

Clear Form

RECEIVED

FEB 10 2026

AUDITOR'S OFFICE
CARROLL COUNTY OH

Tax year 2025 BOR no. 26-034
County Carroll Date received 2/10/2026

DTE 1
Rev. 12/22

Complaint Against the Valuation of Real Property

Answer all questions and type or print all information. Read instructions on back before completing form.

Attach additional pages if necessary.

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

Original complaint Counter complaint

Notices will be sent only to those named below.

	Name	Street address, City, State, ZIP code	
1. Owner of property	Jason and Michele Fescemyer	2060 Maple Ave NW Carrollton, OH 44615	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person 330-771-0442, michguel43@gmail.com			
5. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" Instruction.			
6. Parcel numbers from tax bill	Address of property		
03-0000357.000	2060 Maple Ave NW Carrollton, OH 44615		
7. Principal use of property Residency			
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.			
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
03-0000357.000	\$ 535,000	\$ 626,310	\$ 91,310
9. The requested change in value is justified for the following reasons: A recent independent appraisal confirms that the county's value exceeds the property's fair market value and should be reduced accordingly.			



10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale _____ and sale price \$ _____ ; and attach information explained in "Instructions for Line 10" on back

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

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

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

14. If you have filed a prior complaint on this parcel since the last reappraisal or update of property values in the county, the reason for the valuation change requested must be one of those below. Please check all that apply and explain on attached sheet. See R.C. section 5715.19(A)(2) for a complete explanation.

- The property was sold in an arm's length transaction.
- The property lost value due to a casualty.
- A substantial improvement was added to the property.
- Occupancy change of at least 15% had a substantial economic impact on my property.

15. If the complainant is a legislative authority and the complaint is an original complaint with respect to property not owned by the complainant, R.C. 5715.19(A)(8) requires this section to be completed.

- The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 2/4/26 Complainant or agent (printed) Michele Fescemyer Title (if agent) Owner

Complainant or agent (signature) *Michele Fescemyer*

Sworn to and signed in my presence, this fourth day of February 2026

Notary *Brandy C. Berry*



BRANDY C. BERRY
Notary Public, State of Ohio
My Commission Expires
March 16, 2030



Parcel: 03-0000357.000

Year: 2025

STACI BRADY

Carroll County Auditor | Carroll County, Ohio



SUMMARY

Deeded Name Owner FESCEMYER JASON P & MICHELE L
 FESCEMYER JASON P & MICHELE L
 2060 MAPLE AVE NW
 CARROLLTON OH 44615

Tax District 03-BROWN TWP-BROWN LSD

School District BROWN LSD
 Neighborhood 00003-BROWN LOCAL SD
 Location 2060 MAPLE

CD Year Map Number
 Acres 14.5210 Sold

Taxpayer FESCEMYER JASON P & MICHELE L
 2060 MAPLE AVE NW
 CARROLLTON OH 44615

Land Use 101-CASH-GRAIN OR GENERAL FARM
 Class Agriculture
 Subdivision

Legal 6 16 27/34 PT SE/NE 14.521A
 03034-25.000 Routing Number 34
 07/17/2019 Sales Amount 370,000.00

VALUE

District	03-BROWN TWP-BROWN LSD	
Land Use	101-CASH-GRAIN OR GENERAL FARM	
Enrolled Programs	-Owner Occupancy-	
	Appraised	Assessed
Land	89,060	31,170
Improvement	537,250	188,040
Total	626,310	219,210
CAUV	N 0	0
Homestead	N 0	0
OOCC	Y 560,130	196,040
Taxable	626,310	219,210

CURRENT CHARGES

Full Rate	63.750000			
Effective Rate	44.379740			
Qualifying Rate	41.465326			
	Prior	First	Second	Total
Tax	0.00	4,206.55	4,206.55	8,413.10
Special	0.00	1.00	1.00	2.00
Total	0.00	4,207.55	4,207.55	8,415.10
Paid	0.00	0.00	0.00	0.00
Due	0.00	4,207.55	4,207.55	8,415.10

FUTURE CHARGES

Type	Description	Amount
Special Assessments	099 MWCD	2.00

TRANSFER HISTORY

Date	Deed Type Volume / Page	Sales Amount Conveyance #	Valid Exempt	# of Properties
07/17/2019	FD	370,000.00 392	Y	3
03/13/2014	QUIT CLAIM DEED	0.00 121	N *	3
11/18/2011	JOINT SURVIVORSHIP	200,000.00 654	N	3
03/09/2000	WARRANTY DEED	0.00 1	N *	2

LAND

Type	Dimensions	Description	Value
AU-T/P/W	13.4910	Acres	55,310
HS-HOME SITE	1.0000	Acres	33,750
RD-ROAD	0.0300	Acres	0
Total			89,060

DWELLING

Card 1	Style	1-SINGLE FAMILY	Family Rooms	0	Heating	Y
Stories	1.00	Condition	AV-AVERAGE	1973	Cooling	Y
Rec Room Area	0	Year Built	2006	Grade	140%	
Finished Basement	3,337	Year Remodeled	4	Fireplace Openings	2	
Rooms	11	Full Baths	0	Fireplace Stacks	1	
Bed Rooms	6	Half Baths	0	Living Area	6,750	
Dining Rooms	0	Other Fixtures	0	Total Area	6,824	
					Value	526,380

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	02F-DET FRAME GARAGE	1987		AV-AVERAGE	23 X 30	Length x Width (Optional)	690	5,230
1	04-SHED	1978		AV-AVERAGE	42 X 8	Length x Width (Optional)	336	990
1	04-SHED	1987		AV-AVERAGE	35 X 10	Length x Width (Optional)	350	1,870
1	06PP-GAZEBO=PP	2011		GD-GOOD		Length x Width (Optional)	119	0
1	17-POOL	1978		FR-FAIR	40 X 20	Length x Width (Optional)	800	2,780
1	27PP-CANOPY=PP	2023		AV-AVERAGE	6 X 8	Length x Width (Optional)	48	0
							Total	10,870

SKETCH

Card 1						
ID	Description	Size	Floor	Floor Area (ft ²)	Living Area (ft ²)	
A	ABG (ATTACHED BRICK GARAGE)	780	First Floor	3,412	3,412	
B	1SFR/B (1 STORY FRAME / BASEMENT)	396	Basement	3,412	3,338	
C	WDD (WOOD DECK)	156	Total	6,824	6,750	
D	OFP (OPEN FACED PORCH)	72				
E	1SFR/B (1 STORY FRAME / BASEMENT)	1,260				
F	EFP (ENCLOSED FRONT PORCH)	280				
G	1SFR/B (1 STORY FRAME / BASEMENT)	1,756				
2	17-POOL	800				
3	04-SHED	336				
5	06PP-GAZEBO=PP	119				
6	04-SHED	350				
8	02F-DET FRAME GARAGE	690				
9	27PP-CANOPY=PP	48				

THIS SUMMARY APPRAISAL REPORT IS INTENDED FOR USE BY THE LENDER/CLIENT FOR A MORTGAGE FINANCE TRANSACTION ONLY.

SUBJECT
 Property Address: 2060 Maple Ave NW, City: Carrollton, State: OH, Zip Code: 44615
 Legal Description: 6 16 27/34 PT SE/NE 14.521A, County: Carroll
 Assessor's Parcel No.: 03-0000257.000, Tax Year: 2024, R.E. Taxes \$: 6,749, Special Assessments \$: 2
 Borrower: Not Applicable, Current Owner: Fescemyer, Jason P & Michele L, Occupant: Owner, Tenant, Vacant
 Neighborhood or Project Name: Brown Twp-Brown Schools, Project Type: PUD, Condominium, HOA \$: 239 /Mo.
 Sales Price \$: _____, Date of Sale: _____, Description / \$ amount of loan charges/concessions to be paid by seller: 0
 Property rights appraised: Fee Simple, Leasehold, Map Reference: 15940, Census Tract: 7203.00

NEIGHBORHOOD
 Note: Race and the racial composition of the neighborhood are not appraisal factors.
 Location: Urban, Suburban, Rural
 Built up: Over 75%, 25-75%, Under 25%
 Growth rate: Rapid, Stable, Slow
 Property values: Increasing, Stable, Declining
 Demand/supply: Shortage, In balance, Over supply
 Marketing time: Under 3 mos., 3-6 mos., Over 6 mos.
 Single family housing PRICE (\$000): 69, AGE (yrs): 0
 Condominium housing PRICE (if applic.) (\$000): _____, AGE (yrs): _____
 Neighborhood boundaries: Market is Brown Twp-Schools. The boundaries are Osnaburg Schools-North, Minerva Schools-East, Carrollton
 Exempted Village Schools-South, Sandy Valley School-West. The predominant values-ages are defining the entire market of properties within these street boundaries-Not all properties would compete with the subject.
 Dimensions: 847x747, Site area: 14.52 ac, Shape: Irregular

SITE
 Specific zoning classification and description: Residential
 Zoning compliance: Legal, Legal nonconforming (Grandfathered use), Illegal, attach description, No zoning
 Highest and best use of subject property as improved (or as proposed per plans and specifications): Present use, Other use, attach description.
 Utilities: Public Other
 Electricity: Water: _____
 Gas: Propane, Sanitary sewer: _____
 Private-Well, Private-Septic
 Off-site Improvements: Type _____
 Street: Asphalt, Alley: None
 Are there any apparent adverse site conditions (easements, encroachments, special assessments, slide areas, etc.): Yes, No, If Yes, attach description.

IMPROVEMENTS
 Source(s) used for physical characteristics of property: Interior and exterior inspection, Exterior inspection from street, Previous appraisal files
 MLS, Assessment and tax records, Prior inspection, Property owner, Other (Describe): _____
 No. of Stories: 1, Type (Det./Att.): Det, Exterior Walls: Brick-Vinyl, Roof Surface: DimTab-Asphalt, Manufactured Housing: Yes, No
 Does the property generally conform to the neighborhood in terms of style, condition and construction materials? Yes, No, If No, attach description.
 Are there any apparent physical deficiencies or conditions that would affect the soundness or structural integrity of the improvements or the livability of the property? Yes, No, If Yes, attach description.
 Are there any apparent adverse environmental conditions (hazardous wastes, toxic substances, etc.) present in the improvements, on the site, or in the immediate vicinity of the subject property? Yes, No, If Yes, attach description.

I researched the subject market area for comparable listings and sales that are the most similar and proximate to the subject property.
 My research revealed a total of 52 sales ranging in sales price from \$ 69,000 to \$ 1,270,000
 My research revealed a total of 22 listings ranging in list price from \$ 299,900 to \$ 1,395,000
 The analysis of the comparable sales below reflects market reaction to significant variations between the sales and the subject property.

FEATURE	SUBJECT	SALE 1	SALE 2	SALE 3
Address	2060 Maple Ave NW Carrollton, OH 44615	6877 Alliance Rd NW Malvern, OH 44644	9 Navajo Trl Malvern, OH 44644	8050 Avalon Rd NW Malvern, OH 44644
Proximity to Subject		4.76 miles NW	2.37 miles W	2.72 miles NW
Sales Price	\$	\$ 610,500	\$ 489,900	\$ 637,000
Price/Gross Living Area	\$	\$ 161.34	\$ 297.63	\$ 248.93
Data & Verification Sources		MLSNowE#5124390;DOM 27	MLSNowE#5060840;DOM 178	MLSNowE#5119413;DOM 14
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
Sales or Financing Concessions	Estate	Armlth	Armlth	Armlth
	Cash;0	Conv;0	Conv;0	Conv;0
	0	0	0	0
Date of Sale/Time	07/10/2025	03/13/2025	06/24/2025	0
Location	BrownTwp	BrownTwp	BrownTwpMohawk	BrownTwp
Site	14.52 ac	8.10 ac	.96 ac	3.50 ac
		+32,100	+67,800	+55,100
View	Res;Pastoral	Res;Pastoral	Res;Woods	Res;Pastoral
Design (Style)	Ranch	Century	Ranch	Ranch
Actual Age (Yrs.)	52	125	14	29
Condition	Good	Good	VeryGood	VeryGood
			-100,000	-100,000
Above Grade	Total Bdrms Baths	Total Bdrms Baths	Total Bdrms Baths	Total Bdrms Baths
Room Count	7 4 3.1	10 4 2.2	7 3 2.0	8 3 2.0
Gross Living Area	3,625 Sq. Ft.	3,784 Sq. Ft.	1,646 Sq. Ft.	2,559 Sq. Ft.
		-4,770	+59,370	+31,980
Basement & Finished	Bsmt	Bsmt	Bsmt	Bsmt
Rooms Below Grade	FinishBath	NoFinish	FinishBath	NoFinish
		+50,000		+50,000
Garage/Carport	3 Car Garage	2 Car Garage	2 Car Garage	2 Car Garage
		+20,000	+20,000	+20,000
Fireplace Count	2 Fplc-Sheds	2 Fplc-Barns	1 Fplc-Shed	1 Fplc-Bldgs
		-87,000	0	-103,000
Other Amenities	Multiple-IGP	Multiple-IGP	Multiple	Multiple
			+38,000	+38,000
Net Adj. (total)				
		\$ -84,670	\$ 50,170	\$ -92,920
Adjusted Sales Price of Comparables		\$ 525,830	\$ 540,070	\$ 544,080
Date of Prior Sale				
Price of Prior Sale				

Analysis of any current agreement of sale, option, or listing of the subject property and analysis of the prior sales of subject and comparables: Not applicable

Summary of sales comparison and value conclusion: Total sales-listings and predominant values-ages noted above are the entire market of within boundaries noted-Brown Twp-Schools, not all would compete with subject. Appraiser defined entire market. The market is comprised of the village of Malvern, Lake Mohawk-gated-private, some small subdivision development-older and properties on larger than typical sites-farms. It is rural in its make up. There is access to Carrollton & Minerva which have amenities that meet most everyday needs. There is also access to St Rt 43 & 183 which give linkage.

This appraisal is made "as-is", subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, or subject to the following repairs, alterations or conditions

BASED ON AN EXTERIOR INSPECTION FROM THE STREET OR AN INTERIOR AND EXTERIOR INSPECTION. I ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE REAL PROPERTY THAT IS THE SUBJECT OF THIS REPORT TO BE \$ 535,000, AS OF 11/06/2025



Desktop Underwriter Quantitative Analysis Appraisal Report

File No. Fescemyer2060
Fescemyer2060

Project Information for PUDs (If applicable) -- Is the developer/builder in control of the Home Owners' Association (HOA)? Yes No

Provide the following information for PUDs only if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit:

Total number of phases _____ Total number of units _____ Total number of units sold _____
Total number of units rented _____ Total number of units for sale _____ Data Source(s) _____

Was the project created by the conversion of existing buildings into a PUD? Yes No If yes, date of conversion: _____

Does the project contain any multi-dwelling units? Yes No Data Source: _____

Are the common elements completed? Yes No If No, describe status of completion: _____

Are any common elements leased to or by the Home Owners' Association? Yes No If yes, attach addendum describing rental terms and options.

Describe common elements and recreational facilities: _____

Project Information for Condominiums (If applicable) -- Is the developer/builder in control of the Home Owners' Association (HOA)? Yes No

Provide the following information for all Condominium Projects:

Total number of phases _____ Total number of units _____ Total number of units sold _____
Total number of units rented _____ Total number of units for sale _____ Data Source(s) _____

Was the project created by the conversion of existing buildings into a condominium? Yes No If yes, date of conversion: _____

Project Type: Primary Residence Second Home or Recreational Row or Townhouse Garden Midrise Highrise _____

Condition of the project, quality of construction, unit mix, etc.: _____

Are the common elements completed? Yes No If No, describe status of completion: _____

Are any common elements leased to or by the Home Owners' Association? Yes No If yes, attach addendum describing rental terms and options.

Describe common elements and recreational facilities: _____

PURPOSE OF APPRAISAL: The purpose of this appraisal is to estimate the market value of the real property that is the subject of this report based on a quantitative sales comparison analysis for use in a mortgage finance transaction.

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

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

STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

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

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. The appraiser has provided any required sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
4. The appraiser has noted in the appraisal report any adverse conditions (such as, but not limited to, needed repairs, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, expressed or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
5. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
6. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
7. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the report to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.
8. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed.
9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.

Desktop Underwriter Quantitative Analysis Appraisal Report

Fescemyer2060
File No. Fescemyer2060

APPRAISER'S CERTIFICATION:

The Appraiser certifies and agrees that:

- 1. I performed this appraisal by (1) personally inspecting from the street the subject property and neighborhood and each of the comparable sales...
2. I have researched and analyzed the comparable sales and offerings/listings in the subject market area...
3. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value...
4. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions...
5. I have no present or prospective interest in the property that is the subject of this report...
6. I have no present or contemplated future interest in the subject property...
7. I was not required to report a predetermined value or direction in value that favors the cause of the client...
8. I estimated the market value of the real property that is the subject of this report based on the sales comparison approach...
9. I performed this appraisal as a limited appraisal, subject to the Departure Provision of the Uniform Standards of Professional Appraisal Practice...
10. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value...
11. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report.

SUPERVISORY APPRAISER'S CERTIFICATION:

If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have examined the appraisal report for compliance with the Uniform Standards of Professional Appraisal Practice, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 5 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

APPRAISER: Eric E Ferguson
Signature: Eric E Ferguson
Name: Eric E Ferguson
Company Name: Lynn W Ferguson
Company Address: 1456 Northfield Ave SE, North Canton, OH 44709
Date of Report/Signature: 11/11/2025
State Certification #: 2004011098
or State License #:
State: OH
Expiration Date of Certification or License: 04/14/2027

SUPERVISORY APPRAISER (ONLY IF REQUIRED):
Signature:
Name:
Company Name:
Company Address:
Date of Report/Signature:
State Certification #:
or State License #:
State:
Expiration Date of Certification or License:

ADDRESS OF PROPERTY APPRAISED:
2060 Maple Ave NW
Carrollton, OH 44615

SUPERVISORY APPRAISER:
SUBJECT PROPERTY
Did not inspect subject property
Did inspect exterior of subject property from street
Did inspect interior and exterior of subject property

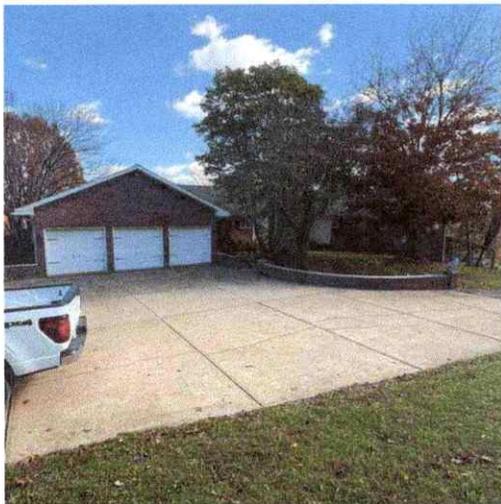
APPRAISED VALUE OF SUBJECT PROPERTY \$ 535,000
EFFECTIVE DATE OF APPRAISAL/INSPECTION 11/06/2025

COMPARABLE SALES
Did not inspect exterior of comparable sales from street
Did inspect exterior of comparable sales from street

LENDER/CLIENT:
Name: Fescemyer, Jason P & Michele L
Company Name: Not Applicable
Company Address:

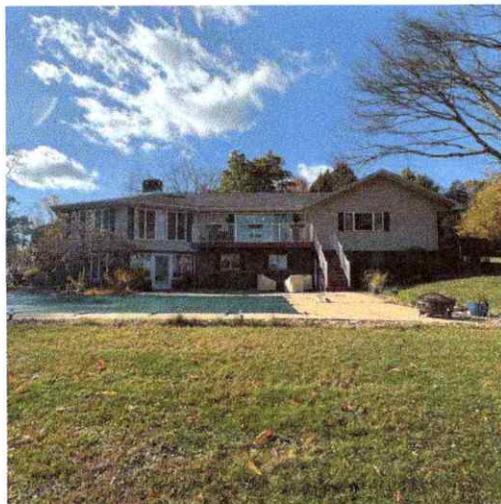
Subject Photo Page

Borrower	Not Applicable						
Property Address	2060 Maple Ave NW						
City	Carrollton	County	Carroll	State	OH	Zip Code	44615
Lender/Client	Not Applicable						



Subject Front

2060 Maple Ave NW
Sales Price
Gross Living Area 3,625
Total Rooms 7
Total Bedrooms 4
Total Bathrooms 3.1
Location BrownTwp
View Res;Pastoral
Site 14.52 ac
Quality
Age 52



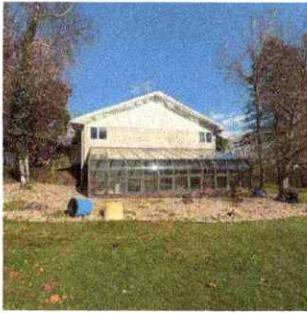
Subject Rear



Subject Street

Interior Photos

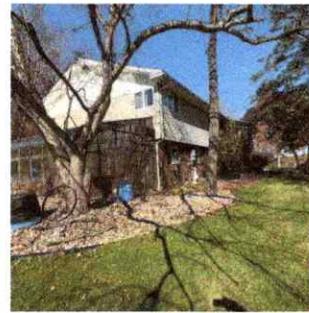
Borrower	Not Applicable				
Property Address	2060 Maple Ave NW				
City	Carrollton	County	Carroll	State	OH
Lender/Client	Not Applicable				
				Zip Code	44615



Side



Side



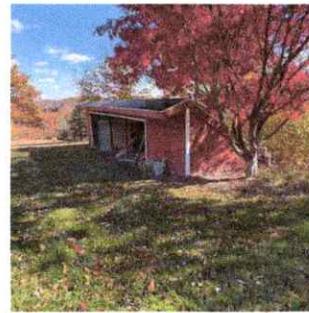
Rear



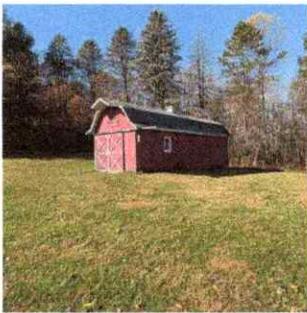
IG Pool



Rear



Building



Building



Building-MLS Photo



Basement



Basement



Basement



Basement



Basement Bath



Basement Bath



Basement

Interior Photos

Borrower	Not Applicable				
Property Address	2060 Maple Ave NW				
City	Carrollton	County	Carroll	State	OH
Lender/Client	Not Applicable				
				Zip Code	44615



Basement



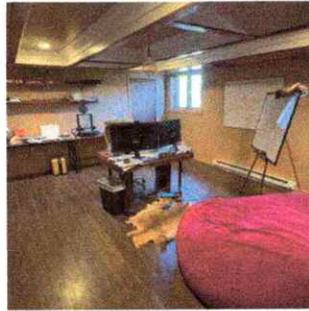
Basement-Work progress



Basement



Basement



Basement



Basement



Basement-Work progress



Bedroom



Bedroom



Bedroom



Bath



Bath



Foyer



Fpic



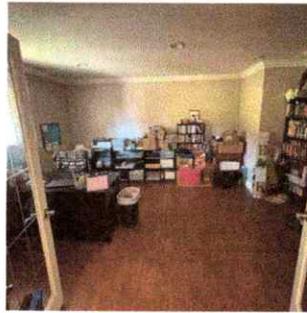
Great Room

Interior Photos

Borrower	Not Applicable						
Property Address	2060 Maple Ave NW						
City	Carrollton	County	Carroll	State	OH	Zip Code	44615
Lender/Client	Not Applicable						



Laundry



Office



Kitchen



Owners Bedroom



Owners Bath



Owners Bath

Supplemental Addendum

File No. Fescemyer2060

Borrower	Not Applicable						
Property Address	2060 Maple Ave NW						
City	Carrollton	County	Carroll	State	OH	Zip Code	44615
Lender/Client	Not Applicable						

UTILITIES ON AND WORKING. Appraiser has done a complete visual observation within the appraiser's scope of work and education NOT that of a home inspector.

The subject is situated on a 14 acre parcel in Brown Township-Schools. Subject is a Ranch style-built in 1973. The exterior is in average to good condition & marketability. The interior is in good condition with updates in past 6-11 years and the market would see the subject as good overall. The interior layout is typical of a Ranch style with great room, dining area, kitchen, office, laundry, 4 bedrooms and 3 full bath 1 half bath, has owners bath off the owners bedroom, owners walk in closet. Basement is full-walkout with finish and bath. solarium from walkout. There is a 3 car garage-sheds-small buildings. There is a front & side porches and rear balcony deck-ig pool.

Market Description:

The market is comprised of the village of Malvern, Lake Mohawk-gated-private, some small subdivision development-older and properties on larger than typical sites-farms. It is rural in its make up. There is access to Carrollton & Minerva which have amenities that meet most everyday needs. There is also access to St Rt 43 & 183 which give linkage.

Comparison Summary:

Appraiser searched the market within boundaries noted on page 1. Search was for all styles with focus on ranch styles with build dates of 1950-2000 PLUS. Locations of all being within the subject market, within street boundaries and within 5 miles. All have similar influence & access. All would have similar marketability. Adjustments have been based on market reaction, analysis and mostly appraiser experience. Opinion of value has been based on all closed comparables, weighted after adjustments. Opinion of value has been bracketed by the sales prices as well as the adjusted values. Search was back 12 months. Condition adjustments based on estimated cost to bring subject up to a similar level of the comps rated superior to the subject. Comp 1 used due to having in ground pool and supporting that amenity.

SOURCES USED FOR VERIFICATION:

-Exterior-Interior Inspection/Owner/Core Logic Realist/Carroll County Auditor/Neohrex MLS/Bing Mapping Program

-"No personal property was included in the valuation of the subject property.

-Assessment amount is bi-yearly and is for Muskingum Watershed conservancy. All comps have same-similar assessment. They are paid bi-yearly through the tax bill.

-Subject is not a working farm, no agricultural or livestock observed at time of inspection, it is not income producing.
 -No drilling or wells observed on property or within 300' of subject, no mineral rights given any value or influenced opinion.
 -Any leases concerning mineral rights in place have been considered by appraiser, however, not given any contribution or consideration, mineral rights have value, however, it is volatile and there is to much variance to have any contribution.
 -No gas, oil or mineral rights were given value on this report to comps or subject, appraiser is appraising property fee simple, not leased fee so no leasing of rights or land given any consideration. The mineral rights and or values fluctuate considerably and therefore the value in the market would also fluctuate making adjustment data difficult to determine. No wells or tanks noted on subject property and owner confirmed none. No tanks or wells were noted 200 feet of property boundaries per aerial map view, Highest and best use is residential.

-The "OTHER" in the land use section refers to roads, streets, recreation facilities, common space, places of community gathering.

"LEGAL DESCRIPTIONS AND PARCELS ID WERE VERIFIED THROUGH COUNTY RECORDS

-Appraiser observation is not to be interpreted as a home inspection, appraiser is NOT a home inspector. Appraiser is making extraordinary assumption that subject dwelling has no issues that are beyond appraiser's inspection, which is limited to his scope of work.

-Calculations for basement square footage and finished square footage for the comparables has been estimated to the best of abilities. Appraiser has not been inside comps, relies on MLS and County records for property information, all are extraordinary assumptions

-Remaining economic life derived or is based on the oldest dwelling(s) in the market as well as the median age of properties in the market and factoring in the updating to the subject. The updating of the subject contributes to factoring effective age and also remaining economic life
 -Estimated economic life is 100 years.

The subject as improved is a legally permissible use based on its current zoning. The lot size, shape, physical condition and land to building ratio allow the present structure and indicate utilization of the improvements. Based upon the current market conditions, the present use as a single family residence is its financially feasible and maximally productive use. The highest and best use is its present use.

The appraiser has not identified any purchaser, borrower or seller as an intended user of this appraisal. Receipt of a copy of the appraisal by such a party or any other third party does not mean that the party is an intended user of the appraisal. Such parties are advised to obtain an appraisal from an appraiser of their own choosing if they require an appraisal for their own use. This appraisal report should not serve as the basis for any property purchase decision or any appraisal contingency in a purchase agreement relating to the property.

I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved. My compensation is not contingent on an action or event resulting from the analysis, opinion or conclusions in, or the use of, this review report. My analysis, opinions and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.

No employee, director, officer or agent of the lender, or any other third party acting as a joint venture partner, independent contractor, appraisal management company, or partner in behalf of the lender has influenced or attempted to influence the development, reporting, result or review of this assignment through coercion, extortion, collusion, compensation, instruction, inducement, intimidation, bribery or in any other manner. I have not been contacted by anyone other than the intended user (lender/client as identified on the first page of the report), borrower or designated contact to make an appointment to enter the property. I agree to immediately report any unauthorized contacts either personally by phone or electronically to vendor management.

THIS APPRAISAL REPORT IS NOT A HOME INSPECTION. Scope of the Appraisal: The Scope of this appraisal is based on a prearranged agreement with the intended users(s) of this report. The "Intended User" of this appraisal is the lender/client and/or as noted in this report. No other Intended Users were identified by the client as of the effective date of the appraisal. The scope of work by the appraiser is for the purpose of developing an opinion of value to assist the lender/client with the mortgage lending decision. Although Fannie Mae's report form states the borrower and other third parties "may rely" upon this report, the use of this report by other parties and/or for any other purposes is not intended by the appraiser. Pursuant to USPAP SR1-2a, this appraisal is developed strictly and solely in accordance with the "Intended Use" communicated to the appraiser at the time of engagement. Parties other than the original client and/or that client's targeted funding source are advised that the scope of work utilized, and the analysis and resulting appraisal report have been undertaken within the identified user's policies and underwriting guidelines. Any other party which relies on the appraisal report is hereby advised that their policies and underwriting guidelines may differ from those of the Intended User named in this report, and for that reason are cautioned, if they rely on this report they do so at their own risk. Furthermore, the appraiser is not obligated, not permitted under USPAP (Uniform Standards Of Professional Appraisal Practice), to discuss, acknowledge, answer or reply to questions from anyone other than the identified user noted in this report. In addition, the borrowers reliance on this appraisal report is strictly limited to its use as part of the decision making process by their lender for the mortgage finance transaction. If a third party to this appraiser-client relationship desires an appraisal for their own uses, they are urged to seek one developed specifically for their own uses from a competent and appropriately licensed/certified appraiser. The appraiser noted in this assignment cannot accept responsibility for uses not otherwise identified at the time of engagement. The appraiser completed a limited physical inspection of the subject, which included an "exterior and interior view" of the subject and is in no way to be considered a "Home Inspection". If the appraiser noted obvious signs of physical deficiencies, they have been reported in this appraisal and the client may wish to review and determine if further

Supplemental Addendum

File No. Fescemyer2060

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investigation is warranted by a qualified professional. Similarly, the appraiser does not attest to be a structural engineer. The subject property may have settlement cracks which are deemed typical due to age. If foundation settlement was reported in the appraisal, the client may wish to review and determine if further investigation is warranted by a qualified professional. The appraiser reserves the right to alter this report upon the client providing that home inspection or property inspection or structural inspection report. The appraiser assumes an "Extraordinary Assumption that all structural, plumbing, electrical and HVAC systems are in safe and satisfactory condition, if no such report is provided before the date of inspection. The appraiser is NOT acting as a Home Inspector" or "Termite Inspector" when preparing this report, since they are beyond the scope of the appraisal as well as the appraiser's expertise. The appraiser has only observed areas that were readily accessible, as the appraiser is not required to disturb or move anything that obstructs access or visibility. Unfinished attic and crawl spaces might also have limited or no access for the appraiser to view. Hidden deficiencies in areas not observable by the appraiser may exist, as well as defects in systems that include, but not limited to, the foundation and structure, plumbing, electrical systems, roof, heating and air conditioning systems. Thus, the appraiser offers no warranties or guarantees of any kind. The exterior of the subject was physically measured and the roof was viewed from ground level only. The appraiser did not verify if prior building permits were obtained for any improvements or that required inspections by building officials were performed. Further, the appraiser has not verified whether or not any private or individual sewage disposal system has been approved by the appropriate authority or that said system is adequate for the type, size and configuration for occupancy of the subject improvements. It is also not within the ability of the appraiser to determine the accurate type or location of any septic tank, field lines or well and whether those facilities are located within the boundary of the subject site, or partially located on or shared by adjacent properties. The appraiser has also made no determination as to the purity and quality of any private water source. Due to present of future concerns, a professional "Home Inspection" and "Termite Inspection" are both recommended.

The appraiser is also NOT acting as an "Environmental Inspector" when preparing this report. Since the appraiser is not an environmental expert; recognizing, detecting or measuring possible contamination, is beyond the appraiser's expertise. The appraiser is not qualified to determine the cause, type or risk associated with the presence of mold, asbestos or radon gas. If the subject was built prior to 1978, lead based paint may also be present. However, as of the date of the appraisal, the market does not appear to penalize neighborhood properties for the presence of lead based paint. Due to possible concerns with environmental contamination, the client may wish to contact a qualified "Environmental Inspector" to determine any negative environmental issues associated with the subject. The scope of the appraisal includes an exterior and interior view of the subject property and an exterior view of all comparable sales from the street, considering market trends, collecting and analyzing pertinent data, developing an opinion of subject's market value, and reporting the findings in this Appraisal Report. Real Estate professional and municipal offices in and around the subject's market area may have been consulted in the process of collecting and verifying data.

APPRAISER CONCLUSION

IF TO BE LISTED ON THE MARKET APPRAISER WOULD LIST THE SUBJECT IN THE RANGE OF \$519,900 TO \$579,900. IF LISTED ON THE HIGH END AND THERE IS NO ACTIVITY(Showings-Interest), THEN APPRAISER SUGGESTS YOU REACT AND REDUCE THE PRICE.

THERE ARE NO COMPETING(BUILD DATES 1950-1990) ACTIVE LISTING'S AVAILABLE. DAYS ON MARKET WITHIN THE BROWN TWP-SCHOOLS MARKET ARE 30-90 TYPICALLY. THERE HAVE BEEN 13 SALES IN PAST 90 DAYS.

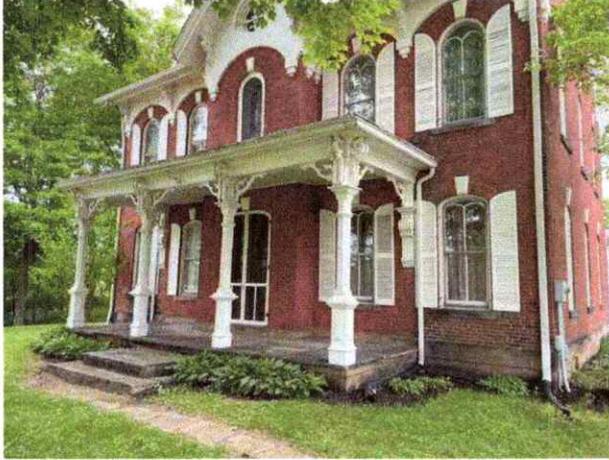
THE SALES-LIST RATIO IS 97-100% WHICH MAY SUGGEST THAT THE OFFERS MAY BE AT OR REDUCED LIST PRICE. APPRAISER OPINION OF VALUE IS BASED ON THE FACTORS OF VALUE AND ADJUSTMENTS(Adjustments based on paired analysis of median data, estimated cost, market reaction) FOR THE VARIANCES WHEN COMPARED TO THE SALES IN THE MARKET THAT WERE USED ON THIS REPORT. APPRAISER OPINION OF VALUE IS NOTED ON PAGE 1 OF REPORT. APPRAISER USED WHAT IN HIS OPINION WERE MOST COMPETITIVE AND MOST LIKE SUBJECT. APPRAISER ALSO NOTED THAT THERE ARE FEW AVAILABLE RANCH STYLE DWELLINGS OF SIMILAR AGE-QUALITY AND SIZE ACTIVELY LISTED IN THE MARKET CURRENTLY CREATING A SOME DEMAND SITUATION.

Adjustments

- Acreege data suggest's \$8,700 per acre for a 20 acre site. Adjusted at \$5,000, vacant land is more valuable than acreage with improvements.
- Quality-Style-adjusted at an estimated cost to bring subject up to a similar level
- Condition adjusted at an estimated cost to bring subject up to a similar level.
- Baths adjusted at \$10,000 per full, \$5,000 per half
- Basement finish adjusted at \$50,000
- Garage count adjusted based on paired median data
- Buildings-Barns adjusted at an estimated cost to add-researched-ranges from \$15-\$45
- IG Pools adjusted based on paired median data.

Comparable Photo Page

Borrower	Not Applicable				
Property Address	2060 Maple Ave NW				
City	Carrollton	County	Carroll	State	OH Zip Code 44615
Lender/Client	Not Applicable				



Comparable 1

6877 Alliance Rd NW
 Prox. to Subject 4.76 miles NW
 Sale Price 610,500
 Gross Living Area 3,784
 Total Rooms 10
 Total Bedrooms 4
 Total Bathrooms 2.2
 Location BrownTwp
 View Res;Pastoral
 Site 8.10 ac
 Quality
 Age 125



Comparable 2

9 Navajo Trl
 Prox. to Subject 2.37 miles W
 Sale Price 489,900
 Gross Living Area 1,646
 Total Rooms 7
 Total Bedrooms 3
 Total Bathrooms 2.0
 Location BrownTwpMohawk
 View Res;Woods
 Site .96 ac
 Quality
 Age 14

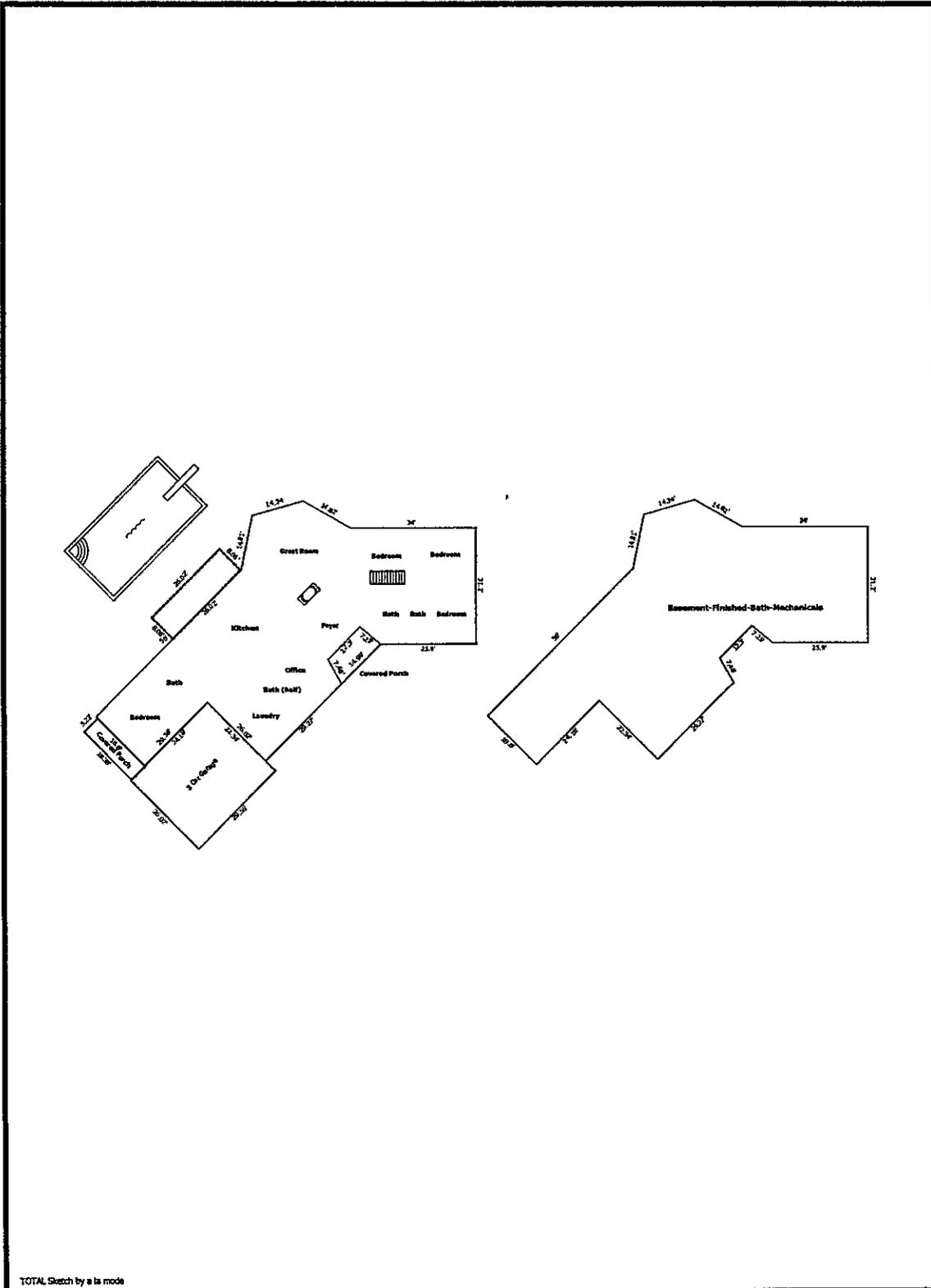


Comparable 3

8050 Avalon Rd NW
 Prox. to Subject 2.72 miles NW
 Sale Price 637,000
 Gross Living Area 2,559
 Total Rooms 8
 Total Bedrooms 3
 Total Bathrooms 2.0
 Location BrownTwp
 View Res;Pastoral
 Site 3.50 ac
 Quality
 Age 29

Building Sketch (Page - 1)

Borrower	Not Applicable				
Property Address	2060 Maple Ave NW				
City	Carrollton	County	Carroll	State	OH Zip Code 44615
Lender/Client	Not Applicable				



Building Sketch (Page - 2)

Borrower	Not Applicable						
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City	Carrollton	County	Carroll	State	OH	Zip Code	44615
Lender/Client	Not Applicable						

TOTAL Sketch by a la mode

Area Calculations Summary

Living Area	Area	Calculation Details
First Floor	3624.94 Sq ft	
		$0.5 \times 36.63 \times 18.31 = 335.4$ $0.5 \times 3.75 \times 3.75 = 7.02$ $0.5 \times 3.75 \times 0.37 = 0.69$ $36.63 \times 3.75 = 137.27$ $0.5 \times 1.98 \times 7.21 = 7.14$ $29.27 \times 7.21 = 211.14$ $0.5 \times 3.46 \times 3.46 = 6$ $0.5 \times 3.46 \times 0.34 = 0.59$ $3.46 \times 37.28 = 129.16$ $0.5 \times 15.13 \times 15.13 = 114.49$ $15.13 \times 66.04 = 999.38$ $0.5 \times 5.44 \times 5.44 = 14.82$ $0.5 \times 5.44 \times 0.02 = 0.06$ $5.44 \times 84.78 = 461.61$ $0.5 \times 13.15 \times 3.65 = 23.98$ $0.5 \times 13.15 \times 0.05 = 0.33$ $13.15 \times 81.16 = 1067.39$ $0.5 \times 1.72 \times 1.13 = 0.97$ $0.5 \times 1.13 \times 0.31 = 0.18$ $23.17 \times 1.13 = 26.21$ $0.5 \times 23.17 \times 7 = 81.09$
Total Living Area (Rounded):	3625 Sq ft	
Non-living Area		
3 Car Attached	769.12 Sq ft	$26.02 \times 29.56 = 769.12$
Open Porch	96.2 Sq ft	$5.23 \times 18.38 = 96.2$
Open Porch	98.43 Sq ft	$0.5 \times 10.2 \times 6.5 = 33.15$ $4.1 \times 6.1 = 25.01$ $0.5 \times 4.1 \times 4.1 = 8.4$ $0.5 \times 4.1 \times 4.1 = 8.4$ $0.5 \times 10.2 \times 4.6 = 23.46$
Wood Deck	209.76 Sq ft	$8.06 \times 26.02 = 209.76$
Basement	3624.94 Sq ft	
		$0.5 \times 36.63 \times 18.31 = 335.4$ $0.5 \times 3.75 \times 3.75 = 7.02$ $0.5 \times 3.75 \times 0.37 = 0.69$ $36.63 \times 3.75 = 137.27$ $0.5 \times 1.98 \times 7.21 = 7.14$ $29.27 \times 7.21 = 211.14$ $0.5 \times 3.46 \times 3.46 = 6$ $0.5 \times 3.46 \times 0.34 = 0.59$ $3.46 \times 37.28 = 129.16$ $0.5 \times 15.13 \times 15.13 = 114.49$ $15.13 \times 66.04 = 999.38$ $0.5 \times 5.44 \times 5.44 = 14.82$ $0.5 \times 5.44 \times 0.02 = 0.06$ $5.44 \times 84.78 = 461.61$ $0.5 \times 13.15 \times 3.65 = 23.98$ $0.5 \times 13.15 \times 0.05 = 0.33$ $13.15 \times 81.16 = 1067.39$ $0.5 \times 1.72 \times 1.13 = 0.97$ $0.5 \times 1.13 \times 0.31 = 0.18$ $23.17 \times 1.13 = 26.21$ $0.5 \times 23.17 \times 7 = 81.09$

LAND SALE DATA



Market Analysis Summary | Land and Lots

Listings as of 11/11/2025 at 9:00 am, Page 2 of 2

#	MLS#	Address	City	Lot Dimensions	Acres	Date	\$/Acres	DOM	CDOM	Orig Price	List Price	Close Price	CPLP
Listings: Sold													
24	5088702	Lincoln St	Salineville		31.11	02/26/25	\$5,785.18	40	96	\$200,000	\$200,000	\$180,000	90%
25	5144164	2224 Ocean Rd NE	Salineville		26.38	09/30/25	\$13,200.01	25	25	\$0	\$0	\$348,203	
26	5125246	Waynesburg Dr SE	Waynesburg		20.60	08/01/25	\$7,590.00	46	46	\$0	\$0	\$156,354	
27	5095075	7557 Elson St SE	Waynesburg		19.45	04/18/25	\$12,647.35	20	20	\$0	\$0	\$245,991	

Sold Total: 27	Min	10.02	4,500.00	1	1	\$0	\$0	\$57,114	63%
	Max	50.00	19,800.00	122	145	\$399,000	\$465,000	\$712,800,000,000%	
	Avg	25.03	9,990.23	33	40	\$139,184	\$146,444	\$250,534,947,456%	
	Med	20.60	9,794.12	25	25	\$99,900	\$140,000	\$180,000	97%
	Average for all:	25.03	9,990.23	33	40	\$139,184	\$146,444	\$250,534,947,456%	
27 Total Listings	Median for all:	20.60	9,794.12	25	25	\$99,900	\$140,000	\$180,000	97%

	Min	Max	Avg	Med	
Quick Statistics	List Price	\$0	\$465,000	\$146,444	\$140,000
	Sale Price	\$57,114	\$712,800	\$250,534	\$180,000
	Sale / List	0%	18,000,000%	666,728%	90%

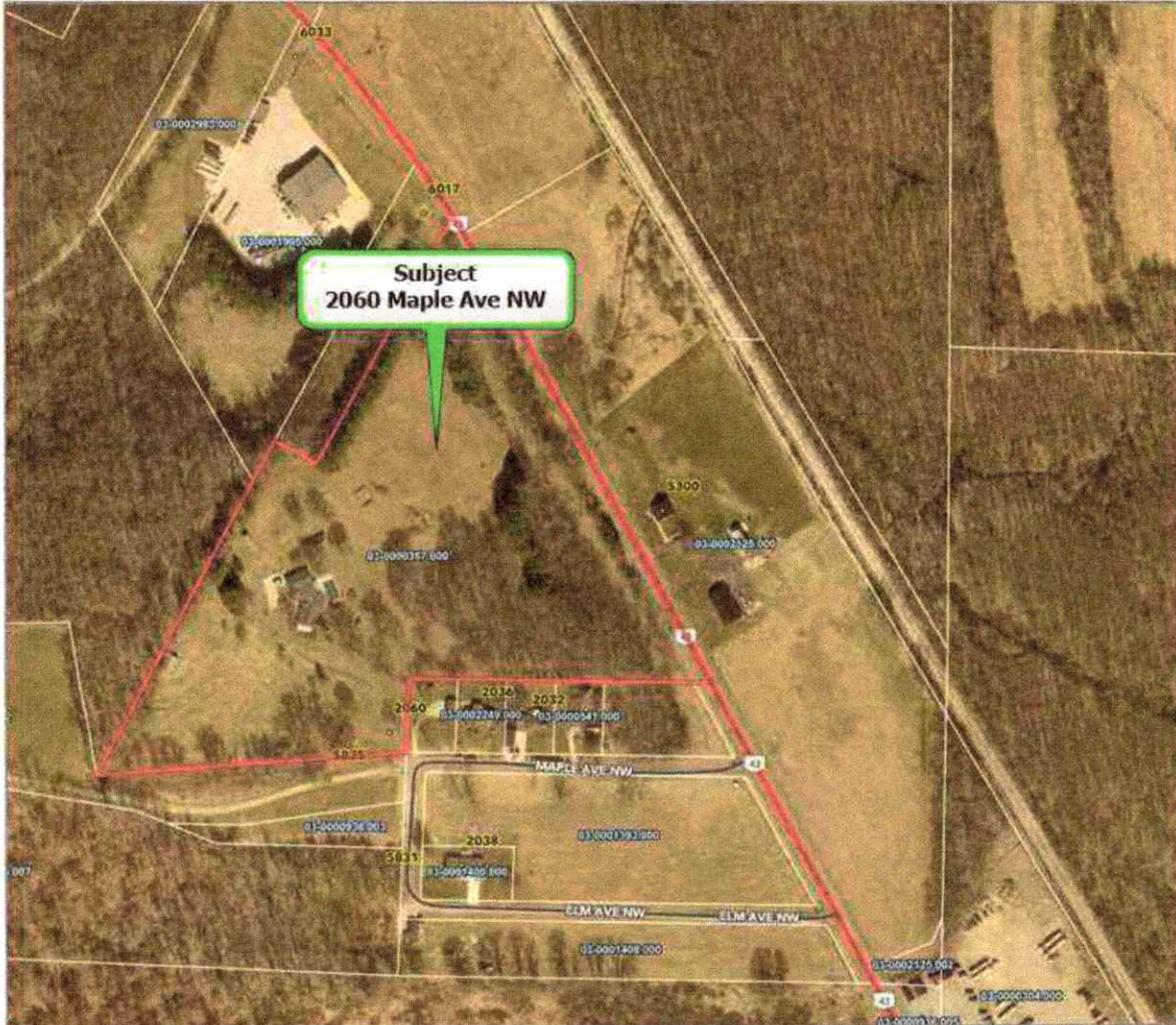
Prepared By Eric Ferguson

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Listings information is derived from various sources, including public records, which may not be accurate. Consumers should rely upon their own investigation and inspections. Information is believed to be correct but is not guaranteed.

PARCEL MAP

Carroll County, OH



PIN	030000357000	Valid Sale	True
VOLPG	134/4288	Appraised Total 100	427770
Parcel Number	03-0000357.000	Legal Description	6 16 27/34 PT SE/NE 14.521A
Tax Year	2024	Location Address	2060 MAPLE
District Name	BROWN TWP-BROWN LSD	Owner Contact Name	FESCEMYER JASON P & MICHELE L
District	03-BROWN TWP-BROWN LSD	Owner Contact Address	2060 MAPLE AVE NW
Land Use	101-CASH-GRAIN OR GENERAL FARM	Owner Contact City	CARROLLTON
Acres	14.521	Owner Contact State	OH
Listed Name	FESCEMYER JASON P & MICHELE L	Owner Contact ZipCode	44615
Date Conveyed	7/17/2019 12:00:00 AM	Shape__Area	103362.33203125
Consideration	370000	Shape__Length	1574.7844306120435

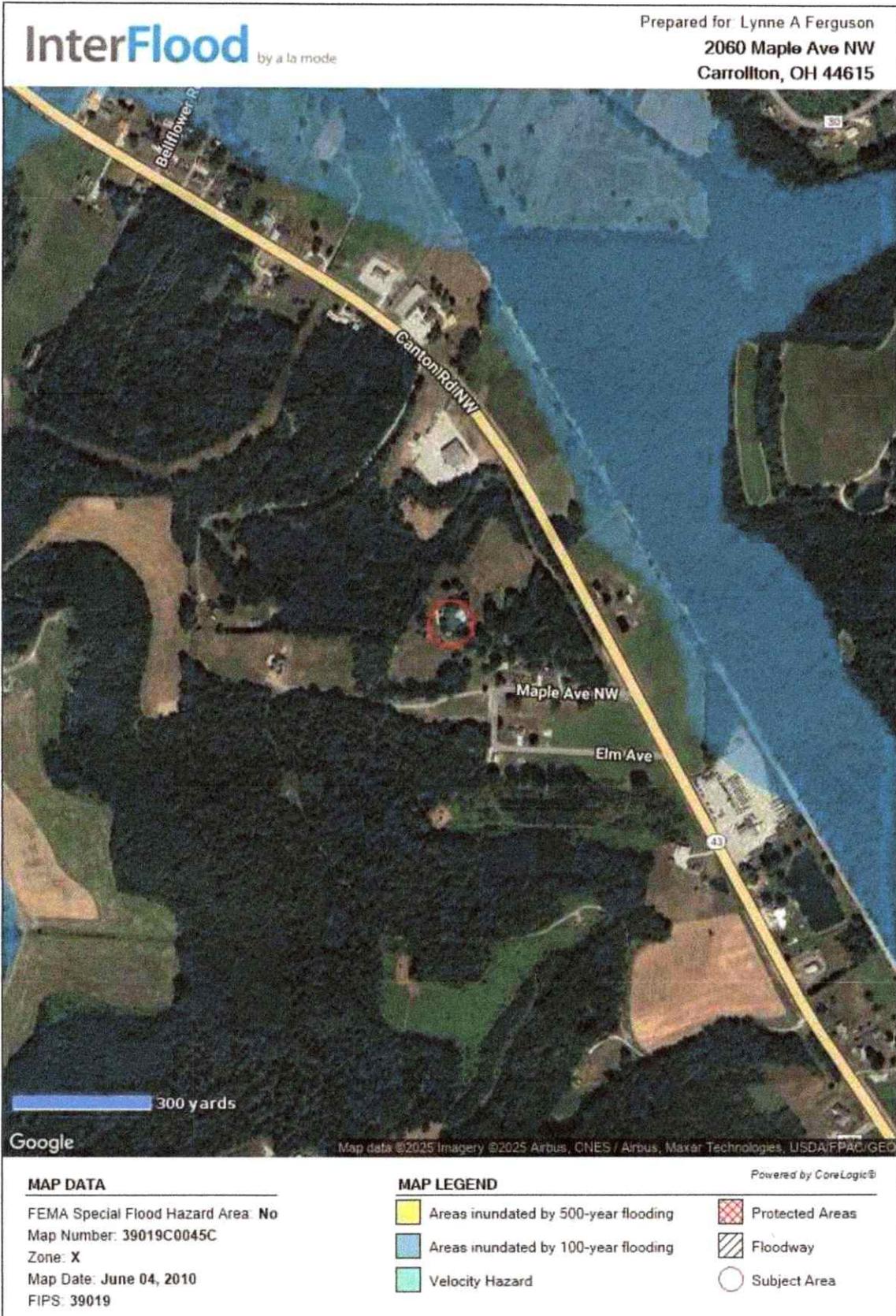


Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Map Scale
1 inch = 275 feet
 11/11/2025

Flood Map

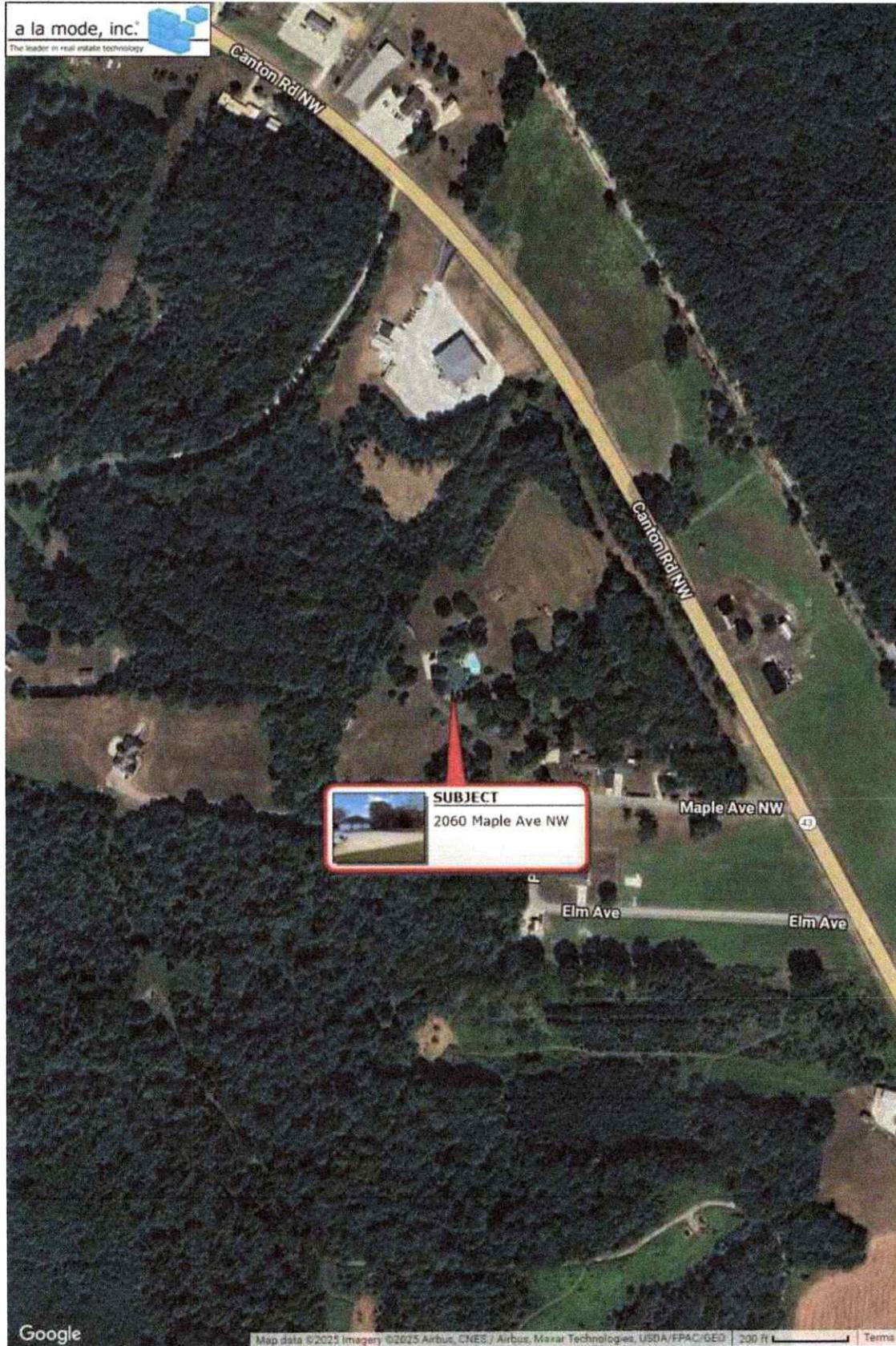
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Map data ©2025 Imagery ©2025 Airbus, CNES / Airbus, Maxar Technologies, USDA/FPAC/GEO

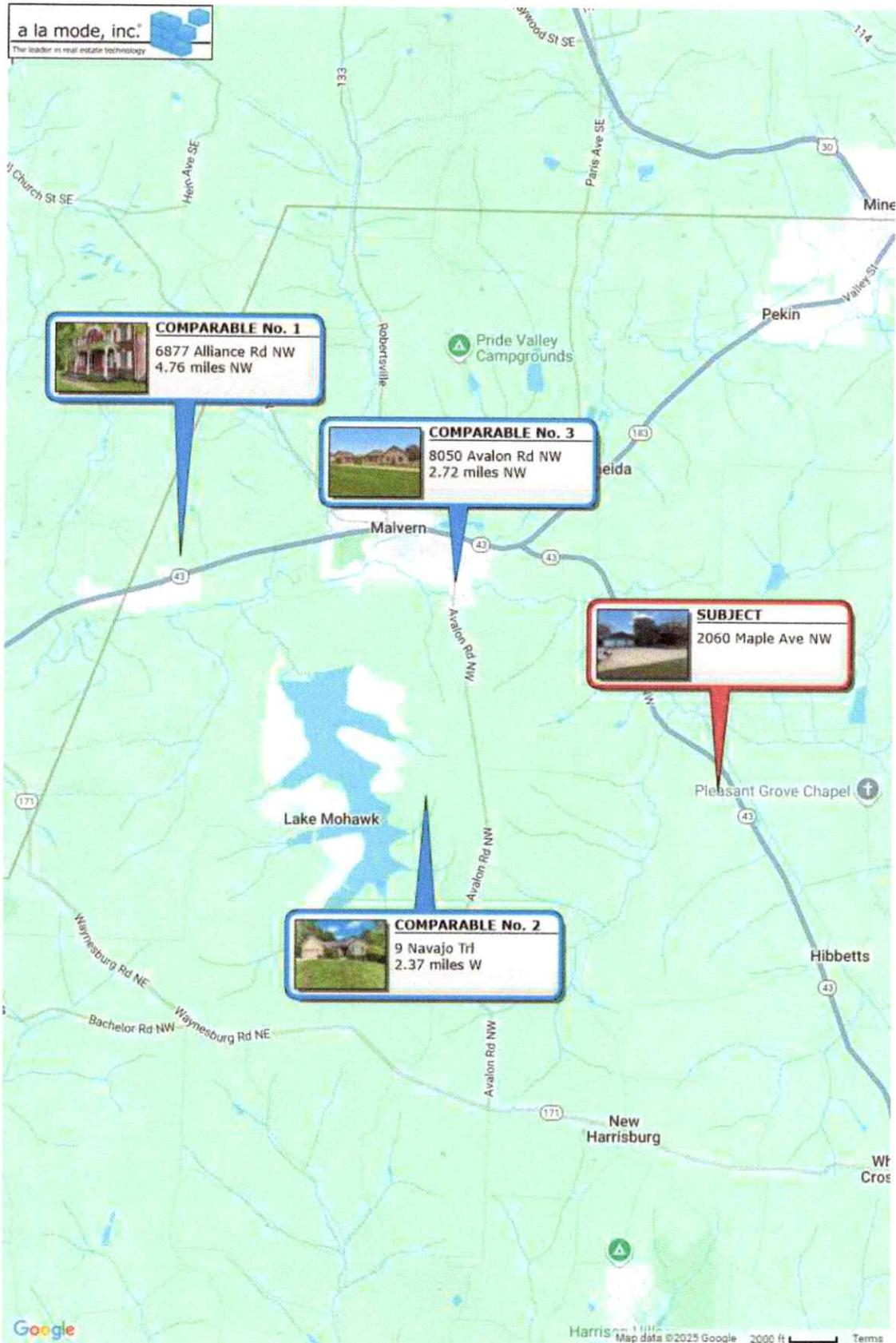
Aerial Map

Borrower	Not Applicable				
Property Address	2060 Maple Ave NW				
City	Carrollton	County	Carroll	State	OH Zip Code 44615
Lender/Client	Not Applicable				



Location Map

Borrower	Not Applicable				
Property Address	2060 Maple Ave NW				
City	Carrollton	County	Carroll	State	OH Zip Code 44615
Lender/Client	Not Applicable				



EXHIBIT

4

AN APPRAISER LICENSE/CERTIFICATE
has been issued under ORC Chapter 4763 to:

NAME: **Eric E Ferguson**

LIC/CERT NUMBER:
2004011098

LIC LEVEL:

Certified Residential Real Estate Appraiser

CURRENT ISSUE DATE:

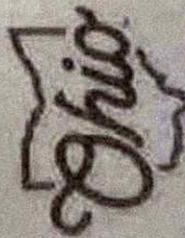
03/18/2025

EXPIRATION DATE:

04/14/2027

USPAP DUE DATE:

04/14/2027



Department of
Commerce

Division of Real Estate & Professional Licensing

Parcel

**Parcel Number**

03-0000357.000 (website)

Legal

6 16 27/34 PT SE/NE 14.521A

Owner

FESCEMYER JASON P & MICHELE L

Location 

2060 MAPLE

Acres

14.5210

Programs

OOC



Date ▲	Public	Style	Attached To	Notes
10/20/2025	N	Auditor	Parcel	REVAL 2025 - REMOVED 1/2 BATH & ADJUSTED FIREPLACE OPENINGS FROM 4 TO 2. THERE IS ONE DOUBLE SIDED FIREPLACE WITH 2 STACKS FOR EACH SIDE. MAILED VCN -SB
11/07/2022	N	Auditor	Parcel	MAILED OOC REFUND CHECK #183301 \$151.30-MKM
04/27/2022	N	General	Parcel	REMOVED MCFD BOR ADJUSTMENT \$24310 FOR TY22 TRI-VM
10/29/2021	N	General	Adjustment on 10/29/2021	APPROVED FOR OOC CURRENT TY21 AND LATE TY20 MKM
06/22/2021	N	General	Parcel	PER FIELD REVIEW 6/18/21 - #3 SHED NEEDS MOVED TO OTHER OUTBUILDING ON PROPERTY AND #4 SHED NEEDS PLACED ON ACTUAL SHED (I MARKED ON THE DRAWING), MEASUREMENTS AND DRAWINGS ON TAX CARD AND PHOTOS - TC - SENT VALUE CHANGE LETTER TY21 - VM
07/17/2019	N	General	Transfer on 07/17/2019	Transfer from DORSEY CLIFFORD G & CYNTHIA L to FESCEMYER JASON P & MICHELE L New Ownership: No

Date ▲	Public	Style	Attached To	Notes
07/17/2019	N	General	Parcel	OWNER: FESCEMYER JASON P & MICHELE L J, FAIRWAY INDEPENDENT MORTGAGE CO 4201 MARSH LANE, CARROLLTON TX 75007
03/13/2014	N	General	Transfer on 03/13/2014	Transfer from DORSEY CLIFFORD G & CINDY J/S to DORSEY CLIFFORD G & CYNTHIA L New Ownership: No
11/18/2011	N	General	Transfer on 11/18/2011	Transfer from CERNY BERNADINE E & EMIL to DORSEY CLIFFORD G & CINDY J/S New Ownership: No

Date ▲	Public	Style	Attached To	Notes
01/14/2003	N	General	Parcel	<p>REDREW TO CORRECT DIMENSIONS 12/16/02 TK 1SFRA IS SUNROOM ADDED INCREASE DUE TO DFG ADDED AT REVAL 1/14/03 SPLIT .730A TO CARL HARSHA EQ04AGRES: 8% LAND 8% IMP 2230 LAND 19170 IMP 9/28/11 CORRECTED BASEMENT SIZE, PP SHED IS 10X12-NOT 12X18, MOVED 12X40 SHED AND DFG TO 03-0000356 TO CORRECT CARD PER GIS, ADDED GAZEBO TY11 TK 6/07/12 REMOVED HOMESTEAD TY12 LF 4/7/14 ADDED 2 EXTRA FIREPLACE OPENINGS (4 TOTAL) PER SALE AD TY14 TK 4/01/16 REMOVE OWN OCC CREDIT TY16 BT REC ON 03- 0002269.000 1/31/19 REAPP 19 BN-SF 07/17/19 N/S COMB ALL 03-0000355.000 (0.636A) & ALL 03- 0000356.000 TO NOW BE 14.521A (134/4288) TY19 SB **** TRUE CASH VALUE **** ** ASSESSED VALUE **** YEAR REASON CODE LAND BUILDING TOTAL LAND BUILDING TOTAL 2000 REAL VAL 25090 201400 226490 8780 70490 79270 2001 ANN. EQUAL 29000 241270 270270 10150 84440 94590 2003 ANN. EQUAL 29000 225780 254780 10150 79020 89170 2003 ANN. EQUAL 27910 239670 267580 9770 83880 93650 2004 ANN EQUAL 30140 258840 288980 10550 90590 101140 2007 ANN. EQUAL 40180 270560 310740 14060 94700 108760</p>

Land Data									
Type	Dims	Unit Rate	FCTR	Base Value	Adjust	BOR	ADJ FCTR	Trend	Final Value
AU-T/P/W	13.4910	4,100.00		55,313					55,310
HS-HOME SITE	SMALL ACR - FRT/ACRES = '13.49', DESCRIPTION = 'T/P/W' @, EF-RT = '2450', EXT-VALUE =	1.0000	33,750.00	33,750					33,750
RD-ROAD	HOMESITE - FRT/ACRES = '1.00', EF-FRT = '0', DPTH = '0', FCTR = '0', RATE = '16000', EF-ROAD - FRT/ACRES = '0.03', DESCRIPTION = 'ROAD', EF-RT = '0', EXT-VALUE = '0.000000',	0.0300	0.00	0					0
Total	14.5210								89,060

Parcel Property Address	03-000357.000 2060 MAPLE
District	03-BROWN TWP-BROWN LSD
Map Number	03034-25.000
Routing	34
Land Use	101-CASH-GRAIN OR GENERAL FARM
Class	Agriculture
Neighborhood	00003-BROWN LOCAL SD-AV
Living Area	6,750

Site Characteristics			
Topography	Public Utilities	Street / Road	Neighborhood
ABOVE	ELECTRIC	ALLEY	BLIGHTED
BELOW	GAS	PAVED	DECLINING
FLAT	SEPTIC	PROPOSED	IMPROVING
LOW & ROLLING	SEWER	SIDEWALK	STATIC
STEEP	WATER	UNPAVED	
	WELL		

Dwelling										
Type	1-SINGLE	Area	Height	Brick	Finish	Heat	Cool	Value		
Units Designed	FAMILY	3,412	First Floor		100.00	100.00	100.00	275,690		
Units Converted		3,412	Basement		97.82	97.82	97.82	104,350		
Total Rooms	11									
Bed Rooms	6									
Family Rooms										
Dining Rooms										
Plumbing	NORMAL	Total Floor Value						380,040		
Full Baths	4	Living Units Value								
Half Baths		Plumbing						16,790		
Extra Fixtures		RecRoom								
		Fireplace			Openings	2	Stacks	1	7,500	
		Linear Brick			Height	8	Length	118	12,272	
		Exterior Features			EFP=280,OFP=72,WDD=156				25,120	
		Garage / Carport			ABG=780				28,260	
		Base Value							469,982	
		Grade			Code	140%	Factor	140.00	187,993	
		Well / Septic								
		Adjustment			Code		Factor			
		RCN Value			657,975 total value x 1.0 multiplier				657,975	
		Year			Built	1973	Rem	2006	Eff	2005
		Depreciation %			AV-20.00				-131,595	
		Observed %								
		Depreciation Value							-131,595	
		RCNLD Value							526,380	
		BOR								
		Trend								
		Final Value							526,380	

Valuations			
Assessment		2025	2026
Appraised	Land	89,060	89,060
	Improvement	537,250	537,250
	Total	626,310	626,310
Assessed	Land	31,170	31,170
	Improvement	188,040	188,040
	Total	219,210	219,210
Land	Improvement	Total	

Owner	FECSEMYER JASON P & MICHELE L
Legal	6 16 27/34 PT SE/NE 14.521A



Permits					
Permit	Date	CD	Description	%	Amount

Notes	
OC=1, EXLVUN=0000000, PLUMB= 1, PLUMBT 0011000	



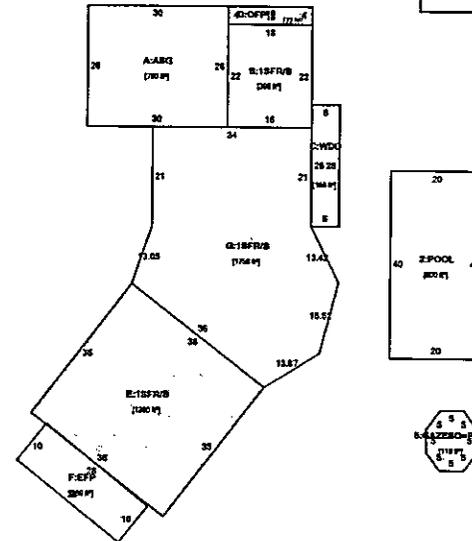
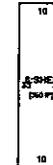
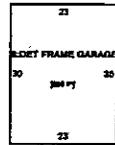
Improvements														
ID	Type	Dims	Size	Features	Rate	Base Value	Unit Count	Grade	Adjust Reason	ADJUST FACTR	Year BLT/REM/EFF	DEPR NML	DEPR OBS	Value
2	17-POOL	40 X 20	800		33.07	26,456	1	100%			1978/ /1978	FR-85.00	30.00	2,780
3	04-SHED	42 X 8	336	41	14.73	4,949	1	100%			1978/ /1978	AV-80.00		990
5	06PP-GAZEBO=PP		119		0.00	0	1	100%			2011/ /2011	GD-0.00		0
6	04-SHED	35 X 10	350	05	17.83	6,241	1	100%			1987/ /1987	AV-70.00		1,870
8	02F-DET FRAME GA*	23 X 30	690		25.25	17,420	1	100%			1987/ /1987	AV-70.00		5,230
													Total	10,870

Sales							
Date	Name of Previous Owner	Sales Amount	Deed Type	Valid	Parcels	LO	Conveyance
07/17/2019	DORSEY CLIFFORD G & CYNTHIA L	370,000.00	FD	Y	3	N	392
03/13/2014	DORSEY CLIFFORD G & CINDY J/S	0.00	QUIT CLAIM DEED	N	3	N	121
11/18/2011	CERNY BERNADINE E & EMIL	200,000.00	JOINT	N	3	N	654

ID	Description	Size
A	ABG	780
B	1SFR/B	396
C	WDD	156
D	OFF	72
E	1SFR/B	1,260
F	EPF	280
G	1SFR/B	1,756
2	17	800
3	04	336
5	06PP	119
6	04	350
8	02F	690
9	27PP	48

Notes

REVAL 2025 INFORMAL - REMOVED 1/2 BATH & ADJUSTED FIREPLACE OPENINGS FROM 4 TO 2. THERE IS ONE DOUBLE SIDED FIREPLACE WITH 2 STACKS FOR EACH SIDE. -SB
 REVAL 2025 FIELD REVIEW BY SBT - VM
 REVAL 2025- CORR DWLG SKETCH & MSMTS. ADD PP CANOPY.
 CALL BACK - R : : E : 063011 : JB
 REDREW TO CORRECT DIMENSIONS 12/16/02 TK
 1SFR IS SUNROOM
 ADDED INCREASE DUE TO DFG ADDED AT REVAL 1/14/03 SPLIT .730A TO CARL HARSHA
 EQ04AGRES: 8% LAND 8% IMP 2230 LAND 19170 IMP
 9/28/11 CORRECTED BASEMENT SIZE, PP SHED IS 10X12-NOT 12X18, MOVED 12X40 SHED AND DFG TO 03-000356 TO CORRECT CARD PER GIS, ADDED GAZEBO TY11 TK
 6/07/12 REMOVED HOMESTEAD TY12 LF
 4/7/14 ADDED 2 EXTRA FIREPLACE OPENINGS (4 TOTAL) PER SALE AD TY14 TK
 4/01/16 REMOVE OWN OCC CREDIT TY16 BT REC ON 03-0002269.000
 1/31/19 REAPP 19 BN-SF
 07/17/19 N/S COMB ALL 03-000355.000 (0.636A) & ALL 03-000356.000 TO NOW BE 14.521A (134/4288) TY19 SB
 ***** TRUE CASH VALUE ***** ASSESSED VALUE *****
 YEAR REASON CODE LAND BUILDING TOTAL LAND



Land Data									
Type	Dims	Unit Rate	FCTR	Base Value	Adjust	BOR	ADJ FCTR	Trend	Final Value
Total									

Parcel 03-0000357.000
 Property 2060 MAPLE
 Address
 District 03-BROWN TWP-BROWN LSD
 Map Number 03034-25.000
 Routing 34
 Land Use 101-CASH-GRAIN OR GENERAL FARM
 Class Agriculture
 Neighborhood 00003-BROWN LOCAL SD-AV
 Living Area 6,750

Card 1.1

Site Characteristics			
Topography	Public Utilities	Street / Road	Neighborhood
ABOVE	ELECTRIC	ALLEY	BLIGHTED
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STEEP	WATER	UNPAVED	
	WELL		

Dwelling							
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Bed Rooms							
Family Rooms							
Dining Rooms							
Plumbing							
Full Baths							
Half Baths							
Extra Fixtures							
Total Floor Value							
Living Units Value							
Plumbing							
RecRoom							
Fireplace		Openings		Stacks			
Linear Brick		Height		Length			
Exterior Features							
Garage / Carport							
Base Value							
Grade		Code		Factor			
Well / Septic							
Adjustment		Code		Factor			
RCN Value		total value ×		multiplier			
Year		Built	0 Rem	Eff			
Depreciation %							
Observed %							
Depreciation Value							
RCNLD Value							
BOR		0					
Trend						0.00	
Final Value							



Valuations			
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Owner FESCEMYER JASON P & MICHELE L
 Legal 6 16 27/34 PT SE/NE 14.521A



Permits					
Permit	Date	CD	Description	%	Amount

Notes
 OC=1, EXLVUN=0000000, PLUMB= 1, PLUMBI=0011000

Improvements																
ID	Type	Dims	Size	Features	Rate	Base Value	Unit Count	Grade	Adjust Reason	ADJST FACTR	Year BLT/REM/EFF	DEPR NML	DEPR OBS	BOR	Trend	Final Value
9	27PP-CANOPY=PP	6 X 8	48		0.00	0	1	100%			2023/ /2023	AV-5.00				0
Total																



Sales										
Date	Name of Previous Owner				Sales Amount	Deed Type	Valid	Parcels	LO	Conveyance
07/17/2019	DORSEY CLIFFORD G & CYNTHIA L				370,000.00	FD	Y	3	N	392
03/13/2014	DORSEY CLIFFORD G & CINDY J/S				0.00	QUIT CLAIM DEED	N	3	N	121
11/18/2011	CERNY BERNADINE E & EMIL				200,000.00	JOINT	N	3	N	654