	0	<b>\$26,529</b>

REPRESENTATIVE SALE	SOLD PRICE	SQFT DOCUMENTED	SITE	BATH	GARAGE
4301 Kerr Drive	\$160,486	960	0.16	1	2

COMPARABLE SALE	SOLD PRICE	ADJUSTED FOR SQFT DOCUMENTED	ADJUSTED FOR SITE	BATH	GARAGE	ADJUSTED PRICE DIFFERENCE
5224 Cavalier Drive	\$144,900	-\$1,200 1,000	-\$2,091 .22	-\$7,400 2	0	<b>\$26,277</b>

further analysis for the additional detached garage stall included homes similar to the subject in style, age, 3 bedroom, 1 bath, in fair condition against Comparable Sale 4 (5375 Grace Street); also in fair condition. Adjustments for the additional detached garage stall were made near the adjusted price difference, **\$16,300**.

REPRESENTATIVE SALE	SOLD PRICE	SQ.FT. DOCUMENTED	SITE	FINISHED BELOW GRADE SQ.FT.	BATH	GARAGE
5055 Wyandot Place	\$150,000	972	.17	972 540 fin	2	2

COMPARABLE SALE	SOLD PRICE	ADJUSTED FOR SQ. DOCUMENTED	ADJUSTED FOR SITE	ADJUSTED FOR FINISHED BELOW GRADE SQ.FT.	ADJUSTED FOR BATH	GARAGE	ADJUSTED PRICE DIFFERENCE
5375 Grace Street	\$165,000	-\$2,000 1,040	-\$12,100 .53	\$4,752 [0] \$3,240 [0]	\$7,400 1	3	<b>\$16,300</b>

SALES COMPARISON ANALYSIS CONCLUSION

The table labeled *Comparable Sales Analysis* on the following page is a visual representation of the adjustments discussed above. The comparable sales used for this analysis have a 28.9% range in sale price. After completing the adjustment process, the adjusted range decreased to 27.4%. After considering the variances relative to the subject, the comparable sales were weighted equally making the 'as-is' appraised value at the median adjusted sale price, **\$161,000**.

FIGURE 10 COMPARABLE SALES ANALYSIS GRID

	Subject	Comparable 1			Comparable 2			Comparable 3			Comparable 4			Comparable 5		
Address	7387 HAYDEN RUN RD. HILLIARD, OH 43026	4900 COSGRAY RD. HILLIARD, OH 43026			3585 HEYWOOD DR. HILLIARD, OH 43026			5224 CAVALIER DR. HILLIARD, OH 43026			5375 GRACE ST. HILLIARD, OH 43026			4180 ELLIOTT RD. HILLIARD, OH 43026		
Proximity to Subject		1.2 mi E			4.2 mi SE			4.1 mi SE			4.1 mi SE			2mi S		
Sale Price		\$135,000			\$139,900			\$149,000			\$165,000			\$190,000		
Sale Price/Gross Liv. Area		\$132.35			\$141.60			\$149.00			\$158.65			\$132.13		
Data Source(s)		CBRMLS#215040087; DOM54			CBRMLS# 216001589; DOM3			CBRMLS#215043090; DOM17			CBRMLS# 216006533; DOM63			CBRMLS#216025778; DOM19		
Verification Source(s)		Franklin County Auditor			Franklin County Auditor			Franklin County Auditor			Franklin County Auditor			Franklin County Auditor		
Sale or Financing		Armlth			Armlth			Armlth			Armlth			Armlth		
Concessions		VA			Conv			Cash			Conv			Conv		
Date of Sale/Time		2/2/2016 4,100			3/4/2016 3,500			3/23/2016 3,600			6/10/2016 2,700			9/29/2016 1,100		
Location	BusySreet	BusySreet			Residential -12,600			Residential -13,400			BusySreet			BusySreet		
Leasehold/Fee Simple	Fee Simple	Fee Simple			Fee Simple			Fee Simple			Fee Simple			Fee Simple		
Site	30,928 sq.ft	34,412 sq.ft -2,800			8,276 sq.ft. 18,100			9,583 sq.ft. 17,100			23,087sq.ft 6,300			17,424sq.ft. 10,800		
View	Residence/ Farm	Residence/ Farm			Residence/Comm 9,800			Residence/Res			Comm/Comm 11,600			Residence/ Farm		
Design (Style)	Ranch	Ranch			Ranch			Ranch			Ranch			Ranch		
Quality of Construction	Q4	Q4			Q4			Q4			Q4			Q4		
Actual Age	59	54			60			61			66			45		
Condition	Good	Average 4,400			Good			Average 4,800			Fair 10,700			Good		
Above Grade Total Bdrms. bathrooms	tll 4 bd 2 bth 1	tll 5 bd 3 bth 1	-10,000	tll 5 bd 3 bth 1	-10,500	tll 5 bd 3 bth 1	-11,200	tll 5 bd 3 bth 1	-12,400	tll 6 bd 3 bth 2	-14,300					
GLA	1,025 Sq.ft	1020 Sq.ft			988 Sq.ft			1,000 Sq.ft			1040 Sq.ft			1438 Sq.ft. -7,400		
Basement & Finished	792 sq.ft712fin	1020sq.ft572fin -2,500			988sq.ft0fin -2,200			1000sq.ft900fin -2,300			1040sq.ft0fin -2,700			1178sq.ft0fin -4,200		
Rooms Below Grade	1RecRm1bath	1RecRm1Aux 840			4,300			2RecRm1bath -1,128			4,300			4,300		
Functional Utility	Well/septic	Well/septic			City water/sewage -3,500			City water/sewage -3,700			City water/sewage -4,100			Well/septic		
Heating/Cooling	FWA(propene)/Central	FWA(natural)/Central			FWA(natural)/Central -3,500			FWA(natural)/Central -3,700			FWA(natural)/Central -4,100			FWA(propene)/Central		
Energy Efficient Items	Insul windows	Insul windows			Insul windows			Insul windows			Insul windows			Insul windows		
Garage/Carport	2 car/det	2 car/det			2 car/det			2 off-street 26,400			2 car/att 1car/det -16,300			2 car/att		
Porch/Patio/Deck	Cov porch	CvrSt			CvrStp/Stp			WdDk/WdDk -500			CvrPorch/CvrStp -500			CvrPorch/Paito -500		
<b>Net Adjustment (Total)</b>		-\$5,960			\$3,400			\$15,972			-\$4,500			-\$22,600		
<b>Adjusted Sale Price of Comparables</b>		net adj. -4.4% \$129,040			net adj. 2.4% \$143,300			net adj. 10.7% \$164,972			net adj. -2.7% \$160,500			net adj. -11.9% \$167,400		
		gross adj. 22.0%			gross adj. 49.6%			gross adj. 32.0%			gross adj. 40.2%			gross adj. 37.3%		

## SUBJECT VACANT LAND VALUATION

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The subject is zoned (R) Rural. The Rural District is intended for agricultural and residential development. While homes that operate on well and septic systems with a propane tank like the subject is common, the price per sq.ft. is not valued the same as a home with the natural gas and sewage hook-ups (sales 2-4). Due to the low turnover of this rural residential-farm land, the search was expanded to surrounding counties; Galloway, London. The following sales were determined to be the most relevant based on the subject's acreage and usage. The subject's site value is determined based on the median price per square foot; **\$25,000**.

ADDRESS	SOLD PRICE	ACREAGE	SQ.FT	PRICE PER SQ.FT.
0 Golfview Place	\$38,500	0.86	37,461.6	1.03
450 Arthur Bradley Road	\$18,064	1	43,560.0	0.41
0 Josiah Morris Road NE	\$50,000	1.5	65,340.0	0.77
		<b>Median:</b>		<b>.77</b>

## RECONCILIATION OF THE SALES COMPARISON APPROACH

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The search criteria consisted of single family frame built one-story residences constructed prior to 1979. Transferring in arms-length transactions from the subject's market area, the comparable sales have recent enough sales dates to get a current market reaction. The selected sales bracket the subject's main features and in conclusion the most relevant in the data pool. Due to the low turnover of sales, across the board adjustments were required for the subject's two bedrooms.

Although Sale1 is a dated sale, adjustments for time were taken into consideration on all the sales. Sale Two, similar in lot size and below grade features, required positive adjustments for inferior condition. Sale Two required adjustments for being on a smaller lot within the city grid with a commercial view. This sale also had superior condition in the kitchen and bathroom features. Although adjustments were also required for finished below grade living space, the sale is a similar one-story residence with a detached two-garage. Sale Three, although within the city grid and required adjustments for lacking a garage, had finished belowgrade space similar to the subject. Sale Four, also within the city grid, required adjustments for: the dated interior features, lack of finished below grade space and inferior commercial views. The positive adjustments moved the adjusted price for Sale Four towards the upper price point in the value range. The additional detached garage required a negative adjustment based on market reaction. Sale5 has a site with a propane tank and septic system like the subject. The additional GLA required an adjustment. The improvements also have an additional bathroom like the subject. Although lacking in below grade features, it does include a full-sized basement

After completing the adjustment process, the price range of the sales used for this analysis (29%) reduced to an adjusted range of 27%. Each of the sales were considered when developing the reconciliation bringing the 'as-is' appraised value is towards the median, **\$161,000**. The subject's list price was \$172,000 as of the effective date. With the list to sale price ratio near 100% and homes being price to sell with no need for incentive, comparable sales in this market have proven to find a buyer within 30 days when priced to sell. The extended marketing time (over 106 days) suggests the subject was overpriced. This conclusion falls below the predominant neighborhood value range. The appraiser is attributing this to the parcel size which is a smaller lot for the surrounding area in addition to operating on a well and septic system with propane tank.

## RECONCILIATION AND FINAL OPINION OF VALUE

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Based on a visual inspection of the exterior areas of the subject property from the street, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is **\$161,000** as of November 27<sup>th</sup> 2016, which is the date of inspection and the effective date of this appraisal. The subject's site is valued at **\$22,000**.

SALES APPROACH: \$161,000

The sales comparison approach was given all of the weight when determining the final opinion of value being the best indicator of the market's reaction. The subject is not a rental property, therefore the Income Approach was not developed. The Cost Approach was not developed due to the subject's age.

**ONE HUNDRED SIXTY-ONE THOUSAND DOLLARS  
(\$161,000.00)**



**FIGURE 11** COMPARABLE SALES: PHOTOS



**COMPARABLE 1:** 4900 Cosgray Road  
Hilliard, OH 43026



**COMPARABLE 2:** 3585 Heywood Drive  
Hilliard, OH 43026



**COMPARABLE 3:** 5224 Cavalier Drive  
Hilliard, OH 43026



**COMPARABLE 4:** 5375 Grace Street  
Hilliard, OH 43026



**COMPARABLE 5:** 4180 Elliot Rd.  
Hilliard, OH 43026

## APPRAISER'S CERTIFICATION:

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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

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ADDRESS OF PROPERTY APPRAISED: 7387 Hayden Run Road  
Hilliard, OH 43026

APPRAISED VALUE OF SUBJECT PROPERTY: \$161,000

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



Signature:   
APPRAISER

Name: Matthew Love, ARA  
Company Name: Urban Information Services, Inc.  
Company Address: 81 S. 4th St. Columbus, Ohio 43215  
Telephone Number: (614)222-2601  
Email Address: matthew\_mlove@yahoo.com  
Date of Signature and Report: January 30, 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 30, 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  
Columbus, Ohio

BACHELORS OF ARTS-World Economics

**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  
GROUP HOME RESIDENCES  
LUXURY SINGLE-FAMILY HOMES

### PREVIOUS CLIENTS

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



## APPRAISER QUALIFICATIONS PAGE

E. HALE WHIPKEY, 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

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## OWNER

Owner	RUPERT TIMOTHY J
Owner Address	7387 HAYDEN RUN RD HILLIARD OH 43026
Legal Description	7387 HAYDEN RUN PIKE ENTRY 1618-7693 0.799 ACRE
Calculated Acres	.79
Legal Acres	0
Tax Bill Mailing	<a href="#">View or Change on the Treasurer's Website</a> <b>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.</b>

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

## MOST RECENT TRANSFER

Transfer Date	JUN-01-2017
Transfer Price	\$160,500
Instrument	GW
Type	TAX

## STATUS

Property Class	R - Residential
Land Use	511 - ONE-FAMILY DWLG UNPLT: 0-9.99 AC
Tax District	120 - BROWN TOWNSHIP
School District	2510 - HILLIARD CSD <a href="#">[SD Income Tax]</a>
City/Village	
Township	BROWN TWP
Appraisal Neighborhood	00600
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	48,300	90,100	138,400
TIF			
Exempt			
Total	48,300	90,100	138,400
CAUV	0		

2018 TAXABLE VALUE

	Land	Improvements	Total
Base	16,910	31,540	48,450
TIF Exempt			
Total	16,910	31,540	48,450

2018 TAXES

Net Annual Tax	Total Paid	CDQ
3,802.28	3,802.28	

DWELLING DATA

Yr Built	Tot Fin Area	Rooms	Bedrooms	Full Baths	Half Baths
1957	792	4	2	2	

SITE DATA

Frontage	Depth	Acres	Historic District
		.8	

RESIDENTIAL BUILDING

Card Number	1
Use Code	511 - ONE-FAM DWLG UNPLT 0-9.99 AC
Style	BUNGALOW
Exterior Wall Type	1-WD/ALUM/VINYL
Year Built	1957
Year Remodeled	2016
Effective Year	2000
Finished Area Above Grade	792
Finished Area Below Grade	0
Number of Stories	1.0
Condition	GOOD
Attic	NO ATTIC
Heating / AC	HEAT/AIR CON
Fixtures	8
Woodburning Fireplace	Stacks: 1 Openings: 1
Garage Spaces	
Well\Septic	Well / Septic
<b>Rooms</b>	
Living Units	1
Total Rooms	4
Bedrooms	2
Family Rooms	
Dining Rooms	0
Full Baths	2
Half Baths	
Basement	FULL BASEMENT
Unfinished Area Sq Ft	
Recreation Room Sq Ft	

FINISHED AREA (SQ FT)

Level 1	792
Attic	0
Finished Above Grade Finished	792 0
Below Grade Finished Area	792

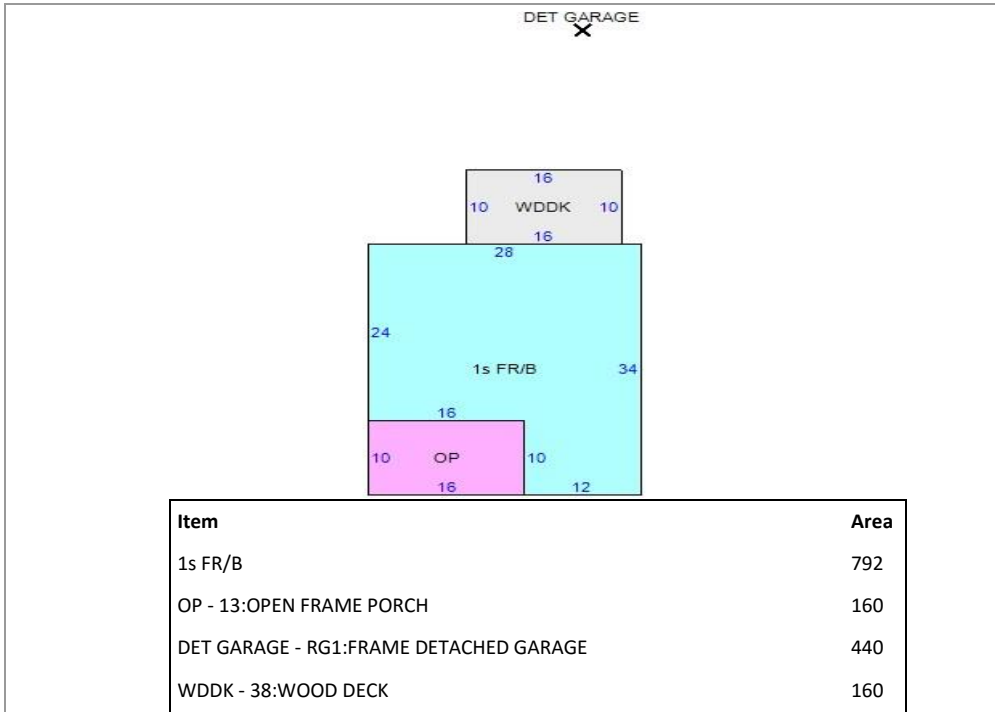
SALES SUMMARY

Date	Grantee	Convey No	Inst Type	# of Parcels	Sale Price
JUN-01-2017	RUPERT TIMOTHY J	00010800	GW	1	\$160,500
JUN-02-2009	JOHNS LINDA JANE JOHNS PETER	7262	SU	1	\$105,000
OCT-27-2008	PRINCE WILLIS D PRICE MARY E	911536-D	SE	1	\$0
APR-02-2007	PRINCE WILLIS D	903905-N	AF	1	\$0
AUG-02-1985	PRINCE WILLIS D & MARY I			1	\$0

## TRANSFER HISTORY

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





## OWNER

Owner	<a href="#">HOWARD ANDREW D</a> <a href="#">HOWARD SAMANTHA M</a>
Owner Address	4900 COSGRAY RD HILLIARD OH 43026
Legal Description	4900 COSGRAY RD .79 AC
Calculated Acres	.80
Legal Acres	0
Tax Bill Mailing	<a href="#">View or Change on the Treasurer's Website</a> <b>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.</b>

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

## MOST RECENT TRANSFER

Transfer Date	FEB-02-2016
Transfer Price	\$135,000
Instrument Type	SU
<b>2019 TAX</b>	

## STATUS

Property Class	R - Residential
Land Use	511 - ONE-FAMILY DWLG UNPLT: 0-9.99 AC
Tax District	272 - WASHINGTON TWP-HILLIARD CSD
School District	2510 - HILLIARD CSD <a href="#">[SD Income Tax]</a>
City/Village	
Township	WASHINGTON TWP
Appraisal Neighborhood	00700
Tax Lien	No
CAUV Property	No
Owner Occ. Credit	2019: Yes 2020: Yes
Homestead Credit	2019: No 2020: No
Rental Registration	No
Board of Revision	No
Zip Code	43026

## 2019 CURRENT MARKET VALUE

	Land	Improvements	Total
Base	43,200	89,400	132,600
TIF			
Exempt			
Total	43,200	89,400	132,600
CAUV	0		

2019 TAXABLE VALUE

	Land	Improvements	Total
Base	15,120	31,290	46,410
TIF			
Exempt			
Total	15,120	31,290	46,410

2019 TAXES

Net Annual Tax	Total Paid	CDQ
3,549.66	1,774.83	

DWELLING DATA

Yr Built	Tot Fin Area	Rooms	Bedrooms	Full Baths	Half Baths
1962	1,020	5	3	1	

SITE DATA

Frontage	Depth	Acres	Historic District
		.79	

LAND CHARACTERISTICS

Lot Type	Act Front	Eff Front	Eff Depth	Acres
A0-ACREAGE				.07
AH-ACREAGE				.72

SITE CHARACTERISTICS

Property Status	Developed
Best Use Class	R - RESIDENTIAL
Neighborhood	00700
Elevation	Street Level
Terrain	Flat
Street / Road	Paved
Traffic	Normal

Utilities 1	-
Utilities 2	2 - Electric
Utilities 3	-
Irregular Shape	No
Excess Frontage	No
Alley	No
Sidewalk	No
Corner Lot	No
Wooded Lot	No
Waterfront	No
View	No

## RESIDENTIAL BUILDING

---

Card Number	1
Use Code	511 - ONE-FAM DWLG UNPLT 0-9.99 AC
Style	RANCH
Exterior Wall Type	1-WD/ALUM/VINYL
Year Built	1962
Year Remodeled	
Effective Year	
Finished Area Above Grade	1020
Finished Area Below Grade	0
Number of Stories	1.0
Condition	AVERAGE
Attic	NO ATTIC
Heating / AC	HEAT/AIR CON
Fixtures	5
Woodburning Fireplace	Stacks: 0 Openings: 0
Garage Spaces	
Well\Septic	Well / Septic
<b>Rooms</b>	
Living Units	1
Total Rooms	5

Bedrooms 3

Family Rooms 0

Dining Rooms 1

Full Baths 1

Half Baths

Basement FULL BASEMENT

Unfinished Area Sq Ft

Recreation Room Sq Ft

**FINISHED AREA (SQ FT)**

Level 1 1020

Attic 0

Finished Above Grade

Finished Below Grade 0

Finished Area 1020

**IMPROVEMENTS**

C#	Code	Type	YrBlt	EffYr	Cond	Size	Area
1	RG1	FRAME DETACHED GARAGE	1962		AVERAGE	22 x 24	528

**SALES SUMMARY**

Date	Grantee	Convey No	Inst Type	# of Parcels	Sale Price
FEB-02-2016	HOWARD ANDREW D HOWARD SAMANTHA M	00001734	SU	1	\$135,000
NOV-07-2013	LEACH SHAWN D	912623-F	QE	1	\$0
MAR-16-2005	LEACH SHAWN D LEACH KAREN D	903293-D	SE	1	\$0
NOV-30-1998	LEACH SHAWN D &	27347	GW	1	\$105,000
DEC-04-1995	BEAL EDMUND E & LINDA S H	23285	SU	1	\$96,000
MAR-25-1991		3504		1	\$78,000
JUL-14-1988		12258		1	\$60,000

**TRANSFER HISTORY**

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

**CURRENT AGRICULTURAL USE VALUATION (CAUV) PROGRAM**

CAUV Status: No

CAUV Application Received: No

Your 2020 CAUV renewal application must be received by March 2, 2020.

You can register a parcel not currently on the CAUV program by submitting an initial application ([DTE109](#)) with a \$25 filing fee.

For more information on CAUV [Click Here](#)

### TAX STATUS

Property Class	R - Residential
Land Use	511 - ONE-FAMILY DWLG UNPLT: 0-9.99 AC
Tax District	272 - WASHINGTON TWP-HILLIARD CSD
Net Annual Tax	3,549.66
Taxes Paid CDQ	1,774.83
Year	

### CURRENT YEAR TAX RATES

Full Rate	132.72
Reduction Factor	.348754
Effective Rate	86.433462
Non Business Rate	.092085
Owner Occ. Rate 2019	.023021

### TAXABLE VALUE

	Land	Improvements	Total
Base	15,120	31,290	46,410
TIF			
Exempt			
Total	15,120	31,290	46,410

### TAX YEAR DETAIL

	Annual	Adjustment	Payment	Total
Original Tax	6,159.54		0.00	
Reduction	-2,148.16		0.00	
Adjusted Tax	4,011.38		0.00	
Non-Business Credit	-369.38		0.00	
Owner Occupancy Credit	-92.34		0.00	
Homestead Credit	0.00		0.00	
Current Tax	3,549.66		0.00	1,774.83
Prior	0.00		0.00	0.00
Penalty	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	3,549.66	0.00	1,774.83	1,774.83
1st Half	1,774.83	0.00	1,774.83	0.00
2nd Half	1,774.83	0.00	0.00	1,774.83
Future	0.00	0.00	0.00	0.00

**PAYMENT HISTORY**

To see your payment history, please visit the Treasurer's website by [clicking here](#).

**TAX DISTRIBUTION**

Property Class	R - Residential
Land Use	511 - ONE-FAMILY DWLG UNPLT: 0-9.99 AC
Tax District	272 - WASHINGTON TWP-HILLIARD CSD
School District	2510 - HILLIARD CSD
Township	WASHINGTON TWP
Vocational School	TOLLES CAREER & TECHNICAL CENTER
City/Village	
Library Other	COL.&FRANKLIN COUNTY PUB LIB D

**CURRENT YEAR DISTRIBUTION**

<b>County</b>	
General Fund	59.69
Children's Services	175.26
Alcohol, Drug & Mental Health	79.37
FCBDD	252.54
Metro Parks	43.99
Columbus Zoo	25.16
Senior Options	65.50
School District	2,313.01
School District (TIF)	0.00
Township	368.74
Township (TIF)	0.00



Park District	0.00
Vocational School	64.97
City/Village	0.00
City/Village (TIF)	0.00
Library	101.43

**VALUE HISTORY**

Year	Market Value	Taxable Value
2019	132,600	46,410
2018	132,600	46,410
2017	132,600	46,410
2016	118,300	41,410

**VALUE HISTORY DETAILS**

1 OF 4

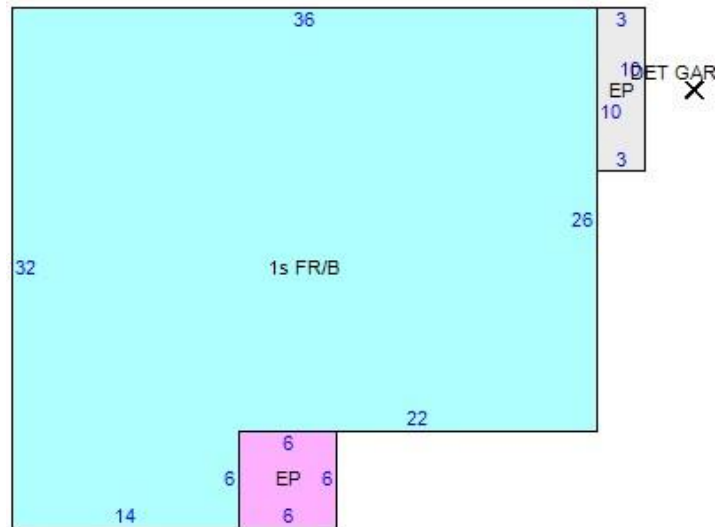
TAX YEAR 2019

**MARKET VALUE**

	Land	Improvements	Total
Base	43,200	89,400	132,600
TIF			
Exempt			
Total	43,200	89,400	132,600
CAUV	0		

**TAXABLE VALUE**

	Land	Improvements	Total
Base	15,120	31,290	46,410
TIF			
Exempt			
Total	15,120	31,290	46,410



Item	Area
------	------

1s FR/B	1020
EP - 14:ENCLOSED FRAME PORCH	36
DET GARAGE - RG1:FRAME DETACHED GARAGE	528
EP - 14:ENCLOSED FRAME PORCH	30



272-000247 04/14/2017

**OWNER**


Owner [YOUNG DARREN L](#)  
[YOUNG JANET K](#)

Owner Address 3585 HAYWOOD DR  
 HILLIARD OH 43026

Legal Description 3585 HEYWOOD DR  
 CONSTANCE L CONKLIN  
 LOT 66

Calculated Acres .19  
 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 MAR-07-2016  
 Transfer Price \$139,900  
 Instrument Type SU  
**2019 TAX**

**STATUS**

Property Class R - Residential  
 Land Use 510 - ONE-FAMILY DWLG ON PLATTED LOT  
 Tax District 050 - CITY OF HILLIARD  
 School District 2510 - HILLIARD CSD [\[SD Income Tax\]](#)  
 City/Village HILLIARD CITY  
 Township NORWICH TWP  
 Appraisal Neighborhood 00300  
 Tax Lien No  
 CAUV Property No  
 Owner Occ. Credit 2019: Yes 2020: Yes  
 Homestead Credit 2019: No 2020: No  
 Rental Registration No  
 Board of Revision No  
 Zip Code 43026

**2019 CURRENT MARKET VALUE**

	Land	Improvements	Total
Base	34,700	80,500	115,200
TIF			
Exempt			
Total	34,700	80,500	115,200
CAUV	0		

2019 TAXABLE VALUE

	Land	Improvements	Total
Base	12,150	28,180	40,330
TIF			
Exempt			
Total	12,150	28,180	40,330

2019 TAXES

Net Annual Tax	Total Paid	CDQ
3,237.08	1,618.54	

DWELLING DATA

Yr Built	Tot Fin Area	Rooms	Bedrooms	Full Baths	Half Baths
1956	988	5	3	1	

SITE DATA

Frontage	Depth	Acres	Historic District
60	140	.1928	

LAND CHARACTERISTICS

Lot Type	Act Front	Eff Front	Eff Depth	Acres
F1-FRONT FOOT	60.0	60.0	140.0	.1928

SITE CHARACTERISTICS

Property Status	Developed
Best Use Class	R - RESIDENTIAL
Neighborhood	00300
Elevation	Street Level
Terrain	Flat
Street / Road	Paved
Traffic	Normal
Utilities 1	6 - Public Utilities Available

Utilities 2	-
Utilities 3	-
Irregular Shape	No
Excess Frontage	No
Alley	No
Sidewalk	No
Corner Lot	No
Wooded Lot	No
Waterfront	No
View	No

## RESIDENTIAL BUILDING

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Card Number	1
Use Code	510 - ONE-FAM DWLG ON PLATTED LOT
Style	RANCH
Exterior Wall Type	91-1/6 MASONRY TO FRAME .167
Year Built	1956
Year Remodeled	
Effective Year	
Finished Area Above Grade	988
Finished Area Below Grade	0
Number of Stories	1.0
Condition	AVERAGE
Attic	NO ATTIC
Heating / AC	HEAT/AIR CON
Fixtures	5
Woodburning Fireplace	Stacks: 0 Openings: 0
Garage Spaces	
Well\Septic	1
<b>Rooms</b>	
Living Units	
Total Rooms	5
Bedrooms	3
Family Rooms Dining	
Rooms	0
Full Baths	1
Half Baths	
Basement	FULL BASEMENT



Unfinished Area Sq Ft Recreation  
 Room Sq Ft 470

**FINISHED AREA (SQ FT)**

Level 1	988
Attic	0
Finished Above Grade Finished	988
Below Grade	0
Finished Area	988

**IMPROVEMENTS**

C#	Code	Type	YrBlt	EffYr	Cond	Size	Area
1	RG1	FRAME DETACHED GARAGE	1960		AVERAGE	20 x 26	520
1	O99	MISC	2014		AVERAGE		

**SALES SUMMARY**

Date	Grantee	Convey No	Inst Type	# of Parcels	Sale Price
MAR-07-2016	YOUNG DARREN L YOUNG JANET K	00003516	SU	1	\$139,900
SEP-12-2008	FULLER CHARLES L CARPENTER CAROL A	909940-N	CT	1	\$0
AUG-14-1986	FULLER MARY L			1	\$0

**TRANSFER HISTORY**

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

**CURRENT AGRICULTURAL USE VALUATION (CAUV) PROGRAM**

CAUV Status: No  
 CAUV Application Received: No

Your 2020 CAUV renewal application must be received by March 2, 2020.

You can register a parcel not currently on the CAUV program by submitting an initial application ([DTE109](#)) with a \$25 filing fee.

For more information on CAUV [Click Here](#)

**TAX STATUS**

Property Class R - Residential  
 Land Use 510 - ONE-FAMILY DWLG ON PLATTED LOT  
 Tax District 050 - CITY OF HILLIARD

Net Annual Tax	3,237.08
Taxes Paid CDQ Year	1,618.54

**CURRENT YEAR TAX RATES**

Full Rate	140.49
Reduction Factor	.354021
Effective Rate	90.753603
Non Business Rate	.092462
Owner Occ. Rate	.023115

**2019 TAXABLE VALUE**

	Land	Improvements	Total
Base	12,150	28,180	40,330
TIF			
Exempt			
Total	12,150	28,180	40,330

**TAX YEAR DETAIL**

	Annual	Adjustment	Payment	Total
Original Tax	5,665.96	0.00		
Reduction	-2,005.86	0.00		
Adjusted Tax	3,660.10	0.00		
Non-Business Credit	-338.42	0.00		
Owner Occupancy Credit	-84.60	0.00		
Homestead Credit	0.00	0.00		
Current Tax	3,237.08	0.00	1,618.54	1,618.54
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	3,237.08	0.00	1,618.54	1,618.54
1st Half	1,618.54	0.00	1,618.54	0.00
2nd Half	1,618.54	0.00	0.00	1,618.54
Future	0.00	0.00	0.00	0.00

**PAYMENT HISTORY**

To see your payment history, please visit the Treasurer's website by [clicking here](#).

TAX DISTRIBUTION

Property Class	R - Residential
Land Use	510 - ONE-FAMILY DWLG ON PLATTED LOT
Tax District	050 - CITY OF HILLIARD
School District	2510 - HILLIARD CSD
Township	NORWICH TWP
Vocational School	TOLLES CAREER & TECHNICAL CENTER
City/Village	HILLIARD CITY
Library Other	COL.&FRANKLIN COUNTY PUB LIB D

CURRENT YEAR DISTRIBUTION

County	
General Fund	51.87
Children's Services	152.30
Alcohol, Drug & Mental Health	68.97
FCBDD	219.45
Metro Parks	38.23
Columbus Zoo	21.87
Senior Options	56.92
School District	2,009.98
School District (TIF)	0.00
Township	416.43
Township (TIF)	0.00
Park District	0.00
Vocational School	56.46
City/Village	56.46
City/Village (TIF)	0.00

Library

88.14

VALUE HISTORY

Year	Market Value	Taxable Value
2019	115,200	40,330
2018	115,200	40,330
2017	115,200	40,330
2016	112,500	39,380

VALUE HISTORY DETAILS

1 OF 4

TAX YEAR 2019

MARKET VALUE

	Land	Improvements	Total
Base	34,700	80,500	115,200
TIF			
Exempt			
Total	34,700	80,500	115,200
CAUV	0		

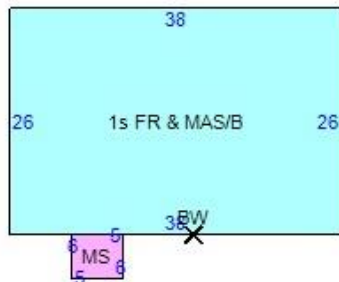
TAXABLE VALUE

	Land	Improvements	Total
Base 12,150 28,180 40,330 TIF			
Exempt			
Total	12,150	28,180	40,330



CNPY/MS  
 X

DET GARAGE  
 X



Item	Area
1s FR & MAS/B	988
MS - 43:MASONRY STOOP	30
DET GARAGE - RG1:FRAME DETACHED GARAGE	520


CNPY/MS - 43/39:MASONRY STOOP/CANOPY	18
MISC - O99:MISC	1
BW - 69:BAY WINDOW	16



050-000532 02/18/2017



**OWNER**

Owner	<a href="#">OBRIEN ANDREW</a> <a href="#">OBRIEN SAMUAL</a>
Owner Address	5224 CAVALIER DR HILLIARD OH 43026
Legal Description	5224 CAVALIER DR MARY K CONKLIN LOT 69
Calculated Acres	.24
Legal Acres	0
Tax Bill Mailing	<a href="#">View or Change on the Treasurer's Website</a> <b>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.</b>
	<a href="#">View Google Map</a>  <a href="#">Print Parcel Summary</a>

**MOST RECENT TRANSFER**

Transfer Date	NOV-10-2016
Transfer Price	\$144,900
Instrument	SU
Type	
<b>2019 TAX</b>	

**STATUS**

Property Class	R - Residential
Land Use	510 - ONE-FAMILY DWLG ON PLATTED LOT
Tax District	050 - CITY OF HILLIARD
School District	2510 - HILLIARD CSD <a href="#">[SD Income Tax]</a>
City/Village	HILLIARD CITY
Township	NORWICH TWP
Appraisal Neighborhood	00300
Tax Lien	No
CAUV Property	No
Owner Occ. Credit	2019: Yes 2020: Yes
Homestead Credit	2019: No 2020: No
Rental Registration	No
Board of Revision	No
Zip Code	43026

**2019 CURRENT MARKET VALUE**

	Land	Improvements	Total
Base	37,300	104,900	142,200
TIF			
Exempt			
Total	37,300	104,900	142,200
CAUV	0		

## 2019 TAXABLE VALUE

	Land	Improvements	Total
Base	13,060	36,720	49,780
TIF			
Exempt			
Total	13,060	36,720	49,780

## 2019 TAXES

Net Annual Tax	Total Paid	CDQ
3,995.58	1,997.79	

## DWELLING DATA

Yr Built	Tot Fin Area	Rooms	Bedrooms	Full Baths	Half Baths
1958	1,000	5	3	2	

## SITE DATA

Frontage	Depth	Acres	Historic District
76	127	.2216	

## LAND CHARACTERISTICS

Lot Type	Act Front	Eff Front	Eff Depth	Acres
F1-FRONT FOOT	76.3	76.0	127.0	.22

## SITE CHARACTERISTICS

Property Status	Developed
Best Use Class	R - RESIDENTIAL
Neighborhood	00300
Elevation	Street Level
Terrain	Flat
Street / Road	Paved
Traffic	Normal

Utilities 1	6 - Public Utilities Available
Utilities 2	-
Utilities 3	-
Irregular Shape	No
Excess Frontage	No
Alley	No
Sidewalk	No
Corner Lot	Yes
Wooded Lot	No
Waterfront	No
View	No

## RESIDENTIAL BUILDING

---

Card Number	1
Use Code	510 - ONE-FAM DWLG ON PLATTED LOT
Style	RANCH
Exterior Wall Type	91-1/6 MASONRY TO FRAME .167
Year Built	1958
Year Remodeled	
Effective Year	
Finished Area Above Grade	1000
Finished Area Below Grade	0
Number of Stories	1.0
Condition	AVERAGE
Attic	NO ATTIC
Heating / AC	HEAT/AIR CON
Fixtures	8
Woodburning Fireplace	Stacks: 1 Openings: 2
Garage Spaces	
Well\Septic	1
<b>Rooms</b>	
Living Units	
Total Rooms	5
Bedrooms	3
Family Rooms Dining	
Rooms	0
Full Baths	2

Half Baths  
 Basement FULL BASEMENT  
 Unfinished Area Sq Ft Recreation  
 Room Sq Ft 886

**FINISHED AREA (SQ FT)**

Level 1	1000
Attic	0
Finished Above Grade Finished	1000
Below Grade	0
Finished Area	1000

**SALES SUMMARY**

Date	Grantee	Convey No	Inst Type	# of Parcels	Sale Price
NOV-10-2016	OBRIEN ANDREW OBRIEN SAMUAL	00024382	SU	1	\$144,900
MAR-28-2016	OBRIEN MARIANNE C	00004883	GW	1	\$144,900
OCT-21-2015	HORSESHOE REALTY LLC	00021513	SW	1	\$84,944
JUN-02-2015	WILMINGTON TRUST NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE	00009682	SH	1	\$97,000
NOV-07-2006	MOONEY JOAN V	28129	GW	1	\$120,000
OCT-13-2004	HOLMES CRAIG L	28092	GW	1	\$119,000
APR-29-2004	OHIO HOMES INC	9563	SW	1	\$76,000
FEB-18-2004	FANNIEMAE	3300	SH	1	\$85,000
APR-07-1993	DAILEY VICKY G	902863-F		1	\$0
JUN-01-1992		8789		1	\$78,000
NOV-01-1985				1	\$53,000

**TRANSFER HISTORY**

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

**CURRENT AGRICULTURAL USE VALUATION (CAUV) PROGRAM**

CAUV Status: No  
 CAUV Application Received: No

Your 2020 CAUV renewal application must be received by March 2, 2020.

You can register a parcel not currently on the CAUV program by submitting an initial application ([DTE109](#)) with a \$25 filing fee.

For more information on CAUV [Click Here](#)

**TAX STATUS**

Property Class	R - Residential
Land Use	510 - ONE-FAMILY DWLG ON PLATTED LOT
Tax District	050 - CITY OF HILLIARD
Net Annual Tax	3,995.58
Taxes Paid CDQ	1,997.79
Year	

**CURRENT YEAR TAX RATES**

Full Rate	140.49
Reduction Factor	.354021
Effective Rate	90.753603
Non Business Rate	.092462
Owner Occ. Rate <b>2019</b>	.023115

**TAXABLE VALUE**

	Land	Improvements	Total
Base	13,060	36,720	49,780
TIF			
Exempt			
<b>Total</b>	<b>13,060</b>	<b>36,720</b>	<b>49,780</b>

**TAX YEAR DETAIL**

	Annual	Adjustment	Payment	Total
Original Tax	6,993.60	0.00		
Reduction	-2,475.88	0.00		
Adjusted Tax	4,517.72	0.00		
Non-Business Credit	-417.72	0.00		
Owner Occupancy Credit	-104.42	0.00		
Homestead Credit	0.00	0.00		
Current Tax	3,995.58	0.00	1,997.79	1,997.79
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	3,995.58	0.00	1,997.79	1,997.79
1st Half	1,997.79	0.00	1,997.79	0.00
2nd Half	1,997.79	0.00	0.00	1,997.79
Future	0.00	0.00	0.00	0.00

**PAYMENT HISTORY**

To see your payment history, please visit the Treasurer's website by [clicking here](#).

**TAX DISTRIBUTION**

Property Class	R - Residential
Land Use	510 - ONE-FAMILY DWLG ON PLATTED LOT
Tax District	050 - CITY OF HILLIARD
School District	2510 - HILLIARD CSD
Township	NORWICH TWP
Vocational School	TOLLES CAREER & TECHNICAL CENTER
City/Village	HILLIARD CITY
Library Other	COL.&FRANKLIN COUNTY PUB LIB D

**CURRENT YEAR DISTRIBUTION**

<b>County</b>	
General Fund	64.03
Children's Services	187.99
Alcohol, Drug & Mental Health	85.13
FCBDD	270.87
Metro Parks	47.18
Columbus Zoo	26.99
Senior Options	70.25
School District	2,480.96
School District (TIF)	0.00
Township	514.00
Township (TIF)	0.00

Park District	0.00
Vocational School	69.69
City/Village	69.69
City/Village (TIF)	0.00
Library	108.80

**VALUE HISTORY**

Year	Market Value	Taxable Value
2019	142,200	49,780
2018	142,200	49,780
2017	142,200	49,780
2016	113,600	39,760

**VALUE HISTORY DETAILS**

1 OF 4

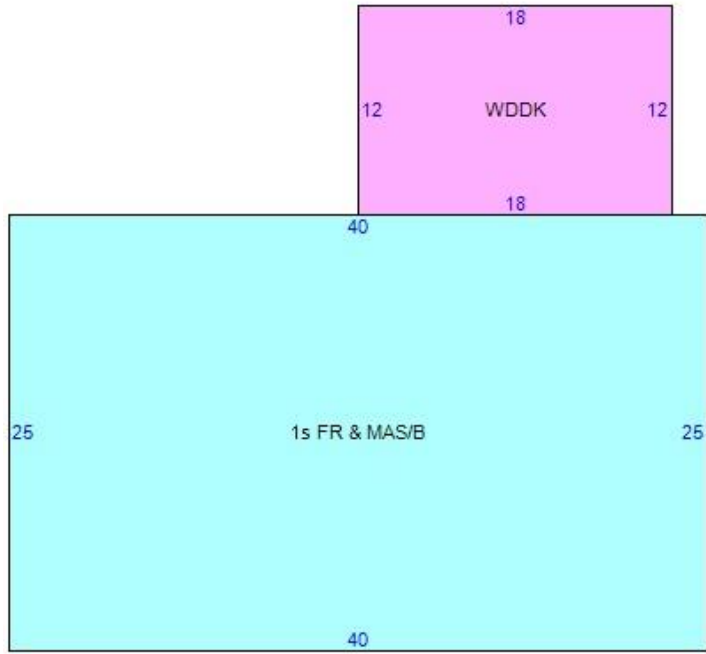
TAX YEAR 2019

**MARKET VALUE**

	Land	Improvements	Total
Base	37,300	104,900	142,200
TIF			
Exempt			
Total	37,300	104,900	142,200
CAUV	0		

**TAXABLE VALUE**

	Land	Improvements	Total
Base	13,060	36,720	49,780
TIF			
Exempt			
Total	13,060	36,720	49,780




Item	Area
1s FR & MAS/B	1000
WDDK - 38:WOOD DECK	216





050-000942 02/18/2017

**OWNER**

Owner	<a href="#">STAND FOR TRUTH INC</a>
Owner Address	5375 GRACE ST HILLIARD OH 43026
Legal Description	5375 GRACE ST GRACE LOT 8
Calculated Acres	.27
Legal Acres	0
Tax Bill Mailing	<a href="#">View or Change on the Treasurer's Website</a> <b>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.</b>
	<a href="#">View Google Map</a>  <a href="#">Print Parcel Summary</a>

**MOST RECENT TRANSFER**

Transfer Date	JUN-20-2016
Transfer Price	\$165,000
Instrument	GW
<b>2019</b>	<b>TAX</b>

**STATUS**

Property Class	R - Residential
Land Use	510 - ONE-FAMILY DWLG ON PLATTED LOT
Tax District	050 - CITY OF HILLIARD
School District	2510 - HILLIARD CSD <a href="#">[SD Income Tax]</a>
City/Village	HILLIARD CITY
Township	NORWICH TWP
Appraisal Neighborhood	X0300
Tax Lien	No
CAUV Property	No
Owner Occ. Credit	2019: No 2020: No
Homestead Credit	2019: No 2020: No
Rental Registration	No
Board of Revision	No
Zip Code	43026

**2019 CURRENT MARKET VALUE**

	Land	Improvements	Total
Base	39,900	107,900	147,800
TIF			
Exempt			
Total	39,900	107,900	147,800
CAUV	0		

2019 TAXABLE VALUE

	Land	Improvements	Total
Base	13,970	37,770	51,740
TIF			
Exempt			
Total	13,970	37,770	51,740

2019 TAXES

Net Annual Tax	Total Paid	CDQ
4,261.44	2,205.72	

DWELLING DATA

Yr Built	Tot Fin Area	Rooms	Bedrooms	Full Baths	Half Baths
1950	1,040	5	3	1	

SITE DATA

Frontage	Depth	Acres	Historic District
62	186	.2647	

LAND CHARACTERISTICS

Lot Type	Act Front	Eff Front	Eff Depth	Acres
F1-FRONT FOOT	62.2	62.0	186.0	.26

SITE CHARACTERISTICS

Property Status	Developed
Best Use Class	R - RESIDENTIAL
Neighborhood	X0300
Elevation	Street Level
Terrain	Flat
Street / Road	Paved
Traffic	Normal

Utilities 1	6 - Public Utilities Available
Utilities 2	-
Utilities 3	-
Irregular Shape	No
Excess Frontage	No
Alley	No
Sidewalk	No
Corner Lot	No
Wooded Lot	No
Waterfront	No
View	No

## RESIDENTIAL BUILDING

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Card Number	1
Use Code	510 - ONE-FAM DWLG ON PLATTED LOT
Style	RANCH
Exterior Wall Type	1-WD/ALUM/VINYL
Year Built	1950
Year Remodeled	
Effective Year	
Finished Area Above Grade	1040
Finished Area Below Grade	0
Number of Stories	1.0
Condition	GOOD
Attic	NO ATTIC
Heating / AC	HEAT/AIR CON
Fixtures	5
Woodburning Fireplace	Stacks: 1 Openings: 2
Garage Spaces	2
Well\Septic	
<b>Rooms</b>	1
Living Units	
Total Rooms	5
Bedrooms	3

Family Rooms  
 Dining Rooms 0  
 Full Baths 1  
 Half Baths  
 Basement FULL BASEMENT  
 Unfinished Area Sq Ft  
 Recreation Room Sq Ft

**FINISHED AREA (SQ FT)**

Level 1 1040  
 Attic 0  
 Finished Above Grade 1040  
 Finished Below Grade 0  
 Finished Area 1040

**IMPROVEMENTS**

C#	Code	Type	YrBlt	EffYr	Cond	Size	Area
1	RG1	FRAME DETACHED GARAGE	1963		GOOD	24 x 24	576

**PERMITS**

Date	Est Cost	Description
07-01-18	\$0	REROOF

**SALES SUMMARY**

Date	Grantee	Convey No	Inst Type	# of Parcels	Sale Price
JUN-20-2016	STAND FOR TRUTH INC	00011887	GW	2	\$165,000
JUL-17-2001	LEFFEL PAULINE	907779-N	AF	2	\$0
JUL-21-1951	LEFFEL PAUL & PAULINE			0	\$0

**TRANSFER HISTORY**

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

**BOR CASE STATUS**

Case Number 2016-300742  
 Year 2016  
 Tax District 050 - CITY OF HILLIARD  
 School District 2510 - HILLIARD CSD  
 Hearing Date

BOR Decision Mailed 06/21/2017  
 Decision Appealed  
 Appeal Case Number  
 Case Status Finalized / Charges  
 Adjusted  
 Mediation Case No

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The information contained in this section is for general informational purposes only without any warranty, express or implied, as to its accuracy or completeness. For further information about adjustments, please review the Tax & Payments tab or call our Tax Accounting department at 614-5253205.

### CURRENT AGRICULTURAL USE VALUATION (CAUV) PROGRAM

CAUV Status: No  
 CAUV Application Received: No

Your 2020 CAUV renewal application must be received by March 2, 2020.

You can register a parcel not currently on the CAUV program by submitting an initial application ([DTE109](#)) with a \$25 filing fee.

For more information on CAUV [Click Here](#)

### TAX STATUS

Property Class R - Residential  
 Land Use 510 - ONE-FAMILY DWLG ON PLATTED LOT  
 Tax District 050 - CITY OF HILLIARD  
 Net Annual Tax 4,261.44  
 Taxes Paid CDQ 2,205.72  
 Year

### CURRENT YEAR TAX RATES

Full Rate 140.49  
 Reduction Factor .354021  
 Effective Rate 90.753603  
 Non Business Rate .092462  
 Owner Occ. Rate .023115

### 2019 TAXABLE VALUE

	Land	Improvements	Total
Base	13,970	37,770	51,740
TIF			
Exempt			
Total	13,970	37,770	51,740

TAX YEAR DETAIL

	Annual	Adjustment	Payment	Total
Original Tax		7,268.96	0.00	
Reduction		-2,573.36	0.00	
Adjusted Tax		4,695.60	0.00	
Non-Business Credit		-434.16	0.00	
Owner Occupancy Credit	0.00		0.00	
Homestead Credit	0.00		0.00	
Current Tax	4,261.44	0.00	2,130.72	2,130.72
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	150.00	0.00	75.00	75.00
Total	4,411.44	0.00	2,205.72	2,205.72
1st Half	2,205.72	0.00	2,205.72	0.00
2nd Half	2,205.72	0.00	0.00	2,205.72
Future	0.00	0.00	0.00	0.00

SPECIAL ASSESSMENT (SA) DETAIL

	Annual	Adjustment	Payment	Total
19-213	RENTAL REGISTRATION (RR)			
SA Charge	150.00	0.00	75.00	75.00
SA Prior	0.00	0.00	0.00	0.00
SA Penalty	0.00	0.00	0.00	0.00
SA Interest	0.00	0.00	0.00	0.00
SA Total	150.00	0.00	75.00	75.00
SA Future	0.00	0.00	0.00	0.00
SA Pending	0.00	0.00	0.00	0.00
Payoff				75.00
---				

PAYMENT HISTORY

To see your payment history, please visit the Treasurer's website by [clicking here](#).

TAX DISTRIBUTION

Property Class	R - Residential
Land Use	510 - ONE-FAMILY DWLG ON PLATTED LOT

Tax District	050 - CITY OF HILLIARD
School District	2510 - HILLIARD CSD
Township	NORWICH TWP
Vocational School	TOLLES CAREER & TECHNICAL CENTER
City/Village	HILLIARD CITY
Library Other	COL.&FRANKLIN COUNTY PUB LIB D

**CURRENT YEAR DISTRIBUTION**

**County**

General Fund	68.45
Children's Services	200.97
Alcohol, Drug & Mental Health	91.01
FCBDD	289.58
Metro Parks	49.04
Columbus Zoo	28.86
Senior Options	74.52
School District	2,644.18
School District (TIF)	0.00
Township	549.50
Township (TIF)	0.00
Park District	0.00
Vocational School	74.51
City/Village	74.51
City/Village (TIF)	0.00
Library	116.31

**VALUE HISTORY**

Year	Market Value	Taxable Value
2019	147,800	51,740
2018	147,800	51,740
2017	147,800	51,740
2016	120,800	42,290

**VALUE HISTORY DETAILS**

1 OF 4

TAX YEAR 2019

**MARKET VALUE**

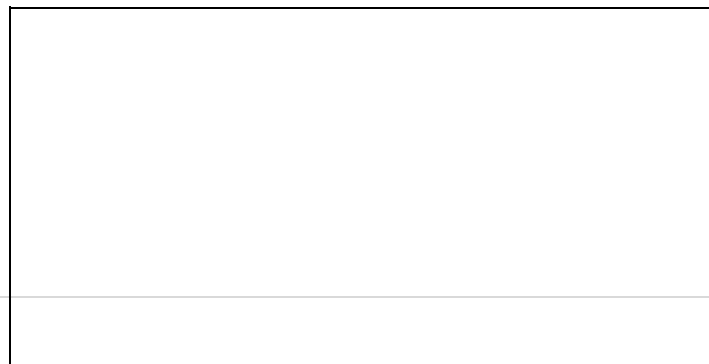
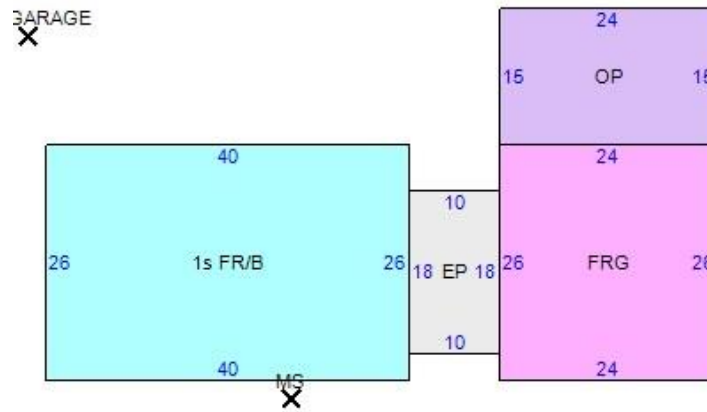
	Land	Improvements	Total
Base	39,900	107,900	147,800
TIF			
Exempt			
Total	39,900	107,900	147,800
CAUV	0		



TAXABLE VALUE

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	Land	Improvements	Total
Base	13,970	37,770	51,740
TIF			
Exempt			
Total	13,970	37,770	51,740



Item	Area
1s FR/B	1040
FRG - 15:FRAME GARAGE	624
DET GARAGE - RG1:FRAME DETACHED GARAGE	576
EP - 14:ENCLOSED FRAME PORCH	180
MS - 43:MASONRY STOOP	15
OP - 13:OPEN FRAME PORCH	360



050-000242 02/19/2017

**OWNER**

Owner	GRIFFITH KYLE
Owner Address	4180 ELLIOTT RD HILLIARD OH 43026
Legal Description	4180 ELLIOTT RD ACRE .399 ENTRY 6640
Calculated Acres	.40
Legal Acres	.399
Tax Bill Mailing	<a href="#">View or Change on the Treasurer's Website</a> <b>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.</b>
	<a href="#">View Google Map</a>  <a href="#">Print Parcel Summary</a>

**MOST RECENT TRANSFER**

Transfer Date	MAR-07-2018
Transfer Price	\$215,500
Instrument	GW
<b>2019</b>	<b>TAX</b>

**STATUS**

Property Class	R - Residential
Land Use	511 - ONE-FAMILY DWLG UNPLT: 0-9.99 AC
Tax District	120 - BROWN TOWNSHIP
School District	2510 - HILLIARD CSD <a href="#">[SD Income Tax]</a>
City/Village	
Township	BROWN TWP
Appraisal Neighborhood	00600
Tax Lien	No
CAUV Property	No
Owner Occ. Credit	2019: Yes 2020: Yes
Homestead Credit	2019: No 2020: No
Rental Registration	No
Board of Revision	No
Zip Code	43026

**2019 CURRENT MARKET VALUE**

	Land	Improvements	Total
Base	27,900	123,600	151,500
TIF			
Exempt			
Total	27,900	123,600	151,500
CAUV	0		

2019 TAXABLE VALUE

	Land	Improvements	Total
Base	9,770	43,260	53,030
TIF			
Exempt			
Total	9,770	43,260	53,030

2019 TAXES

Net Annual Tax	Total Paid	CDQ
4,172.70	2,086.35	

DWELLING DATA

Yr Built	Tot Fin Area	Rooms	Bedrooms	Full Baths	Half Baths
1971	1,438	6	3	2	

SITE DATA

Frontage	Depth	Acres	Historic District
		.399	

LAND CHARACTERISTICS

Lot Type	Act Front	Eff Front	Eff Depth	Acres
AH-ACREAGE				.40

SITE CHARACTERISTICS

Property Status	Developed
Best Use Class	R - RESIDENTIAL
Neighborhood	00600
Elevation	Street Level
Terrain	Flat
Street / Road	Paved
Traffic	Normal
Utilities 1	6 - Public Utilities Available
Utilities 2	-
Utilities 3	-
Irregular Shape	No
Excess Frontage	No
Alley	No

Sidewalk	No
Corner Lot	No
Wooded Lot	No
Waterfront	No
View	No

**RESIDENTIAL BUILDING**

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Card Number	1
Use Code	511 - ONE-FAM DWLG UNPLT 0-9.99 AC
Style	RANCH
Exterior Wall Type	1-WD/ALUM/VINYL
Year Built	1971
Year Remodeled	2016
Effective Year	
Finished Area Above Grade	1438
Finished Area Below Grade	0
Number of Stories	1.0
Condition	GOOD
Attic	NO ATTIC
Heating / AC	HEAT/AIR CON
Fixtures	8
Woodburning Fireplace	Stacks: 1 Openings: 1
Garage Spaces	2
Well\Septic	Well / Septic

**Rooms**

Living Units	1
Total Rooms	6
Bedrooms	3
Family Rooms	1
Dining Rooms	0
Full Baths	2

Half Baths  
 Basement 3/4 BASEMENT 1/4 CRAWL  
 Unfinished Area Sq  
 Ft Recreation  
 Room Sq Ft

**FINISHED AREA (SQ FT)**

Level 1	1438	
Attic		0
Finished Above Grade Finished	1438	0
Below Grade		
Finished Area	1438	

**SALES SUMMARY**

Date	Grantee	Convey No	Inst Type	# of Parcels	Sale Price
MAR-07-2018	GRIFFITH KYLE	00004090	GW	1	\$215,500
OCT-12-2016	REES MICHAEL D II REES NICOLE M	00021875	SU	1	\$190,000
DEC-16-2004	LEWIS MICHAEL P	916041-A	WE	1	\$0
JUL-08-2002	LEWIS MICHAEL P	15776	GW	1	\$140,000
OCT-18-2000	GLASS JASON A GLASS MICHELE R	910094-D	SE	1	\$0
APR-27-1998	GLASS JASON A	8053	GW	1	\$108,000
DEC-28-1988		23486		1	\$68,000

**TRANSFER HISTORY**

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

**CURRENT AGRICULTURAL USE VALUATION (CAUV) PROGRAM**

CAUV Status: No  
 CAUV Application Received: No

Your 2020 CAUV renewal application must be received by March 2, 2020. You can register a parcel not currently on the CAUV program by submitting an initial application ([DTE109](#)) with a \$25 filing fee.

For more information on CAUV [Click Here](#)

**TAX STATUS**

Property Class R - Residential  
 Land Use 511 - ONE-FAMILY DWLG UNPLT: 0-9.99 AC  
 Tax District 120 - BROWN TOWNSHIP

Net Annual Tax	4,172.70
Taxes Paid CDQ Year	2,086.35

**CURRENT YEAR TAX RATES**

Full Rate	135.19
Reduction Factor	.346293
Effective Rate	88.374784
Non Business Rate	.087711
Owner Occ. Rate	.021927

2019

**TAXABLE VALUE**

	Land	Improvements	Total
Base	9,770	43,260	53,030
TIF			
Exempt			
Total	9,770	43,260	53,030

**TAX YEAR DETAIL**

	Annual	Adjustment	Payment		Total
Original Tax	7,169.12	0.00			
Reduction	-2,482.60	0.00			
Adjusted Tax	4,686.52	0.00			
Non-Business Credit	-411.06	0.00			
Owner Occupancy Credit	-102.76	0.00			
Homestead Credit	0.00	0.00			
Current Tax	4,172.70	0.00	2,086.35	2,086.35	
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	4,172.70	0.00	2,086.35	2,086.35	
1st Half	2,086.35	0.00	2,086.35		0.00
2nd Half	2,086.35	0.00	0.00	2,086.35	



Future	0.00	0.00	0.00	0.00
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**PAYMENT HISTORY**

To see your payment history, please visit the  
Treasurer's website by [clicking here](#).

**TAX DISTRIBUTION**

Property Class	R - Residential
Land Use	511 - ONE-FAMILY DWLG UNPLT: 0-9.99 AC
Tax District	120 - BROWN TOWNSHIP
School District	2510 - HILLIARD CSD
Township	BROWN TWP
Vocational School	TOLLES CAREER & TECHNICAL CENTER
City/Village	
Library	COL.&FRANKLIN COUNTY PUB LIB D
Other	

**CURRENT YEAR DISTRIBUTION**

**County**

General Fund	68.21
Children's Services	200.26
Alcohol, Drug & Mental Health	90.69
FCBDD	288.56
Metro Parks	50.26
Columbus Zoo	28.75
Senior Options	74.85
School District	2,642.92
School District (TIF)	0.00
Township	538.06
Township (TIF)	0.00
Park District	0.00
Vocational School	74.24
City/Village	0.00
City/Village (TIF)	0.00
Library	115.90

**VALUE HISTORY**

Year	Market Value	Taxable Value
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2019	151,500	53,030
2018	144,700	50,650
2017	144,700	50,650
2016	160,700	56,250

VALUE HISTORY DETAILS

1 OF 4

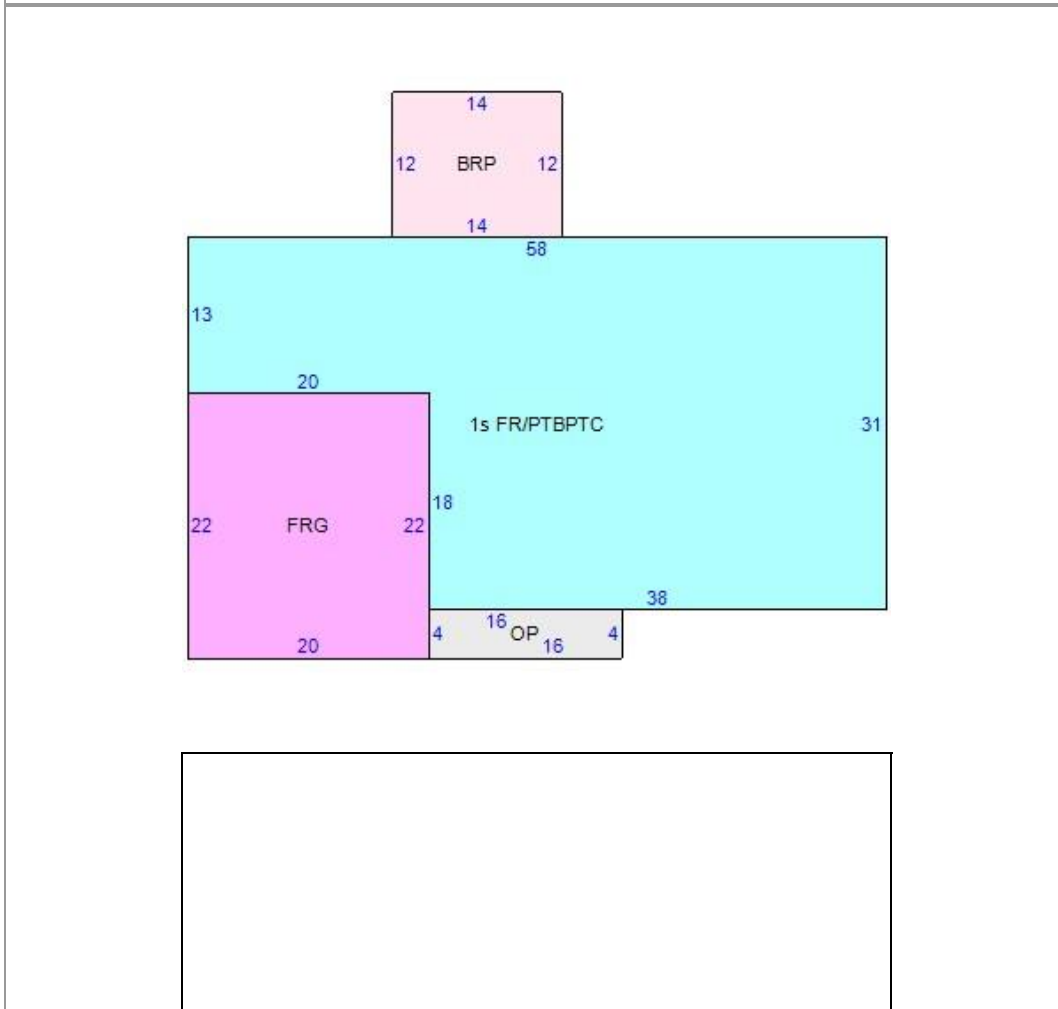
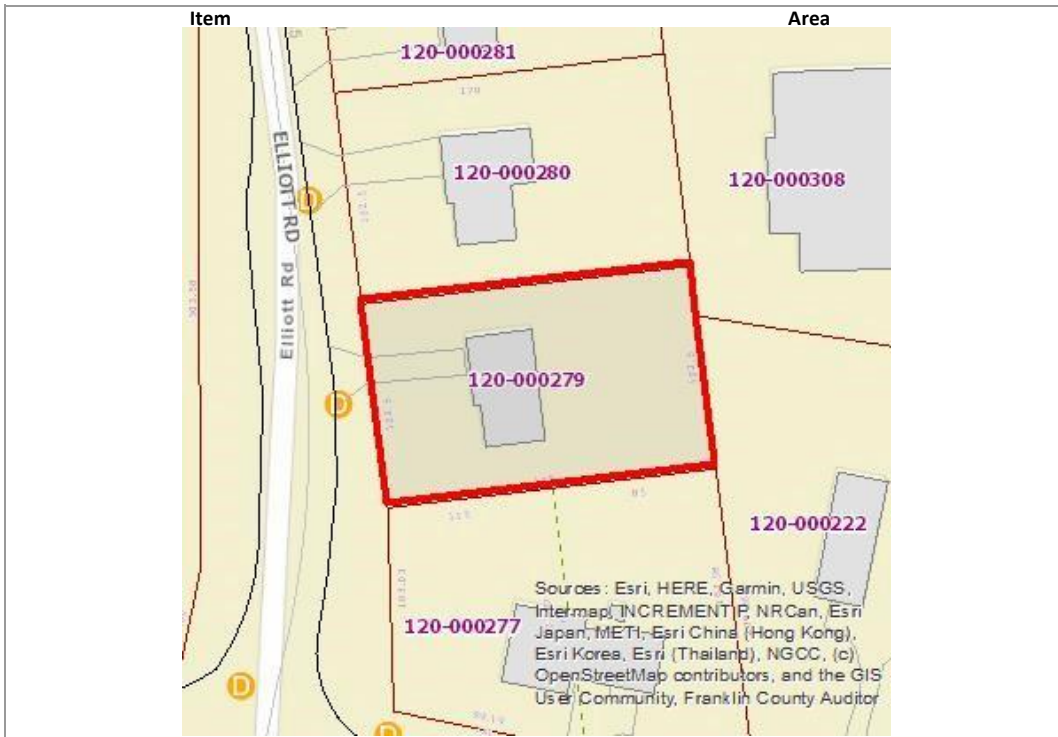
TAX YEAR 2019

MARKET VALUE

	Land	Improvements	Total
Base	27,900	123,600	151,500
TIF			
Exempt			
Total	27,900	123,600	151,500
CAUV	0		

TAXABLE VALUE

	Land	Improvements	Total
Base	9,770	43,260	53,030
TIF			
Exempt			
Total	9,770	43,260	53,030



1s FR/PTBPTC	1438
FRG - 15:FRAME GARAGE	440
OP - 13:OPEN FRAME PORCH	64
BRP - 42:BRICK PATIO	168



120-000279 01/28/2017



**Department  
of Commerce**

Division of Real Estate &  
Professional Licensing  
John R. Kasich, Governor  
Andra T. Portier, 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  
20<sup>th</sup> Floor  
Columbus, Ohio 43215-6133 U.S.A.

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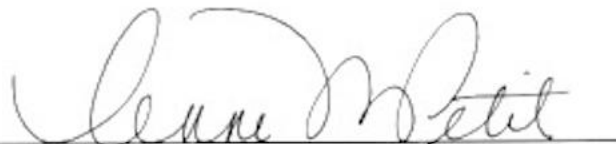
**TIME AND METHOD TO PERFECT AN APPEAL**

Any party desiring to appeal shall file a notice of appeal with the Ohio Division of Real Estate at 77 South High Street, 20<sup>th</sup> 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 12<sup>th</sup> day of November 2014.



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

