

Clear Form

Tax year 2025 BOR no. 26-00104 DTE 1 Rev. 12/22
 County Carroll Date received 2025-26 3/30/2026

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	<u>Spencer Nathaniel Evely</u>	<u>8286 Amsterdam Rd SE (PO Box 549</u>	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person			
<u>740 381 0981 Evely1388@gmail.com</u>			
5. Complainant's relationship to property, if not owner			
If more than one parcel is included, see "Multiple Parcels" Instruc			
6. Parcel numbers from tax bill		Address of property	
<u>21-0000118.000</u>		<u>8286 Amsterdam Rd SE Amsterdam OH 43903</u>	
7. Principal use of property <u>Residential</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
<u>21-0000118.000</u>	<u>\$202,282</u>	<u>\$334,290</u>	<u>\$132,008</u>
9. The requested change in value is justified for the following reasons: <u>\$202,282 in its current condition and no major renovations have been done since, no central air, old house</u> <u>The house was appraised on 2-14-22</u>			



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 6-15-23 and total cost \$ 300
13. Do you intend to present the testimony or report of a professional appraiser? Yes No Unknown

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 AUDITOR'S OFFICE
 CARROLL COUNTY OH

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 3-30-26 Complainant or agent (printed) Spencer Everly Title (if agent) _____

Complainant or agent (signature) *Spencer Everly*

Sworn to and signed in my presence, this 30th day of March 2026
(Date) (Month) (Year)

Notary April Dawn Mayle



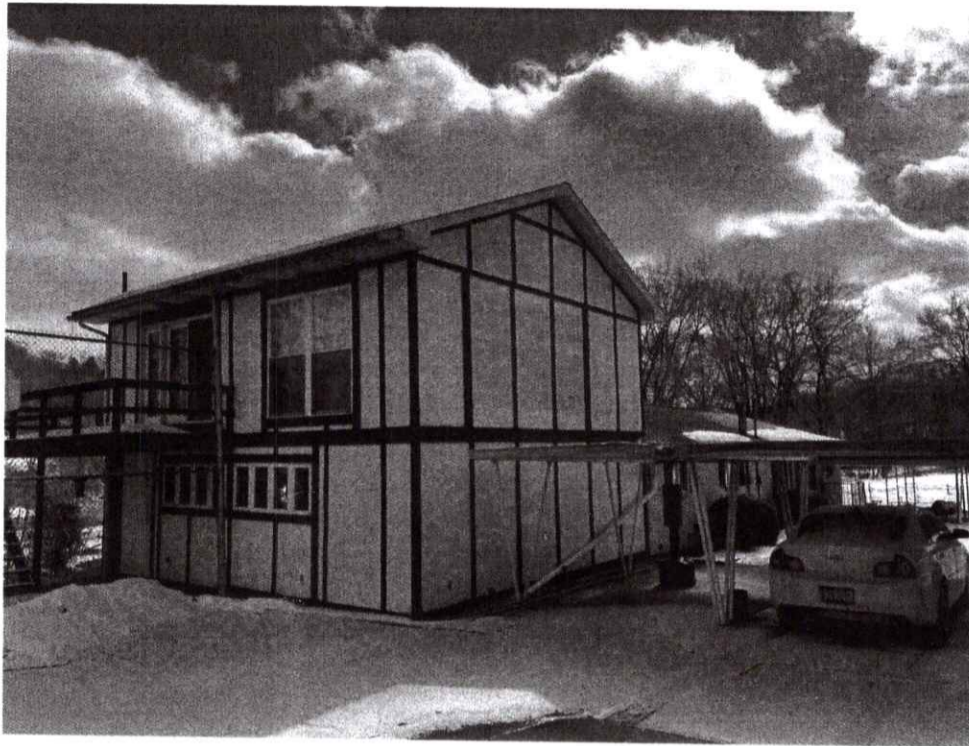
April Dawn Mayle

Notary Public, State of Ohio

My Commission Expires 2-16-27

Lender/Client	FIRST CHOICE AMERICA CFCU	File No.
Property Address	8278 AMSTERDAM ROAD	
City	AMSTERDAM	County CARROLL State OH Zip Code 43903
Borrower	EVERLY, SPENCER	

TABLE OF CONTENTS



USPAP Identification 1

URAR 2

Additional Comparables 4-6 8

General Text Addendum 9

Subject Photos 11

Subject Photos 12

Subject Photos 13

Subject Photos 14

Comparable Photos 1-3 15

Comparable Photos 4-6 16

Location Map 17

Subject Aerial Image 18

Building Sketch 19

License 20



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AUDITOR'S OFFICE
CARROLL COUNTY OH

Lender/Client **FIRST CHOICE AMERICA CFCU** File No. _____
 Property Address **8278 AMSTERDAM ROAD**
 City **AMSTERDAM** County **CARROLL** State **OH** Zip Code **43903**
 Borrower **EVERLY, SPENCER**

APPRAISAL AND REPORT IDENTIFICATION

This Report is one of the following types:

- Appraisal Report (A written report prepared under Standards Rule 2-2(A), pursuant to the Scope of Work, as disclosed elsewhere in this report.)
- Restricted Appraisal Report (A written report prepared under Standards Rule 2-2(B), pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use by the specified client or intended user.)

COMMENTS ON STANDARDS RULE 2-3

I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF:

- THE STATEMENTS OF FACT CONTAINED IN THIS REPORT ARE TRUE AND CORRECT.
- THE REPORTED ANALYSES, OPINIONS, AND CONCLUSIONS ARE LIMITED ONLY BY THE REPORTED ASSUMPTIONS AND LIMITING CONDITIONS AND ARE MY PERSONAL, IMPARTIAL, AND UNBIASED PROFESSIONAL ANALYSES, OPINIONS, AND CONCLUSIONS.
- UNLESS OTHERWISE INDICATED, I HAVE NO PRESENT OR PROSPECTIVE INTEREST IN THE PROPERTY THAT IS THE SUBJECT OF THIS REPORT AND NO PERSONAL INTEREST WITH RESPECT TO THE PARTIES INVOLVED.
- UNLESS OTHERWISE INDICATED, 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 HAVE NO BIAS WITH RESPECT TO THE PROPERTY THAT IS THE SUBJECT OF THIS REPORT OR THE PARTIES INVOLVED WITH THIS ASSIGNMENT.
- MY ENGAGEMENT IN THIS ASSIGNMENT WAS NOT CONTINGENT UPON DEVELOPING OR REPORTING PREDETERMINED RESULTS.
- MY COMPENSATION FOR COMPLETING THIS ASSIGNMENT IS NOT CONTINGENT UPON THE DEVELOPMENT OR REPORTING OF A PREDETERMINED VALUE OR DIRECTION IN VALUE THAT FAVORS THE CAUSE OF THE CLIENT, THE AMOUNT OF THE VALUE OPINION, THE ATTAINMENT OF A STIPULATED RESULT, OR THE OCCURRENCE OF A SUBSEQUENT EVENT DIRECTLY RELATED TO THE INTENDED USE OF THIS APPRAISAL.
- MY ANALYSES, OPINIONS, AND CONCLUSIONS WERE DEVELOPED, AND THIS REPORT HAS BEEN PREPARED, IN CONFORMITY WITH THE UNIFORM STANDARDS OF PROFESSIONAL APPRAISAL PRACTICE THAT WERE IN EFFECT AT THE TIME THIS REPORT WAS PREPARED.
- UNLESS OTHERWISE INDICATED, I HAVE MADE A PERSONAL INSPECTION OF THE PROPERTY THAT IS THE SUBJECT OF THIS REPORT.
- UNLESS OTHERWISE INDICATED, NO ONE PROVIDED SIGNIFICANT REAL PROPERTY APPRAISAL ASSISTANCE TO THE PERSON(S) SIGNING THIS CERTIFICATION (IF THERE ARE EXCEPTIONS, THE NAME OF EACH INDIVIDUAL PROVIDING SIGNIFICANT REAL PROPERTY APPRAISAL ASSISTANCE IS STATED ELSEWHERE IN THIS REPORT).

Reasonable Exposure Time


(USPAP defines Exposure Time as 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.)

My Opinion of Reasonable Exposure Time for the subject property at the market value stated in this report is: 3-6 MONTHS

COMMENTS ON APPRAISAL AND REPORT IDENTIFICATION

NOTE ANY USPAP-RELATED ISSUES REQUIRING DISCLOSURE AND ANY STATE MANDATED REQUIREMENTS:
 I HAVE PERFORMED SERVICES AS AN APPRAISER REGARDING THE PROPERTY THAT IS THE SUBJECT OF THIS REPORT WITHIN THE THREE-YEAR PERIOD IMMEDIATELY PRECEDING ACCEPTANCE OF THIS ASSIGNMENT (11/04/2020). THE CLIENT WAS AWARE OF THIS PRIOR TO ACCEPTANCE OF THE ASSIGNMENT.

APPRAISER:

Signature: 
 Name: LUCAS R. JOHNSON
 State Certification #: 2009003344
 or State License #: _____
 State: OH Expiration Date of Certification or License: 09/03/2022
 Date of Signature and Report: 02/17/2022
 Effective Date of Appraisal: 02/14/2022
 Inspection of Subject: None Interior and Exterior Exterior-Only
 Date of Inspection (if applicable): 02/14/2022

SUPERVISORY or CO-APPRAISER (if applicable):

Signature: _____
 Name: _____
 State Certification #: _____
 or State License #: _____
 State: _____ Expiration Date of Certification or License: _____
 Date of Signature: _____
 Inspection of Subject: None Interior and Exterior Exterior-Only
 Date of Inspection (if applicable): _____

Uniform Residential Appraisal Report

File #

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

Property Address **8278 AMSTERDAM ROAD** City **AMSTERDAM** State **OH** Zip Code **43903**
 Borrower **EVERLY, SPENCER** Owner of Public Record **EVERLY, ROSEMARY** County **CARROLL**
 Legal Description **4 12 19 PT SE .980A EXC OIL/GAS ; 4 12 19 PT SE .200A EXC OIL/GAS**
 Assessor's Parcel # **21-0000118.000 ; 21-0000269.000** Tax Year **2021** R.E. Taxes \$ **2,506.06**
 Neighborhood Name **AMSTERDAM** Map Reference _____ Census Tract _____
 Occupant Owner Tenant Vacant Special Assessments \$ **0** PUD HOA \$ **0** per year per month
 Property Rights Appraised Fee Simple Leasehold Other (describe) _____
 Assignment Type Purchase Transaction Refinance Transaction Other (describe) _____
 Lender/Client **FIRST CHOICE AMERICA CFCU** Address **3501 MAIN STREET, WEIRTON, WV 26062**
 Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? Yes No
 Report data source(s) used, offering price(s), and date(s). **MLS-NOW, COUNTY COURTHOUSE RECORDS. THE SUBJECT IS CURRENTLY BEING OFFERED FOR SALE PRIVATELY BETWEEN FAMILY**

I did I did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed. **A BASIC 2 PAGE PURCHASE CONTRACT WAS REVIEWED. THIS IS A NON-ARMS LENGTH TRANSACTION BETWEEN FAMILY. THE BORROWER CURRENTLY RESIDES IN THE FAMILY RESIDENCE AS A TENANT.**

Contract Price \$ **60,000** Date of Contract **10/15/2020** Is the property seller the owner of public record? Yes No Data Source(s) **ASSESSOR/DEED**
 Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? Yes No
 If Yes, report the total dollar amount and describe the items to be paid.

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics		One-Unit Housing Trends		One-Unit Housing		Present Land Use %	
Location <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	65 %		
Built-Up <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit	0 %		
Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time <input type="checkbox"/> Under 3 mths <input checked="" type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	60	Low 5	Multi-Family	0 %		
Neighborhood Boundaries EAST SPRINGFIELD TO THE WEST, BERGHOLZ TO THE NORTH, HOPEDALE TO THE SOUTH, TORONTO TO THE EAST.		400	High 70	Commercial	5 %		
Neighborhood Description SEE ADDENDUM		100	Pred. 50	Other	30 %		

Market Conditions (including support for the above conclusions) **IN A YEAR TO YEAR COMPARISON OVERALL VALUES HAVE REMAINED STABLE, INCLUDING PRESSURE FROM FORECLOSURES. FORECLOSURES ARE NOT A DRIVING FACTOR IN THE MARKET. SUPPLY AND DEMAND ARE IN BALANCE AND MARKETING TIMES FALL WITHIN 3-6 MONTHS WHEN LISTED APPROPRIATELY.**

Dimensions REFER TO DEED/LEGAL DESCRIPTION Area **1.18 ACRES** Shape **IRREGULAR** View **RESIDENTIAL**
 Specific Zoning Classification **NONE** Zoning Description **NO ZONING - TYPICAL FOR AREA**
 Zoning Compliance Legal Legal Nonconforming (Grandfathered Use) No Zoning Illegal (describe) _____
 Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? Yes No If No, describe _____

Utilities Public Other (describe) _____ Public Other (describe) _____ Off-site Improvements - Type Public Private
 Electricity _____ Water _____ Street **ASPHALT** _____
 Gas _____ Sanitary Sewer PRIVATE (SEPTIC) Alley **NONE** _____
 FEMA Special Flood Hazard Area Yes No FEMA Flood Zone _____ FEMA Map # _____ FEMA Map Date _____
 Are the utilities and off-site improvements typical for the market area? Yes No If No, describe **PUBLIC SEWAGE AVAILABLE FOR TAP**
 Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? Yes No If Yes, describe _____
SEE ADDENDUM

General Description		Foundation		Exterior Description		Interior	
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input checked="" type="checkbox"/> Concrete Slab <input checked="" type="checkbox"/> Crawl Space	Foundation Walls	CONC-BLOCK/AVG	Floors	CARPET/AVG		
# of Stories 1	<input type="checkbox"/> Full Basement <input checked="" type="checkbox"/> Partial Basement	Exterior Walls	BRICK-WOOD/AVG	Walls	PLSTR-PNL/AVG		
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area 1,337 sq.ft.	Roof Surface	ASPHALT/AVG	Trim/Finish	PINE/AVG		
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish 70 %	Gutters & Downspouts	ALUMINUM/AVG	Bath Floor	CPT-TILE/AVG		
Design (Style) 1.5 STORY/GD	<input checked="" type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type	WD-VNL/AVG	Bath Wainscot	TILE/AVG		
Year Built 1951	Evidence of <input type="checkbox"/> Infestation	Storm Sash/Insulated	DOUBLE PANE/AVG	Car Storage	<input type="checkbox"/> None		
Effective Age (Yrs) 30	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens	SOME-ALUM/AVG	<input checked="" type="checkbox"/> Driveway # of Cars 4+			
Attic <input type="checkbox"/> None	Heating <input type="checkbox"/> FWA <input type="checkbox"/> HWBB <input checked="" type="checkbox"/> Radiant	Amenities	<input type="checkbox"/> Woodstove(s) # 0	Driveway Surface	CONC-GRVL		
<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input type="checkbox"/> Other <input type="checkbox"/> Fuel NAT. GAS	Fireplace(s) # 0	<input type="checkbox"/> Fence	Garage # of Cars 0			
<input type="checkbox"/> Floor <input checked="" type="checkbox"/> Scuttle	Cooling <input type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck <input checked="" type="checkbox"/> Porch	<input checked="" type="checkbox"/> Carport # of Cars 4	Att. <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Built-in			
<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input checked="" type="checkbox"/> Other NONE	<input type="checkbox"/> Pool <input checked="" type="checkbox"/> Other OUTBLDG					
Appliances <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input checked="" type="checkbox"/> Dishwasher <input type="checkbox"/> Disposal <input checked="" type="checkbox"/> Microwave <input checked="" type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe) _____							
Finished area above grade contains: 8 Rooms	4 Bedrooms	2.0 Bath(s)	2,865 Square Feet of Gross Living Area Above Grade				
Additional features (special energy efficient items, etc.). ADDITIONAL FEATURES ARE TYPICAL FOR THE MARKET AND PRICE RANGE.							

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). **THE SUBJECT PROPERTY EXHIBITS NORMAL WEAR AND TEAR. FUNCTIONAL UTILITY IS AVERAGE WITH ADEQUATE ROOM SIZE, CLOSET SPACE, AND AN EFFICIENT LAYOUT. NO FUNCTIONAL OBSOLESCENCE IS NOTED. NO EXTERNAL OBSOLESCENCE OBSERVED.**

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? Yes No If Yes, describe _____

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? Yes No If No, describe _____

Uniform Residential Appraisal Report

File #

There are 0 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 0 to \$ 0					
There are 1 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 135,000 to \$ 135,000					
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3	
Address	8278 AMSTERDAM ROAD AMSTERDAM, OH 43903	8229 Snug Hbr AMSTERDAM, OH 43903	8222 Bear Rd SE AMSTERDAM, OH 43903	576 Township Road 267 AMSTERDAM, OH 43903	
Proximity to Subject		0.24 MILES NW	0.17 MILES NW	2.55 MILES SE	
Sale Price	\$ 60,000	\$ 135,000	\$ 139,900	\$ 173,500	
Sale Price/Gross Liv. Area	\$ 20.94 sq.ft.	\$ 69.37 sq.ft.	\$ 80.96 sq.ft.	\$ 97.04 sq.ft.	
Data Source(s)		MLS# 4271554 / DOM: 97	MLS# 4206389 / DOM:5	MLS# 4173566 / DOM: 50	
Verification Source(s)		DRIVE-BY / PUBLIC RECORDS	DRIVE-BY / PUBLIC RECORDS	DRIVE-BY / PUBLIC RECORDS	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sales or Financing Concessions		FHA CONCESSIONS	-3,000	CONVENTIONAL NONE NOTED	CONVENTIONAL NONE NOTED
Date of Sale/Time		07/28/2021		09/08/2020	05/27/2020
Location	SUBURBAN	SUBURBAN		SUBURBAN	SUBURBAN
Leasehold/Fee Simple	FEE SIMPLE	FEE SIMPLE		FEE SIMPLE	FEE SIMPLE
Site	1.18 ACRES	0.47 ACRES	+1,000	0.85 ACRES	+1,000
View	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL	RESIDENTIAL
Design (Style)	1.5 STORY/GD	1 STORY/GD		1 STORY/GD	1.5 STORY/GD
Quality of Construction	BRK-WD/AVG	BRK-WD/AVG		VINYL/AVG.	BRICK/AVG
Actual Age	71	63		66	45
Condition	AVERAGE	AVERAGE		AVERAGE (+)	-12,000
Above Grade	Total Bdms. Baths	Total Bdms. Baths		Total Bdms. Baths	Total Bdms. Baths
Room Count	8 4 2.0	6 3 2.0		7 3 2.0	7 4 2.0
Gross Living Area	2,865 sq.ft.	1,946 sq.ft.	+9,200	1,728 sq.ft.	+11,400
Basement & Finished Rooms Below Grade	PARTIAL BASE (2)RR	PARTIAL BASE FB	+2,000	CRAWL SPACE NONE	+2,500
Functional Utility	4 BDRM/GD	3 BDRM/GD		3 BDRM/GD	+3,000
Heating/Cooling	RAD/NONE	EFA/CAC	-2,000	GFA/CAC	-2,000
Energy Efficient Items	TYPICAL	TYPICAL		TYPICAL	TYPICAL
Garage/Carport	4 CARPORTS	2 CARPORT	+2,000	1 CAR DETACH	+2,000
Porch/Patio/Deck	PORCH/DECK	PORCH/DECK		PORCH/DECK	PORCH/PATIO
OTHER AMENITIES	OUTBUILDING	OUTBUILDING		NONE	+2,000
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 9,200		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 7,900	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -12,700
Adjusted Sale Price of Comparables		Net Adj. 6.8 % Gross Adj. 14.2 % \$ 144,200		Net Adj. 5.6 % Gross Adj. 25.7 % \$ 147,800	Net Adj. 7.3 % Gross Adj. 19.8 % \$ 160,800
I <input checked="" type="checkbox"/> did <input type="checkbox"/> did not research the sale or transfer history of the subject property and comparable sales. If not, explain					
My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.					
Data Source(s) MLS-NOW/COUNTY COURTHOUSE RECORDS					
My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.					
Data Source(s) MLS-NOW/COUNTY COURTHOUSE RECORDS					
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).					
ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3	
Date of Prior Sale/Transfer	NONE NOTED	NONE NOTED	NONE NOTED	NONE NOTED	
Price of Prior Sale/Transfer					
Data Source(s)	MLS/COURTHOUSE RECORD	MLS/COURTHOUSE RECORD	MLS/COURTHOUSE RECORD	MLS/COURTHOUSE RECORD	
Effective Date of Data Source(s)	02/2022	02/2022	02/2022	02/2022	
Analysis of prior sale or transfer history of the subject property and comparable sales UNLESS INDICATED ABOVE, NO PRIOR SALES OF THE SUBJECT OCCURRED 3 YEARS PRIOR TO THE EFFECTIVE DATE OF THIS APPRAISAL AND NO COMPARABLES SOLD WITHIN 12 MONTHS OF THEIR MOST RECENT SALE DATES INDICATED IN THIS REPORT.					
Summary of Sales Comparison Approach ALL COMPARABLES WERE CONSIDERED IN FINAL VALUE ESTIMATE. MOST WEIGHT WAS GIVEN TO COMPARABLE 1 FOR BEING THE MOST SIMILAR SALE OVERALL. COMPARABLES 2 THROUGH 4 ADD SUPPORT TO VALUE. DUE TO EXTREMELY LOW TURNOVER RATES AND GEOGRAPHICAL LAYOUT IN THIS PARTICULAR MARKET SALES OVER 1 MILE AND 1 YEAR WERE USED. GROSS ADJUSTMENTS WERE EXCEEDED ON COMPARABLE 2. THIS WAS MAINLY DUE TO A LACK OF SALES DATA. SITE SIZE ADJUSTMENTS WERE MADE FOR DIFFERENCES OF ONE-HALF ACRE AT 2000/ACRE. ACTUAL AGE ADJUSTMENTS WERE MADE FOR DIFFERENCES GREATER THAN 30 YEARS. DESIGN/STYLE ADJUSTMENTS WERE NOT WARRANTED. ALL SALES COULD BE CONSIDERED AS AN ALTERNATIVE TO A POTENTIAL BUYER. SEE ADDENDUM FOR FURTHER COMMENTARY.					
Indicated Value by Sales Comparison Approach \$ 150,000					
Indicated Value by: Sales Comparison Approach \$ 150,000 Cost Approach (if developed) \$ 202,282 Income Approach (if developed) \$					
FINAL VALUE IS CONCLUDED BASED ON RESULTS OF THE SALES COMPARISON APPROACH WHICH BEST REFLECTS THE ATTITUDES AND ACTIONS OF BUYERS AND SELLERS. THE COST APPROACH WAS PROVIDED FOR ADDITIONAL SUPPORT. THE INCOME APPROACH WAS NOT CONSIDERED DUE TO LACK OF RELEVANT RENTAL DATA IN THE SUBJECT'S MARKET.					
This appraisal is made <input checked="" type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or <input type="checkbox"/> subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair. CLEAR TITLE ASSUMED.					
Based on a complete visual inspection of the interior and exterior areas of the subject property, 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 \$ 150,000 , as of 02/14/2022 , which is the date of inspection and the effective date of this appraisal.					

SALES COMPARISON APPROACH

RECONCILIATION

Uniform Residential Appraisal Report

File #

A FLOOD MAP WILL NOT BE INCLUDED IN THIS REPORT UNLESS THE SUBJECT IS LOCATED IN A FLOOD ZONE.

THE COMPARABLE SELECTION AND VALUATION ANALYSIS IS GOVERNED BY THE PRINCIPLE OF SUBSTITUTION: A BUYER WILL NOT PAY MORE FOR ONE PROPERTY THAN ANOTHER THAT IS EQUALLY DESIRABLE. WHEN DETERMINABLE, ADJUSTMENTS FOR SIGNIFICANT DIFFERENCES IN IMPROVEMENTS WERE DERIVED BY MATCHED PAIRED ANALYSIS OR THE ABSTRACTION METHOD. WHEN NOT POSSIBLE OR PRACTICAL, BRACKETING AND/OR THE APPRAISER'S KNOWLEDGE AND EXPERIENCE OF THE MARKET AREA WAS UTILIZED IN DETERMINING THE APPROPRIATE ADJUSTMENTS FOR DIFFERENCES. THE APPRAISER SEARCHED FOR ALL AVAILABLE INFORMATION UTILIZING THE COUNTY RECORDS, MULTIPLE LISTING SERVICE, REAL QUEST AND SITEX PROPERTY DATA, AND PREVIOUS APPRAISAL REPORTS COMPLETED WITHIN THE SUBJECT'S MARKET NEIGHBORHOOD. THESE SOURCES COMBINED WITH CONVERSATIONS WITH REAL ESTATE PROFESSIONALS FROM THE AREA WERE CONSIDERED. THE COMPARABLES UTILIZED IN THIS REPORT WERE DETERMINED TO BE THE BEST AVAILABLE AT THE TIME OF INSPECTION.

THE APPRAISER HAS PERFORMED AN APPRAISAL ON THE SUBJECT PROPERTY WITHIN THE PAST 3 YEARS. (11/04/2020).

EXPOSURE TIME IS DEFINED BY THE APPRAISAL OF REAL ESTATE 12TH EDITION, "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. BASED ON CURRENT MARKET ANALYSIS FOR THE SUBJECT MARKET AREA OF INFLUENCE, REASONABLE EXPOSURE TIME FOR A PROPERLY MARKET PROPERTY IS 3-6 MONTHS.

UTILITIES WERE OPERATIONAL AT TIME OF INSPECTION.

ADDITIONAL COMMENTS

COST APPROACH TO VALUE (not required by Fannie Mae)

Provide adequate information for the lender/client to replicate the below cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)

SITE VALUE WAS DETERMINED

BY THE EXTRACTION METHOD AND SUPPORTED WITH VACANT LAND SALES LOCATED IN THE SUBJECT'S MARKET AREA.

COST APPROACH IS USED FOR ADDITIONAL SUPPORT AND AT THE CLIENT'S REQUEST. IT IS NOT INTENDED FOR INSURANCE PURPOSES.

THIS APPROACH TO VALUE IS MORE SUPPORTIVE WHEN THE SUBJECT IS NEW CONSTRUCTION.

COST APPROACH

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE			=\$ 20,000
Source of cost data MARSHALL AND SWIFT & LOCAL CONTRACTORS	DWELLING	2,865 Sq.Ft. @ \$ 80.00	=\$ 229,200
Quality rating from cost service GD Effective date of cost data 2021	BASEMENT	1,337 Sq.Ft. @ \$ 50.00	=\$ 66,850
Comments on Cost Approach (gross living area calculations, depreciation, etc.)	PORCHES BUILDINGS, ETC.			=\$ 20,000
DEPRECIATION CALCULATED USING THE AGE-LIFE METHOD.	Garage/Carport	740 Sq.Ft. @ \$ 4.00	=\$ 2,960
PHYSICAL DEPRECIATION IS DUE TO NORMAL WEAR AND TEAR.	Total Estimate of Cost-New			=\$ 319,010
SITE VALUE IS ESTIMATED USING THE EXTRACTION METHOD, AND IS SUPPORTED WITH TAX ASSESSMENT FIGURES AND LOCAL LAND SALES.	Less Physical	Functional	External	
	Depreciation	136,728		= \$(136,728)
	Depreciated Cost of Improvements			=\$ 182,282
	"As-is" Value of Site Improvements			=\$
Estimated Remaining Economic Life (HUD and VA only) 40 Years	INDICATED VALUE BY COST APPROACH			=\$ 202,282

INCOME

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent \$

X Gross Rent Multiplier

= \$

Indicated Value by Income Approach

Summary of Income Approach (Including support for market rent and GRM)

THERE WAS INSUFFICIENT DATA FOR THE INCOME APPROACH.

PUD INFORMATION

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)? Yes No Unit type(s) Detached Attached

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.

Legal Name of Project

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 building(s) into a PUD? Yes No If Yes, date of conversion.

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

Are the units, common elements, and recreation facilities complete? Yes No If No, describe the status of completion.

Are the common elements leased to or by the Homeowners' Association? Yes No If Yes, describe the rental terms and options.

Describe common elements and recreational facilities.

Uniform Residential Appraisal Report

File #

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research and analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

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 or she considers his or her 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 ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting 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, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. 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, or as otherwise required by law.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, 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 research involved in performing the appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. 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, this appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

Uniform Residential Appraisal Report

File #

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. 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.
16. 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.
17. 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, 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.
18. 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 attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. 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.
20. 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.

Uniform Residential Appraisal Report

File # _____

21. 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).

22. 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.

23. 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.

24. 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.

25. 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

Signature 
 Name LUCAS R. JOHNSON
 Company Name ANYTIME APPRAISALS, LLC
 Company Address 230 OREGON AVE, WEIRTON, WV 26062-3232
 Telephone Number _____
 Email Address INFO@ANYTIMEAPPRAISALS.NET
 Date of Signature and Report 02/17/2022
 Effective Date of Appraisal 02/14/2022
 State Certification # 2009003344
 or State License # _____
 or Other (describe) _____ State # _____
 State OH
 Expiration Date of Certification or License 09/03/2022

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
 Name _____
 Company Name _____
 Company Address _____
 Telephone Number _____
 Email Address _____
 Date of Signature _____
 State Certification # _____
 or State License # _____
 State _____
 Expiration Date of Certification or License _____

ADDRESS OF PROPERTY APPRAISED

8278 AMSTERDAM ROAD
AMSTERDAM, OH 43903
 APPRAISED VALUE OF SUBJECT PROPERTY \$ 150,000

LENDER/CLIENT

Name _____
 Company Name FIRST CHOICE AMERICA CFCU
 Company Address 3501 MAIN STREET, WEIRTON, WV 26062
 Email Address _____

SUBJECT PROPERTY

- Did not inspect subject property
 Did inspect exterior of subject property from street
 Date of Inspection _____
 Did inspect interior and exterior of subject property
 Date of Inspection _____

COMPARABLE SALES

- Did not inspect exterior of comparable sales from street
 Did inspect exterior of comparable sales from street
 Date of Inspection _____

Parcel



Parcel Number
21-0000118.000 (website)

Legal
4 12 19 PT SE .980A EXC OIL/GAS

Owner
EVERLY SPENCER

Location 📍
8286 AMSTERDAM RD SE
AMSTERDAM OH 43903

Acres
.9800



Date ▲	Public	Style	Attached To	Notes
07/18/2024	N	General	Parcel	SPENCER STOPPED IN 07/16/24 ASKING ABOUT HIS PROPERTY TAXES BEING LOWERED AN/MM EXPLAINED TO FILE BOR. WE REVIEWED HIS DWELLING HE STATED THAT 1 OF THE BATHROOMS CAN'T BE USED AND WOULD BRING IN PICTURES - AN
04/21/2022	N	Auditor	Parcel	BOR# 22-011 BOARD DENIED REQUEST & RECOMMENDED SINCE DID NOT OWN AS OF 01/01 TO FILE NEXT YEAR AND INCLUDE A RECENT (WITHIN 12 MONTHS) CERTIFIED APPRAISAL -SB
03/14/2022	N	General	Transfer on 03/14/2022	Transfer from EVERLY ROSEMARY to EVERLY SPENCER New Ownership: Yes
03/14/2022	N	General	Conveyance on 03/14/2022	FATHER TO SON
03/23/2021	N	General	Transfer on 03/23/2021	Transfer from EVERLY RICHARD D SR & ROSEMARY to EVERLY ROSEMARY New Ownership: Yes

Date ▲	Public	Style	Attached To	Notes
11/13/2020	N	Auditor	Parcel	MAILED BOR FORM TO RICK EVERLY (SON OF RICHARD, DECEASED & ROSEMARY, NURSING HOME). RICK'S SON IS IN THE PROCESS OF PURCHASING THIS PROPERTY AND THE APPRAISAL WAS ONLY FOR 60,000. THE DWLG HAS MANY ISSUES INCLUDING MOLD & MILDEW -SB
10/15/2020	N	General	Relocate on 10/15/2020	PER RPC CORRECTED HOUSE # TO 8286 FROM 8278 AMSTERDAM RD - VM
01/08/2020	N	General	2020 Homestead Exemption	REMOVE HOMESTEAD TY20. SEE ATTACHMENT KY
02/23/2012	N	General	Parcel	EQ04AGRES: 8% LAND 8% IMP 800 LAND 10350 IMP 2011 FINISHED BASEMENT WILL PRICE -INCOMPLETE ENTRY ON OLD SYS.-CJH 2/23/12 SP OIL/GAS TO 21-0000055.001 TY12 LB 2/16/18 REAPP 19 JAA-VM **** TRUE CASH VALUE **** ** ASSESSED VALUE **** YEAR REASON CODE LAND BUILDING TOTAL LAND BUILDING TOTAL 2000 REAL VAL 8970 120710 129680 3140 42250 45390 2001 ANN. EQUAL 10000 129340 139340 3500 45270 48770 2004 ANN EQUAL 10800 139690 150490 3780 48890 52670 2007 ANN. EQUAL 12000 145770 157770 4200 51020 55220
02/23/2012	N	General	Parcel	OWNER: EVERLY RICHARD D SR & ROSEMARY, 8286 AMSTERDAM RD SE, AMSTERDAM OH

Land Data									
Type	Dims	Unit Rate	FCTR	Base Value	Adjust	BOR	ADJ FCTR	Trend	Final Value
HS-HOME SITE	0.9800 PT HS 1 ACRE	28,800.00 TOTAL		28,224					28,220
Total	0.9800								28,220



Parcel 21-000118.000
 Property 8286 AMSTERDAM SE RD
 Address AMSTERDAM OH 43903
 District 21-LOUDON TWP-EDISON LSD
 Map Number 1919C-19.000
 Routing 19C
 Land Use 511-SINGLE FAMILY DWELLING - UNPLATTED 0 - 9.99
 Class Residential
 Neighborhood 00021-LOUDON EDISON LOCAL SD-AV
 Living Area 4,365

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

Dwelling									
Type	1-SINGLE FAMILY	Area	Height	Brick	Finish	Heat	Cool	Value	
Units Designed	1	2,193	First Floor	100.00	100.00	100.00		213,190	
Units Converted	1	672	Full Upper		100.00	100.00		60,250	
Total Rooms	6	1,521	Basement		98.62	98.62		52,480	
Bed Rooms	4								
Family Rooms									
Dining Rooms									
Plumbing	NORMAL								
Full Baths	3								
Half Baths									
Extra Fixtures									
		Total Floor Value						325,920	
		Living Units Value							
		Plumbing						13,340	
		RecRoom							
		Fireplace							
		Linear Brick							
		Exterior Features		Openings		Stacks			
		Garage / Carport		Height		Length		6,130	
		Base Value		BAL=292,CAN=336,STP=55				345,390	
		Grade		Code	110%	Factor	110.00	34,539	
		Well / Septic							
		Adjustment		Code		Factor			
		RCN Value		379,929 total value x 1.0 multiplier				379,929	
		Year		Built	1950	Rem	2017	Eff	2005
		Depreciation %		AV-20.00				-75,986	
		Observed %							
		Depreciation Value						-75,986	
		RCNLD Value						303,943	
		BOR							
		Trend							
		Final Value						303,940	

Valuations			
Assessment		2025	2026
Appraised	Land	28,220	28,220
	Improvement	306,070	306,070
	Total	334,290	334,290
Assessed	Land	9,880	9,880
	Improvement	107,120	107,120
	Total	117,000	117,000
Land	Improvement	Total	

Owner EVERLY SPENCER
 Legal 4 12 19 PT SE .980A EXC OIL/GAS



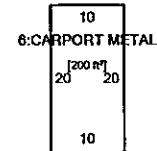
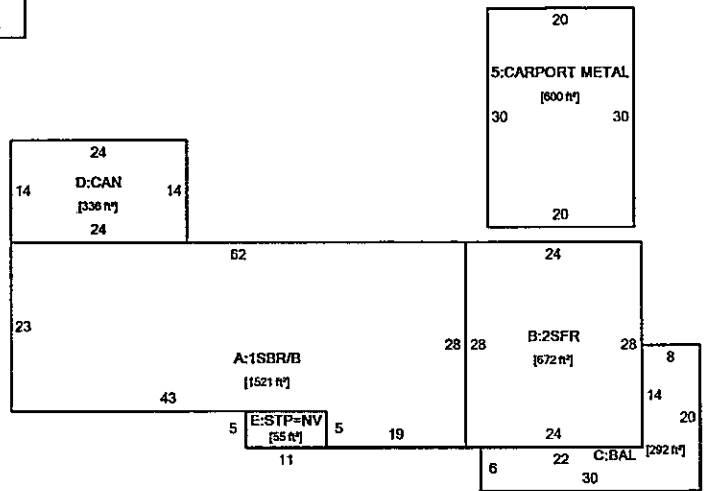
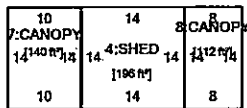
Permits					
Permit	Date	CD	Description	%	Amount

Notes
 OC=1, EXLVUN=0000000, PLUMB= 1, PLUMBI=0006000

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
4	04-SHED	14 X 14	196		17.77	3,483	1	100%			1972/ /1972	AV-80.00				700
5	01M-CARPORT META*	30 X 20	600	'04', SHB+CONSFTXFT = '012X14', SIZE = '168', UNIT RATE = '8.00', GRADE = '80%', YRYY OR YEARCOND = '1972AV', REPLA VALUE = '2300', PHY DPR = '75', FNC DPR = '75', VALUE = '580'	8.00	4,800	1	80%			1973/ /1973	AV-80.00				770
6	01M-CARPORT META*	20 X 10	200	'47', SHB+CONSFTXFT = '020X30', SIZE = '600', UNIT RATE = '8.00', GRADE = '80%', YRYY OR YEARCOND = '1973AV', REPLA VALUE = '1400', PHY DPR = '75', FNC DPR = '75', VALUE = '260'	8.00	1,600	1	80%			1979/ /1979	AV-80.00				260
7	27-CANOPY	10 X 14	140	'47', SHB+CONSFTXFT = '010X20', SIZE = '200', UNIT RATE = '8.00', GRADE = '80%', YRYY OR YEARCOND = '1979AV', REPLA VALUE = '470', PHY DPR = '70', FNC DPR = '70', VALUE = '220'	8.00	1,120	1	100%			1972/ /1972	AV-80.00				220
8	27-CANOPY	8 X 14	112		8.00	896	1	100%			1972/ /1972	AV-80.00				180
Total															2,130	

Sales							
Date	Name of Previous Owner	Sales Amount	Deed Type	Valid	Parcels	LO	Conveyance
03/14/2022	EVERLY ROSEMARY	60,000.00	WARRANTY DEED	N	2	N	137
03/23/2021	EVERLY RICHARD D SR & ROSEMARY	0.00	AFFIDAVIT	N	2	N	210
02/23/2012	EVERLY RICHARD D SR & RO	0.00	AFF	N	16	N	86

ID	Description	Size
A	1SBR/B	1,521
B	2SFR	672
C	BAL	292
D	CAN	336
E	STP=NV	55
4	04	196
5	01M	600
6	01M	200
7	27	140
8	27	112



Notes

REVAL 2025 FIELD REVIEW BY ST-VM
 REVAL 2025- CORR EFF YEAR FOR DWLG, ADDED TO CANOPIES ON SHED, CORR WDD TO BAL 3/9/24 SBT
 CALL BACK - R : : R : 062011 : JD
 EQ04AGRES: 8% LAND 8% IMP 800 LAND 10350 IMP
 2011 FINISHED BASEMENT WILL PRICE - INCOMPLETE ENTRY ON OLD SYS.-CJH
 2/23/12 SP OIL/GAS TO 21-0000055.001 TY12 LB
 2/16/18 REAPP 19 JAA-VM
 ***** TRUE CASH VALUE ***** ASSESSED VALUE *****
 YEAR REASON CODE LAND BUILDING TOTAL LAND BUILDING TOTAL
 2000 REAL VAL 8970 120710 129680 3140
 42250 45390
 2001 ANN. EQUAL 10000 129340 139340 3500
 45270 48770
 2004 ANN EQUAL 10800 139690 150490 3780
 48890 52670
 2007 ANN. EQUAL 12000 145770 157770 4200
 51020 55220