

Tax year 2025 BOR no. 26-00055
 County Carroll Date received 2/26/26

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.

1. Owner of property		Name		Street address, City, State, ZIP code	
2. Complainant if not owner		Harold Jr & Toni Davis		6204 Riverview Dr Malvern, OH 44657	
3. Complainant's agent					
4. Telephone number and email address of contact person		330-314-3687		tmarie09@frontier.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		
02-0000214.002			Manor Rd, Minerva, OH-44657		
7. Principal use of property <u>N/A</u>					
8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.					
Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value		
02-0000214.002	25000.00	36880.00	11,880.00		
9. The requested change in value is justified for the following reasons: Had appraised. hills trees growed up. will take a lot to have cleared to have anything done with the land!					

RECEIVED
 FEB 26 2026
 AUDITOR'S OFFICE
 CARROLL COUNTY OH



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 2-26-26 Complainant or agent (printed) Tori Davis Title (if agent) owner

Complainant or agent (signature) Tori Davis

Sworn to and signed in my presence, this 26 day of February 2026
(Date) (Month) (Year)

Vincent L. Scabaugh

Notary _____
VINCENT L. SCABAUGH, Attorney-At-Law
Notary Public - State of Ohio
My Commission has no expiration date
Sec. 147.03 R.C.

Location Map

Borrower	Not Applicable		
Property Address	V/L Manor Rd		
City	Malvern	County	Carroll
Lender/Client	Not Applicable		
	State	OH	Zip Code 44644



PARCEL MAP - Page 1

1/20/26, 2:38 PM

Carroll County GIS

Carroll County, OH



PIN	020000214002	Valid Sale	False
VOLPG	295/691	Appraised Total 100	36880
Parcel Number	02-0000214.002	Legal Description	5 15 5 NE 5.90A
Tax Year	2025	Location Address	MANOR RD MINERVA
District Name	AUGUSTA TWP-MINERVA LSD	Owner Contact Name	DAVIS HAROLD JR & TONI M
District	02-AUGUSTA TWP-MINERVA LSD	Owner Contact Address	6204 RIVERVIEW DR NW
Land Use	501-RESIDENTIAL VACANT LAND - UNPLATTED 0 - 9.99 ACRES	Owner Contact City	MALVERN
Acres	5.9	Owner Contact State	OH
Listed Name	DAVIS HAROLD R JR & TONI M	Owner Contact ZipCode	44644
Date Conveyed	8/4/2000 12:00:00 AM	Shape_Area	41623.76953125

<https://carroll.countygis.org/?pin=020000214002>

Flood Map

Borrower	Not Applicable				
Property Address	V/L Manor Rd				
City	Malvern	County	Carroll	State	OH Zip Code 44644
Lender/Client	Not Applicable				

InterFlood by a l n mode

Prepared for Lynne A Ferguson
V/L Manor Rd
Malvern, OH 44644



MAP DATA

FEMA Special Flood Hazard Area: No
Map Number: 39019C0060C
Zone: X
Map Date: June 04, 2010
FIPS: 39019

MAP LEGEND

- | | |
|---|---|
| <ul style="list-style-type: none"> Areas inundated by 500-year flooding Areas inundated by 100-year flooding Velocity Hazard | <p style="text-align: right; font-size: small; margin-bottom: 0;">Powered by CoreLogic®</p> <ul style="list-style-type: none"> Protected Areas Floodway Subject Area |
|---|---|

Supplemental Addendum

File No. Davis-Manor

Borrower	Not Applicable						
Property Address	V/L Manor Rd						
City	Malvern	County	Carroll	State	OH	Zip Code	44644
Lender/Client	Not Applicable						

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 view 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 build 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 be 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 \$24,900 TO \$34,900. IF LISTED ON THE HIGH END AND THERE IS NO ACTIVITY(Showings-Interest), THEN APPRAISER SUGGESTS YOU REACT AND REDUCE THE PRICE.

THE SALES-LIST RATIO IS 90% WHICH MAY SUGGEST THAT THE OFFERS MAY BE UNDER 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.

Supplemental Addendum

File No. Davis-Manor

Borrower	Not Applicable				
Property Address	V/L Manor Rd				
City	Malvern	County	Carroll	State	OH
				Zip Code	44644
Lender/Client	Not Applicable				

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 typical parcel in the Augusta Township-Minerva Schools market. Subject is a sloped & wooded site of 5.90 acres

Market description continued:

The defined market of Minerva Schools is comprised of dwellings on typical sites, small village community of Minerva and is mostly rural in its make up. Market SFR ranges from \$25,000 to \$900,000. Dwellings are mostly maintained with marketability. The subject has access to Minerva and Carroll and its sufficient amenities that meet everyday needs. There is access to areas of shopping, dining amenities as well as some manufacturing and many areas of employment. There are parks & recreation areas and centers. It is typical of most suburban-rural markets. There is accessibility to major arteries such as St Rt 183, St Rt 30 & St Rt 43 which links to I-77.

Market description is for the whole defined single family market, within street boundaries of Minerva Schools.

Comparison Summary:

Appraiser searched the market within boundaries noted on page 1. Search was for similar size sites that would be similar in marketability, improvements and zoning(NONE). Locations of all being within the subject market and or bordering markets within 5 miles to 5 + miles-market expanded in order to find similar sloped-wooded sites. All have similar influence & access. All would have similar marketability. Adjustments made for market variances and accessibility. 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 PLUS.

SOURCES USED FOR VERIFICATION:

-Exterior-Interior Inspection/Owner/Core Logic Realtor/County Auditor Sites/Neohrex MLS/Bing Mapping Program

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

- 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 too 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 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 as an "Extraordinary Assumption that all structural, plumbing, electrical and HVAC systems are in safe and satisfactory condition, if no such report is provided before

Comparable Photo Page

Borrower	Not Applicable		
Property Address	V/L Manor Rd		
City	Malvern	County	Carroll
Lender/Client	Not Applicable		
		State	OH
		Zip Code	44644



Comparable 1

Bayard Rd	
Prox. to Subject	2.55 miles NW
Sale Price	21,450
Gross Living Area	720
Total Rooms	4
Total Bedrooms	2
Total Bathrooms	1.1
Location	West Twp
View	5.20 ac
Site	17,860
Quality	
Age	55



Comparable 2

Pledge Rd	
Prox. to Subject	16.19 miles S
Sale Price	30,190
Gross Living Area	924
Total Rooms	5
Total Bedrooms	3
Total Bathrooms	1.0
Location	Loudon Twp
View	4.21 ac
Site	9,148
Quality	
Age	51



Comparable 3

4054 Keno Rd NW	
Prox. to Subject	9.46 miles SW
Sale Price	45,000
Gross Living Area	1,008
Total Rooms	5
Total Bedrooms	3
Total Bathrooms	1.0
Location	Harrison Twp
View	5.51 ac
Site	36,080
Quality	
Age	54

Subject Photo Page

Borrower	Not Applicable						
Property Address	V/L Manor Rd						
City	Malvern	County	Carroll	State	OH	Zip Code	44644
Lender/Client	Not Applicable						



Subject Lot

V/L Manor Rd
Sales Price
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location Augusta Twp
View 5.90 ac
Site
Quality
Age



Additional Lot View



Subject Street

LAND APPRAISAL REPORT

Davis-Manor

File No. Davis-Manor

Borrower Not Applicable Census Tract 7202.00 Map Reference 15940
 Property Address V/L Manor Rd
 City Malvern County Carroll State OH Zip Code 44644
 Legal Description 5 15 5 NE 5.90A
 Sale Price \$ _____ Date of Sale _____ Loan Term _____ yrs. Property Rights Appraised Fee Leasehold De Minimis PUD
 Actual Real Estate Taxes \$ 460 (yr) Loan charges to be paid by seller \$ 0 Other sales concessions _____
 Lender/Client Not Applicable Address _____
 Occupant _____ Appraiser Eric E Ferguson Instructions to Appraiser _____

Location Urban Suburban Rural Good Avg. Fair Poor
 Built Up Over 75% 25% to 75% Under 25%
 Growth Rate Fully Dev. Rapid Steady Slow
 Property Values Increasing Stable Declining
 Demand/Supply Shortage In Balance Oversupply
 Marketing Time Under 3 Mos. 4-6 Mos. Over 6 Mos.
 Present 45 % One-Unit 1 % 2-4 Unit 1 % Apts. 1 % Condo 10 % Commercial
 Land Use 3 % Industrial 34 % Vacant 5 % Other
 Change in Present Land Use Not Likely Likely (*) Taking Place (*)
 Predominant Occupancy Owner Tenant % Vacant _____
 One-Unit Price Range \$ 25,000 to \$ 900,000 Predominant Value \$ 202,000
 One-Unit Age Range 0 yrs. to 200 yrs. Predominant Age 70 yrs.
 Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise)

Employment Stability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Employment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Shopping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Schools	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Adequacy of Public Transportation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Recreational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Adequacy of Utilities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Property Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Protection from Detrimental Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Police and Fire Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
General Appearance of Properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Appeal to Market	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Dimensions 1000x257 = 5.90 ac Corner Lot
 Zoning Classification None Present Improvements Do Do Not Conform to Zoning Regulations
 Highest and Best Use Present Use Other (specify) _____
 Public Other (Describe) _____
 Etc. Gas Water San. Sewer Undergound Elect. & Tel.
 OFF SITE IMPROVEMENTS
 Street Access Public Private
 Surface Asphalt Maintenance Public Private
 Storm Sewer Curb/Gutter Sidewalk Street Lights
 Topo Sloped Size 5.90 ac Shape Triangular View Woods Drainage Adequate
 Is the property located in a FEMA Special Flood Hazard Area? Yes No
 Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions) The subject property is sloped and wooded, buildability would be affected by this as there would be clearing needed and the sloped lot makes the logistics of building not impossible but more difficult. This would impact marketability and buildability.

The undersigned has recited the following recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made, thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	V/L Manor Rd Malvern, OH 44644	Bayard Rd Minerva, OH 44657	Pledge Rd Carrollton, OH 44615	4054 Keno Rd NW Carrollton, OH 44615
Proximity to Subject		2.55 miles NW	16.19 miles S	9.46 miles SW
Sales Price	\$	\$ 21,450	\$ 30,190	\$ 45,000
Price \$/Sq. Ft.	\$	\$	\$	\$
Data Source(s)	Observation	MLSNowE#5035049; DOM 35	MLSNowE#4487779; DOM 124	MLSNowE#5014135; DOM 7
ITEM	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
Date of Sale/Time Adj.		07/11/2024	04/15/2024	03/19/2024
Location	Augusta Twp	West Twp	Loudon Twp	Harrison Twp
Site/View	5.90 ac	5.20 ac	04.21 ac	5.51 ac
Other Feature	SlopedWooded	SlopedWooded	SlopedWooded	SlopedWooded
Other Feature	None	None	None	None
Other Feature	None	None	None	None
Other Feature	Unimproved	Unimproved	Unimproved	Unimproved
Sales or Financing Concessions	NA	ArmLth Cash:0	0 ArmLth 0 Cash:0	ArmLth 0 Cash:0
Net Adj. (Total)		<input type="checkbox"/> + <input type="checkbox"/> - \$ 0	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 7,100	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -4,500
Indicated Value of Subject		\$ 21,450	\$ 37,290	\$ 40,500
Comments on Market Data				

Comments and Conditions of Appraisal

Final Reconciliation

I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED BY THE STATE OF OHIO, OF THIS PROPERTY AS OF 01/10/2026 TO BE \$ 25,000

Appraiser Eric E Ferguson Supervisory Appraiser (if applicable) _____
 Date of Signature and Report 01/20/2026 Date of Signature _____
 Title _____ Title _____
 State Certification # 2004011098 ST OH State Certification # _____ ST

SUBJECT

Borrower Not Applicable
Property Address V/L Manor Rd
City Malvern County Carroll State OH Zip Code 44644
Lender/Client Not Applicable

PURPOSE OF THE APPRAISAL

Private Market Value

SCOPE OF THE APPRAISAL

Appraiser made a visual observation of the property based on assignment type. Appraiser observed all readily available areas within the scope and education of an appraiser, not a home inspector. Appraiser also researched data bases such as Neohrex MLS, Core Logic Realist, County auditor sites, Ala mode mapping programs. Appraiser observed all comparables used from the street. Appraiser was able to verify all information through multiple sources concerning the subject and the comparables used.
-THE INTENDED USER OF THIS REPORT IS Harold R & Toni M Davis-Client THE INTENDED USE IS TO EVALUATE THE PROPERTY THAT IS THE SUBJECT OF THIS APPRAISAL FOR AN PRIVATE MARKET VALUE, SUBJECT TO THE SCOPE OF WORK, PURPOSE OF THE APPRAISAL, REPORTING REQUIREMENTS OF THIS APPRAISAL REPORT FORM AND THE DEFINITION OF MARKET VALUE. NO ADDITIONAL USERS ARE IDENTIFIED BY THIS APPRAISER. THE LEVEL AND DEPTH OF ANALYSIS MUST BE CONSISTENT WITH THE COMPLEXITY OF THE SUBJECT PROPERTIES AND THE MARKETPLACE IN ACCORDANCE WITH THE BEST INDUSTRY STANDARDS AND POLICIES.

REPORT OF THE PRIOR YEARS SALES HISTORY FOR THE SUBJECT PROPERTY

Is the subject property currently listed? Yes No List Price \$ _____
Has the property sold during the prior year? Yes No If yes, describe below:

MARKETING TIME

What is your estimate of marketing time for the subject property? 30 Days Describe below the basis (rationale)for your estimate:
The overall market median days on market is 0-300 days+ with a median DOM 15-30 days+/- this is the basis for estimated marketing time currently. A reasonable exposure time, developed independently from marketing times for the subject property is 60 days. Appraiser defined the entire market of of sites 1-10 acres. This explains the wdie variance is high-low prices, ages and the predominant values-ages. **NOTE:NOT ALL SALES WOULD COMPETE WITH SUBJECT OR WERE CONSIDERED.**

NON-REAL PROPERTY TRANSFERS

Does the transaction involve the transfer of personal property, fixtures, or intangibles that are not real property? Yes No
If yes, provide description and valuation below:

ADDITIONAL LIMITING CONDITIONS OR ADDITIONAL COMMENTS

I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
"I performed this appraisal in accordance with the requirements of Title XI of the Financial Institution Reform, Recovery and Enforcement Act of 1989. (12 U.S.C.3331 et seq.), and any implementing regulations."
THE INTENDED USER OF THIS REPORT IS Harold R & Toni M Davis-Client

ADDITIONAL CERTIFICATION STATEMENTS OR ADDITIONAL COMMENTS

APPRAISER FEE \$200.00

Date: 01/20/2026 Appraiser(s): Eric E. Ferguson
Eric E. Ferguson
Eric E Ferguson

Date: Review Appraiser(s):

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

NAME:
Eric E Ferguson

LICERT NUMBER:
2004011098

LIC LEVEL:

Certified Residential Real Estate Appraiser

**Department of
Commerce**

Division of Real Estate & Professional Licensing



CURRENT ISSUE DATE:

03/18/2025

EXPIRATION DATE:

04/14/2027

USPAP DUE DATE:

04/14/2027