

352 Clarmont Rd



APPRAISAL OF REAL PROPERTY

LOCATED AT:

352 Clarmont Rd
L 210 A SHOREGATE 1 50
Willowick, OH 44095

FOR:

N/A
LAKE COUNTY LAND BANK

AS OF:

10/10/2016

BY:

MELISSA TONTI

PHONE- 440-205-8661
FAX- 440-205-8662

UNIFORM RESIDENTIAL APPRAISAL REPORT

File No. 101608

Property Description
Property Address 352 Clairmont Rd
City Willowick State OH Zip Code 44095
Legal Description L 210 A SHOREGATE 1 50
County LAKE
Assessor's Parcel No. 28A041J000190
Tax Year 2015 R.E. Taxes \$ 1,847.67 Special Assessments \$ 43.05
Borrower N/A Current Owner LAKE COUNTY LAND REUTILIZAT Occupant: [] Owner [] Tenant [X] Vacant
Property rights appraised [X] Fee Simple [] Leasehold Project Type [] PUD [] Condominium (HUD/VA only) HOA \$ 0 /Mo.
Neighborhood or Project Name SHOREGATE Map Reference 17460 Census Tract 2005.00
Sale Price \$ N/A Date of Sale N/A. Description and \$ amount of loan charges/concessions to be paid by seller N/A
Lender/Client N/A Address LAKE COUNTY LAND BANK
Appraiser MELISSA TONTI Address 8259 Baythorne dr., MENTOR, OH 44060

Location [] Urban [X] Suburban [] Rural
Built up [X] Over 75% [] 25-75% [] Under 25%
Growth rate [] Rapid [X] Stable [] Slow
Property values [] Increasing [X] Stable [] Declining
Demand/supply [] Shortage [X] In balance [] Over supply
Marketing time [] Under 3 mos. [X] 3-6 mos. [] Over 6 mos.
Predominant occupancy [X] Owner [] Tenant [] Vacant (0-5%) [] Vac. (over 5%)
Single family housing PRICE \$ (000) AGE (yrs)
12 Low 4
289 High 148
Predominant
115 56
Present land use % One family 75
2-4 family
Multi-family 10
Commercial 15
Land use change [X] Not likely [] Likely
[] In process

Neighborhood
Note: Race and the racial composition of the neighborhood are not appraisal factors.
Neighborhood boundaries and characteristics: The subject property is located in Lake County, North of Route 2, South of Lake Shore Blvd, East of Warden Road, West of Route 91.
Factors that affect the marketability of the properties in the neighborhood (proximity to employment and amenities, employment stability, appeal to market, etc.):
This Vinyl Sided Ranch dwelling is located in the city of Willowick, The Willoughby-Eastlake School District. The subject is located in an area of conforming properties. Most properties in the area reflect avg/good maintenance & care. Most properties in the subject area reflect avg/good marketability and appeal. The subject property is tax assessed at \$121,520. The subject property is located in near proximity to Route 2 allowing easy access to downtown, employment opportunities, and all necessary shopping and amenities.
Market conditions in the subject neighborhood (including support for the above conclusions related to the trend of property values, demand/supply, and marketing time -- such as data on competitive properties for sale in the neighborhood, description of the prevalence of sales and financing concessions, etc.):
Single family housing price ranges are extracted from the Matrix MLS Source. High, low and median prices have been analyzed for current and historical time frames. The median prices of similar dwellings have stabilized over the last 2 quarters. Thus, negative date of sale adjustments are not necessary. Current typical marketing times are estimated at 3-6 months.

Project Information for PUDs (If applicable) -- Is the developer/builder in control of the Home Owners' Association (HOA)? [] Yes [X] No
Approximate total number of units in the subject project Approximate total number of units for sale in the subject project
Describe common elements and recreational facilities:

Dimensions 50 x 150
Site area 7,500 sf Corner Lot [] Yes [X] No
Specific zoning classification and description U-1
Zoning compliance [X] Legal [] Legal nonconforming (Grandfathered use) [] Illegal [] No zoning
Highest & best use as improved: [X] Present use [] Other use (explain)
Utilities Public Other
Electricity [X]
Gas [X]
Water [X]
Sanitary sewer [X]
Storm sewer [X]
Off-site Improvements Type Public Private
Street Concrete [X]
Curb/gutter Concrete [X]
Sidewalk Concrete [X]
Street lights Yes [X]
Alley None []
Topography Average
Size Average to area
Shape Mostly rectangular
Drainage Average
View Residential
Landscaping Average
Driveway Surface Concrete- newer
Apparent easements None noted
FEMA Special Flood Hazard Area [] Yes [X] No
FEMA Zone X Map Date 2/3/2010
FEMA Map No. 39085C0088F

Comments (apparent adverse easements, encroachments, special assessments, slide areas, illegal or legal nonconforming zoning use, etc.): There are no apparent adverse easements, encroachments noted or observed. The appraiser has conducted no surveys, title searches or environmental studies. There is a special assessment for sewer maintenance 30-600. This is typical, annual assessment in addition to above noted taxes.

GENERAL DESCRIPTION EXTERIOR DESCRIPTION FOUNDATION BASEMENT INSULATION
No. of Units 1 Foundation BRICK/BLOCK Slab None Area Sq. Ft. 1,064 Roof unkn [X]
No. of Stories 1 Exterior Walls VINYL-SIDING Crawl Space None % Finished 30% Ceiling unkn [X]
Type (Det./Att.) DET Roof Surface ASPHALT Basement Full Ceiling open Walls unkn [X]
Design (Style) Ranch Gutters & Dwnspts. ALUMINUM Sump Pump None Walls block Floor unkn [X]
Existing/Proposed YES/NO Window Type DBL HUNG Dampness none observed Floor concrete None unkn [X]
Age (Yrs.) 62 Storm/Screens YES/YES Settlement none observed Outside Entry no Unknown unkn [X]
Effective Age (Yrs.) 20 Manufactured House NO Infestation none observed

ROOMS Foyer Living Dining Kitchen Den Family Rm. Rec. Rm. Bedrooms # Baths Laundry Other Area Sq. Ft.
Basement 1 x 1,064
Level 1 1 3 1 1,064
Level 2
Finished area above grade contains: 5 Rooms; 3 Bedroom(s); 1 Bath(s); 1,064 Square Feet of Gross Living Area
INTERIOR Materials/Condition HEATING Type FWA KITCHEN EQUIP. ATTIC AMENITIES CAR STORAGE: 2
Floors HW-/CARPET GOOD Fuel GAS Refrigerator [] None [] Fireplaces # 0 [] None []
Walls DW-PLASTER/GD Fuel GAS Range/Oven [] Stairs [] Patio none [] Garage # of cars
Trim/Finish WOOD/GOOD Condition GOOD Disposal [X] Drop Stair [X] Deck none [] Attached
Bath Floor VINYL/GOOD COOLING Dishwasher [X] Scuttle [] Porch none [] Detached 2
Bath Wainscot FIBERGLASS/GD Central YES Fan/Hood [X] Floor [] Fence none [] Built-In
Doors MASONITE/GOOD Other none Microwave [] Heated [] Pool none [] Carport
Condition GOOD Washer/Dryer [] Finished [] Driveway yes

Additional features (special energy efficient items, etc.): Additional features: central air conditioning, a NEW two car detached garage & several ceiling fans. SEE ADDENDUM - OF ALL IMPROVEMENTS SUBJECT PROPERTY WAS COMPLETELY REHABBED
Condition of the improvements, depreciation (physical, functional, and external), repairs needed, quality of construction, remodeling/additions, etc.: THE MECHANICAL SYSTEMS APPEAR TO BE MAINTAINED AND ARE ASSUMED TO BE IN ACCEPTABLE OPERATING CONDITION.
THERE ARE NO FUNCTIONAL OR OBSOLESCENCE NOTED OR OBSERVED. THE SUBJECT PROPERTY REFLECTS A GOOD OVERALL CONDITION & APPEAL. PLEASE NOTE INTERIOR PHOTOS
Adverse environmental conditions (such as, but not limited to, hazardous wastes, toxic substances, etc.) present in the improvements, on the site, or in the immediate vicinity of the subject property.: I am not an expert in the identification of hazardous or detrimental environmental conditions.
However, no obvious adverse conditions are noted.

UNIFORM RESIDENTIAL APPRAISAL REPORT

File No. 101608

Valuation Section

COST APPROACH	ESTIMATED SITE VALUE	= \$	Comments on Cost Approach (such as, source of cost estimate, site value, square foot calculation and for HUD, VA and FmHA, the estimated remaining economic life of the property): DUE TO THE AGE OF THE SUBJECT PROPERTY THE COST APPROACH IS NOT RELIABLE.
	ESTIMATED REPRODUCTION COST-NEW-OF IMPROVEMENTS:		
	Dwelling 1,064 Sq. Ft. @\$	= \$	
	1,064 Sq. Ft. @\$	=	
	Garage/Carport 400 Sq. Ft. @\$	=	
	Total Estimated Cost New	= \$	
	Less Physical Functional External		
	Depreciation	= \$	
	Depreciated Value of Improvements	= \$	
	"As-is" Value of Site Improvements	= \$	
INDICATED VALUE BY COST APPROACH			= \$

ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	352 Clarmont Rd Willowick, OH 44095	813 Charles St Willowick, OH 44095	28658 Forest Rd Willowick, OH 44095	30921 Royalview Dr Willowick, OH 44095
Proximity to Subject		0.96 miles S	0.56 miles SE	0.21 miles SE
Sales Price	\$ N/A	\$ 130,000	\$ 129,900	\$ 129,900
Price/Gross Living Area	\$	\$ 129.22	\$ 118.96	\$ 113.75
Data and/or Verification Source	EXT INSPECT County / mls	MATRIX #3771086;DOM 23 REALIST/COUNTY/MLS	MATRIX #380062;DOM 29 REALIST/COUNTY/MLS	MATRIX #3811563;DOM 10 REALIST/COUNTY/MLS
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION +(-)\$ Adjust.	DESCRIPTION +(-)\$ Adjust.	DESCRIPTION +(-)\$ Adjust.
Sales or Financing Concessions		ArmLth Conv:0	ArmLth FHA:0	ArmLth Conv:0
Date of Sale/Time		02/23/2016	06/29/2016	07/29/2016
Location	N;Res;	N;Res;	N;Res;	N;Res;
Leasehold/Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Site	7,500 sf	7,500 sf	6,900 sf	9,100 sf
View	Residential	Residential	Residential	Residential
Design and Appeal	Ranch	Ranch	Ranch	Ranch
Quality of Construction	Average	Average	Average	Average
Age	62	55	59	60
Condition	Good	Good	Good	Good
Above Grade Room Count	Total :Bdrms :Baths 5 : 3 : 1	Total :Bdrms :Baths 6 : 3 : 1.0	Total :Bdrms :Baths 6 : 3 : 1.0	Total :Bdrms :Baths 6 : 3 : 1.0
Gross Living Area	1,064 Sq. Ft.	1,006 Sq. Ft. +1,000	1,092 Sq. Ft. -500	1,142 Sq. Ft. -1,000
Basement & Finished Rooms Below Grade	1020sf319sfin full bath	988sf560sfin full bath	1092sf540sfin full bath	962sf480sfin half bath
Functional Utility	AVERAGE	AVERAGE	AVERAGE	AVERAGE
Heating/Cooling	FWA/CENTRAL	FWA/CENTRAL	FWA/CENTRAL	FWA/CENTRAL
Energy Efficient Items	STANDARD	STANDARD	STANDARD	STANDARD
Garage/Carport	2 CAR DETACH	1 CAR DETACH +2,500	2 CAR DETACH	2 CAR DETACH
Porch, Patio, Deck, Fireplace(s), etc.	NONE	NONE	NONE	PATIO -1,500
Fence, Pool, etc.	NONE/NONE	NONE/NONE	NONE/NONE	NONE/NONE
SCHOOL SYSTEM	Willoughby-East	Willoughby-East	Willoughby-East	Willoughby-East
Net Adj. (total)		⊗+ ⊖-\$ 3,000	⊗+ ⊗-\$ -500	⊗+ ⊖-\$ 500
Adjusted Sales Price of Comparable		Net 2.3 % Gross 3.1 % \$ 133,000	Net 0.4 % Gross 0.4 % \$ 129,400	Net 0.4 % Gross 4.2 % \$ 130,400

Comments on Sales Comparison (including the subject property's compatibility to the neighborhood, etc.): Comps 1 and 2 are recent sales. Comp 3 is slightly older than six months but are indicative of recent market activity. All relevant and measurable factors have been considered in the completion of this assignment. I have Bracketed the subject property is terms of GLA, and Site. Comp 3 is slightly larger than subject and has been adjusted accordingly for GLA but was completely updated also. These comps are predicated to represent the best available at time of inspection. GLA is based on \$15 per sq ft and rounded to nearest \$500. Lot adjustments are based on 5k per acre and rounded to the nearest \$500. These adjustment are all market extracted and adjusted to this market. All comps are considered in the final analysis. The final value estimate is realistic and supportive.

ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Date, Price and Data Source, for prior sales within year of appraisal	02/23/2015 \$0 COUNTY/REALIS	None COUNTY/REALIST/MLS	None COUNTY/REALIST/MLS	03/11/2016 72,000 COUNTY/REALIS/MLS

Analysis of any current agreement of sale, option, or listing of subject property and analysis of any prior sales of subject and comparables within one year of the date of appraisal: The subject property was acquired on 2/23/2015 for \$0 and was a complete rehab.

INDICATED VALUE BY SALES COMPARISON APPROACH \$ 130,000

INDICATED VALUE BY INCOME APPROACH (if Applicable) Estimated Market Rent \$ /Mo. x Gross Rent Multiplier = \$ 0

This appraisal is made "as is" subject to the repairs, alterations, inspections or conditions listed below subject to completion per plans & specifications.

Conditions of Appraisal: The opinion of value is made 'AS IS'. The definition of market value is provided on the included 1004b form. This appraisal is written for private purposes, not mortgage lending.

Final Reconciliation: All approaches to value have been considered. The cost approach is not applicable for this assignment due to the age of the subject property. The income approach does not have enough reliable data to complete as this is an area of owner occup. The sales comparison approach is the most relevant approach for this assignment. The opinion of value is well supported by the provided data.

The purpose of this appraisal is to estimate the market value of the real property that is the subject of this report, based on the above conditions and the certification, contingent and limiting conditions, and market value definition that are stated in the attached Freddie Mac Form 439/FNMA form 1004B (Revised 09/93).

I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE REAL PROPERTY THAT IS THE SUBJECT OF THIS REPORT, AS OF 10/10/2016 (WHICH IS THE DATE OF INSPECTION AND THE EFFECTIVE DATE OF THIS REPORT) TO BE \$ 130,000

APPRAISER: MELISSA TONTI

Signature: _____ Name: MELISSA TONTI Date Report Signed: 10/13/2016 State Certification #: _____ Or State License #: 433453 State: OH

SUPERVISORY APPRAISER (ONLY IF REQUIRED):

Signature: _____ Name: _____ Date Report Signed: _____ State Certification #: _____ Or State License #: _____ State: _____

Did Did Not Inspect Property

Supplemental Addendum

File No. 101608

Main File No. 101608 Page # 4 of 18

Borrower	N/A				
Property Address	352 Clarmont Rd				
City	Willowick	County	LAKE	State	OH Zip Code 44095
Lender/Client	N/A				

THE SUBJECT PROPERTY WAS AQUIRED ON 2/23/2015 FOR \$0 AND SINCE THIS TRANSFER HAS BEEN COMPLETELY REHABED AND ALL WORK WAS DONE IN A WORKMAN LIKE MANNER. THE SUBJECT PROPERTY IS CURRENTLY OWNED BY LAKE COUNTY LAND REUTILIZATION CORPORATION AND IS PART OF A PROGRAM THAT IS REBULDED THE COMMUNITY. THERE IS CURRENTLY A BOARD OF 9 MEMEBERS.

IMPROVMENTS ARE AS FOLLOWS:

NEW DRAIN TITLES, NEW LINES, AND NEW CLEAN OUT VALVE
NEW CONCRETE DRIVE
NEW SIDING
NEW ROOF
NEW GUTTERS
NEWER WINDOWS
NEW CENTRAL AIR
NEW FURNACE
NEW HOT WATER TANK
COMPLETE REMODEL OF KITCHEN
COMPLETE REMODEL OF BATHS
ELECTRICAL HAS BEEN UPDATED
FRESH PAINT AND WALL REPAIRS
NEW CARPET THROUGHOUT
GLASS BLOCK WINDOWS

ALL WORK HAS BEEN COMPLETED IN A WORKMAN LIKE MANNER AND THERE WAS NO UNFINISHED WORK NOTED. I BELIEVE PROPERTY TO HAVE A CLEAR POINT OF SALE INSPECTION.

PER MLS COMMENTS AND PHOTOS OF THE COMPARABLE UTILIZED IN THIS REPORT THEY ALL OFFER SIMILAR CONDITION AND IMPROVEMENTS. COMP 3 ALSO HAS A PRIOR NOTED SALE FOR \$72,000 on 03/11/2016 AND HAS BEEN REHABED.

Subject photo page

Borrower	N/A				
Property Address	352 Clarmont Rd				
City	Willowick	County	LAKE	State	OH Zip Code 44095
Lender/Client	N/A				



Subject front

352 Clarmont Rd
 Sales price N/A
 Gross living area 1,064
 Total rooms 5
 Total bedrooms 3
 Total bathrooms 1
 Location N;Res;
 View Residential
 Site 7,500 sf
 Quality Average
 Age 62



Subject rear



Subject street

Interior Photos

Borrower	N/A				
Property Address	352 Clairmont Rd				
City	Willowick	County	LAKE	State	OH Zip Code 44095
Lender/Client	N/A				



NEW 2 CAR DETACHED GAR



INTERIOR OF GARAGE



NEW DRIVEWAY



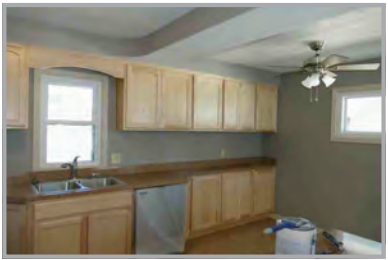
REAR VIEW OF LOT



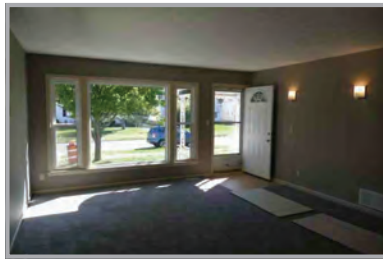
ADDITIONAL REAR



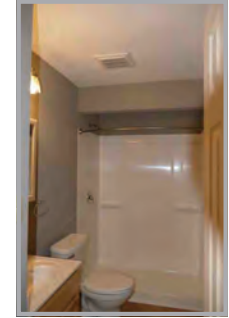
LIVING ROOM



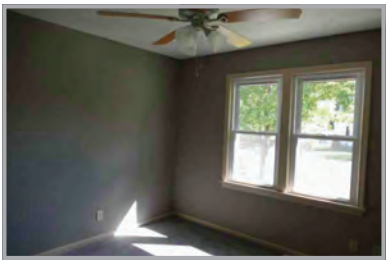
KITCHEN



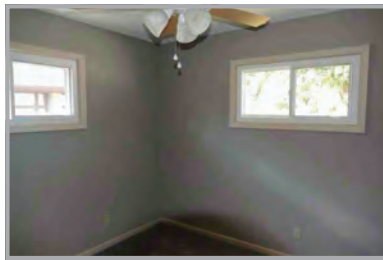
LIVING ROOM OTHER VIEW



FULL BATH



BEDROOM



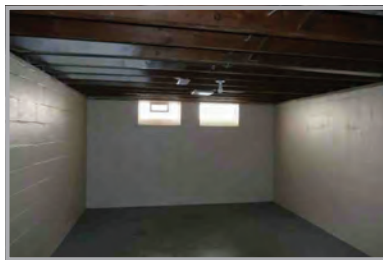
BEDROOM



BEDROOM



UNFINISHED BASEMENT



UNFINISHED BASEMENT



LAUNDRY IN BASEMENT

Interior Photos

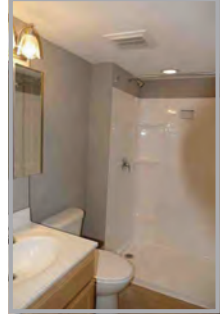
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Lender/Client	N/A				



NEW ELE PANEL



NEW GLASS BK WINDOWS



FULL BATH IN BASEMENT



NEW- HWT/FURNACE



NEW CENTRAL AIR



Comparable photo page

Borrower	N/A				
Property Address	352 Clairmont Rd				
City	Willowick	County	LAKE	State	OH Zip Code 44095
Lender/Client	N/A				

**Comparable 1**

813 Charles St
 Prox. To subject 0.96 miles S
 Sales price 130,000
 Gross living area 1,006
 Total rooms 6
 Total bedrooms 3
 Total bathrooms 1.0
 Location N;Res;
 View Residential
 Site 7,500 sf
 Quality Average
 Age 55

**Comparable 2**

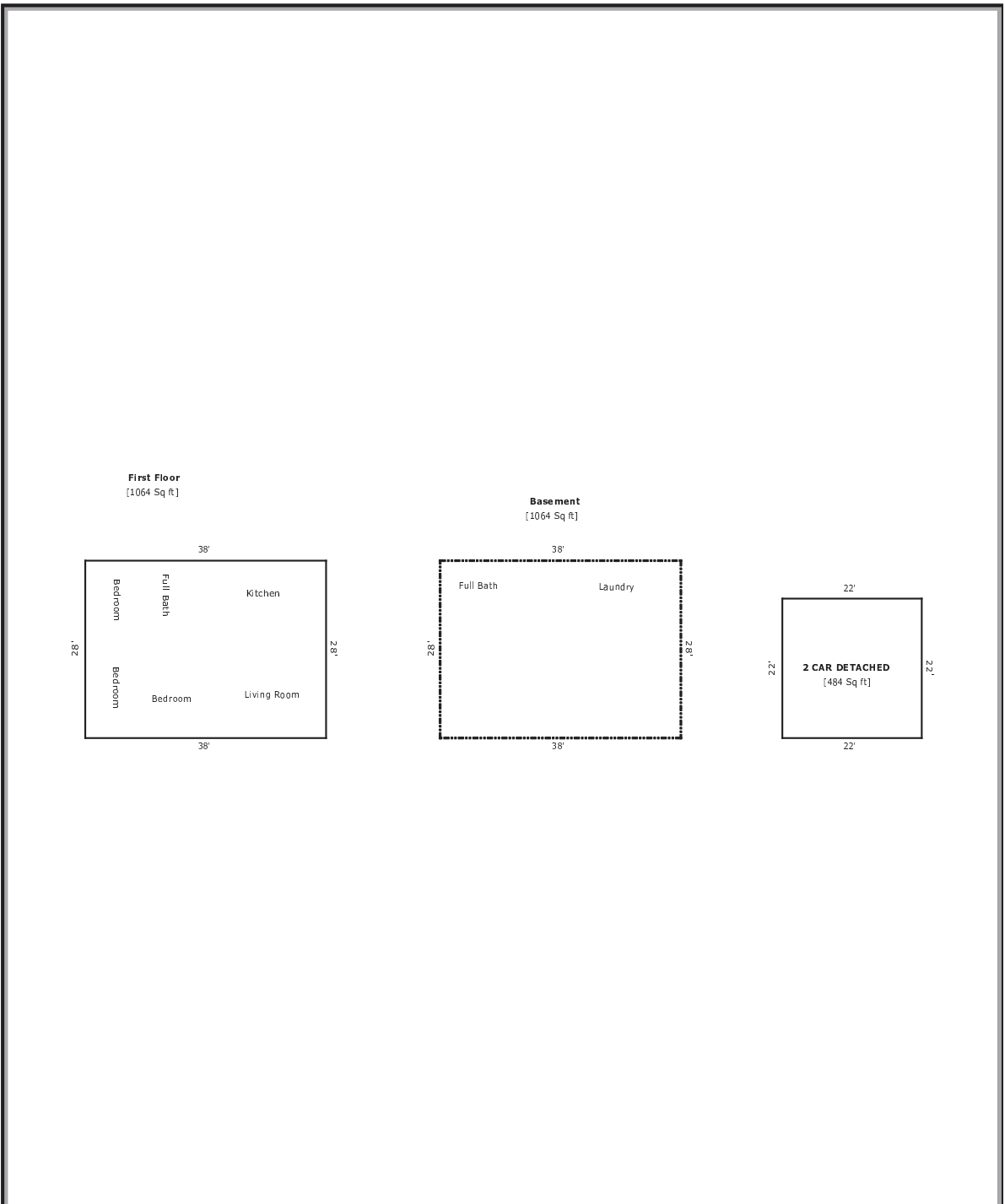
28658 Forest Rd
 Prox. To subject 0.56 miles SE
 Sales price 129,900
 Gross living area 1,092
 Total rooms 6
 Total bedrooms 3
 Total bathrooms 1.0
 Location N;Res;
 View Residential
 Site 6,900 sf
 Quality Average
 Age 59

**Comparable 3**

30921 Royalview Dr
 Prox. To subject 0.21 miles SE
 Sales price 129,900
 Gross living area 1,142
 Total rooms 6
 Total bedrooms 3
 Total bathrooms 1.0
 Location N;Res;
 View Residential
 Site 9,100 sf
 Quality Average
 Age 60

Building Sketch

Borrower	N/A		
Property Address	352 Clarmont Rd		
City	Willowick	County	LAKE
		State	OH
		Zip Code	44095
Lender/Client	N/A		



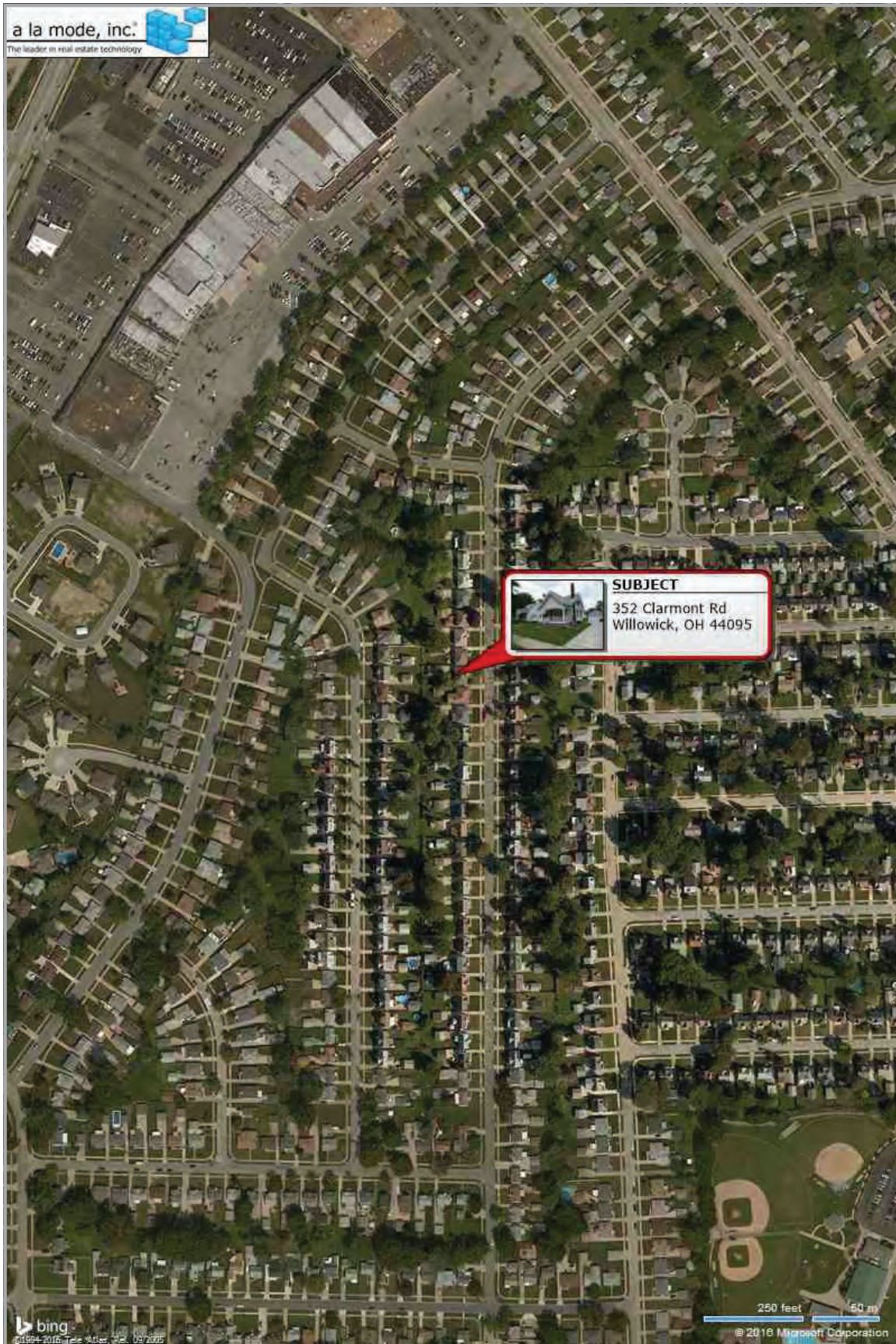
TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area		Calculation Details
First Floor	1064 Sq ft	$38 \times 28 = 1064$
Total Living Area (Rounded):	1064 Sq ft	
Non-living Area		
2 CAR DETACHED	484 Sq ft	$22 \times 22 = 484$
Basement	1064 Sq ft	$28 \times 38 = 1064$

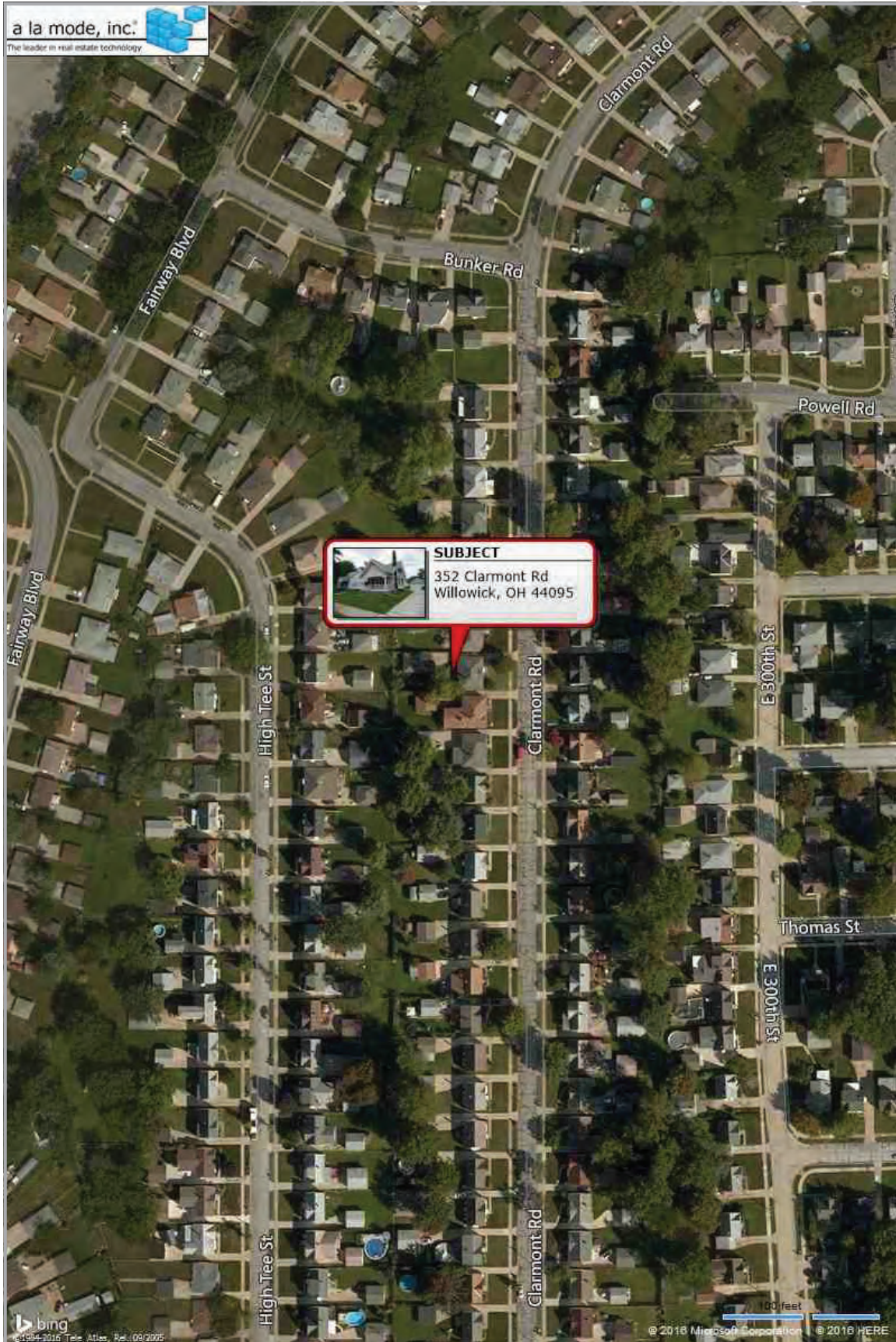
Community Map

Borrower	N/A				
Property Address	352 Clarmont Rd				
City	Willowick	County	LAKE	State	OH Zip Code 44095
Lender/Client	N/A				

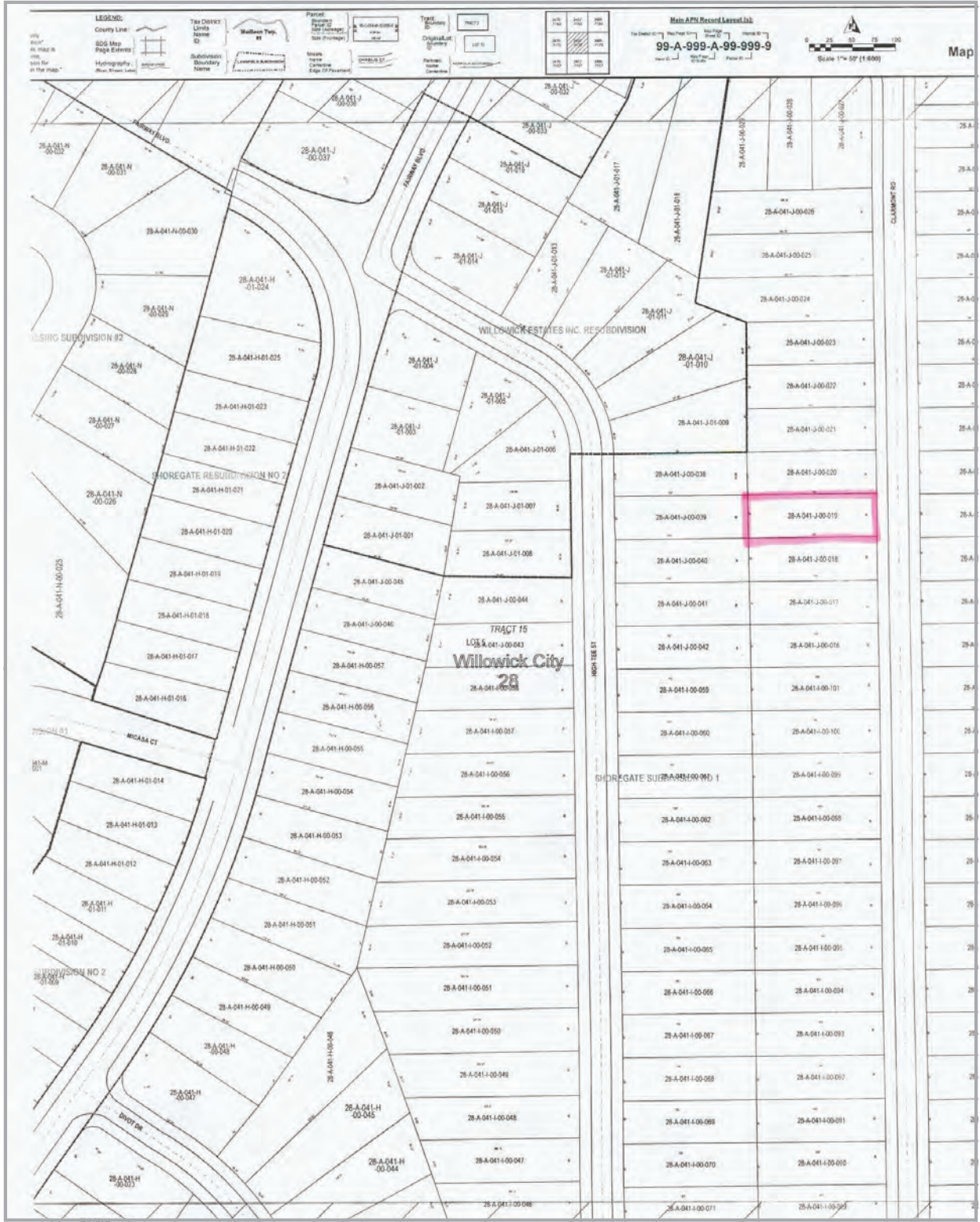


Community Map

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City	Willowick	County	LAKE	State	OH Zip Code 44095
Lender/Client	N/A				



PLAT MAP



FLOOD MAP

352 Clarmont Rd, Willowick, OH 44095-4774, Lake County

Report Date:	10/10/2016	Panel Date:	02/03/2010
Flood Zone Code:	X	Community Name:	Willowick
County:	Lake	Special Flood Hazard Area (SFHA):	Out
Flood Zone Fomer:	390324-39085C0088F	Within 250 feet of multiple flood zone:	No
Flood Code Description:	Zone X-An area that is determined to be outside the 100- and 500-year floodplains.		



Flood Zones

Coastal 100-year Floodway	100-year Floodway	Undetermined	500-year Floodplain incl. levee protected area
Coastal 100-year Floodplain	100-year Floodplain	Unknown or Area Not Included	Out of Special Flood Hazard Area

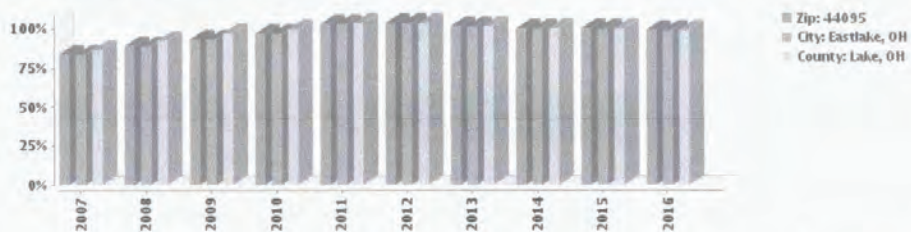
This map is for informational purposes only. It is provided for informational purposes only. This map/report should not be relied upon by any third party. District boundaries are subject to change. All information is as shown on the date of the map. For more information, please contact the provider.

MARKET TRENDS

352 Clarmont Rd, Willowick, OH 44095-4774, Lake County

Pricing Trends

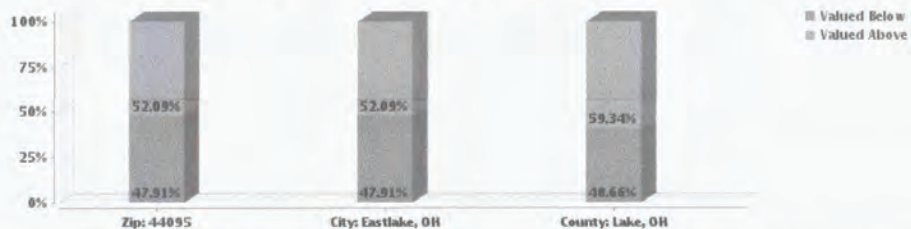
Median Sale Price to Current Value - Tax



The percentage of properties that have increased or decreased in value based on the year in which they were acquired. The chart compares the sale price of each home to its current market value based on RealAVM, and then calculates the median percentage of appreciation or depreciation.

If the percentage for a year is below 100%, those who purchased homes during that year are likely to have negative equity and may be subject to short sale conditions. If the percentage is above 100%, those who purchased a home that year are likely to have positive equity and the capacity to transact their home in an uncomplicated manner.

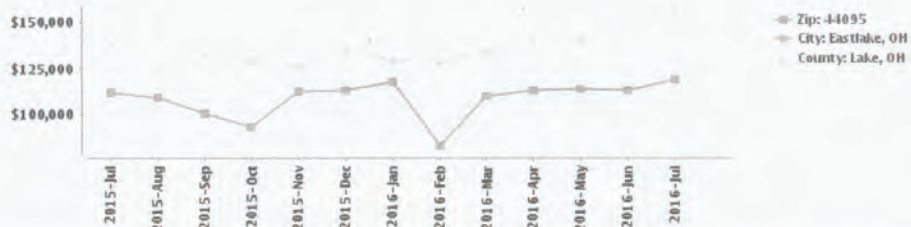
Percentage of Properties Purchased Above/Below Current Value - Tax



The percentage of all properties for which the purchase price is above and below the current value. The current value of the property is calculated using RealAVM. This statistic represents all properties in the geographic area, regardless of when the home sold.

An area in which most homes were purchased above their current value indicates one in which properties are likely to be distressed and subject to short sales and foreclosures. An area in which most properties were purchased below their current value indicates an area in which home owners generally enjoy positive equity.

Median Sale Price - Tax



The median sale price for properties sold via Tax. If the median sale price increases over time, it generally indicates an appreciating market in which demand exceeds supply. Conversely, if the median sales price is decreasing, it indicates a declining market with diminished demand.

Courtesy of Melissa Tonti, NORTHEASTERN OHIO REAL ESTATE EXCHANGE

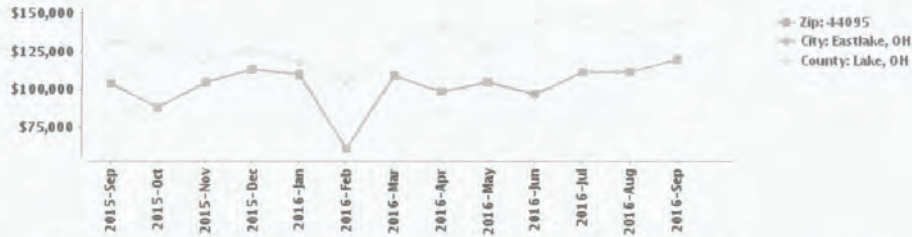
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Market Trends

Generated on 10/13/2016
Page 1 of 6

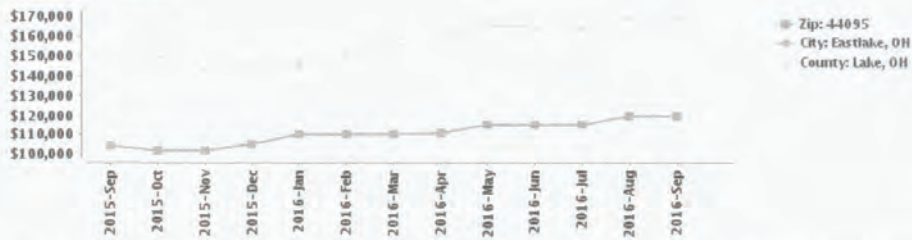
MARKET TRENDS

Median Sale Price - MLS



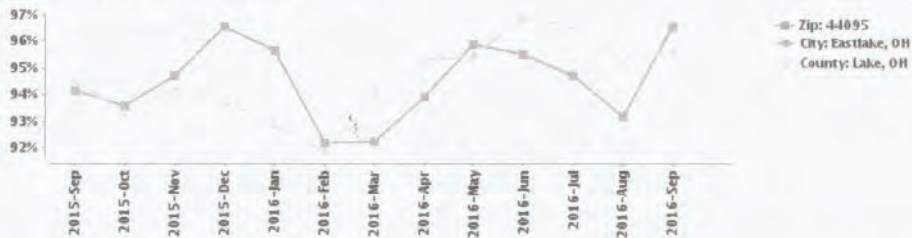
The median sale price for properties sold via the MLS. If the median sale price increases over time, it generally indicates an appreciating market in which demand exceeds supply. Conversely, if the median sales price is decreasing, it indicates a declining market with diminished demand.

Median List Price - MLS



The median list price for properties actively marketed via the MLS. If the median list price increases over time, it generally indicates an appreciating market in which demand exceeds supply. Conversely, if the median list price is decreasing, it indicates a declining market with diminished demand.

Median Sale to Original List Price Ratio - MLS



The median ratio of sale price to list price based on MLS sales. For example, a home listed for \$200,000 that sold for \$190,000 would have a ratio of 95%. When the ratio is close to or even above 100%, homes are selling at or above their asking price and market demand is high. When the ratio is substantially below 100%, demand for homes is low.

Median Price per Square Foot - Tax



Courtesy of Melissa Tonti, NORTHEASTERN OHIO REAL ESTATE EXCHANGE

All data within this report is compiled from public and private sources. I do not warrant the accuracy or the price received for any property. The information is for informational purposes only and should not be used as the basis for any investment decision.

Market Trends

Generated on 10/13/2016
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Supplemental Addendum

File No. 101608

Borrower	N/A		
Property Address	352 Clairmont Rd		
City	Willowick	County LAKE	State OH Zip Code 44095
Lender/Client	N/A		

APPRAISER DISCLOSURE STATEMENT

IN COMPLIANCE WITH OHIO REVISED CODE SECTION 4763.12 (C)

1: NAME OF APPRAISER:

MELISSA L. TONTI

2. CLASS OF CERTIFICATION:

_____ CERTIFIED GENERAL

_____ CERTIFIED RESIDENTIAL

 x LICENSED RESIDENTIAL

CERTIFICATION\LICENSE NUMBER 433453

3. SCOPE OF THIS REPORT:

___ IS WITHIN THE SCOPE OF MY CERTIFICATION\LICENSE

4. SERVICE PROVIDED BY:

 x DISINTERESTED & UNBIASED 3RD PARTY

_____ INTERESTED AND BIASED 3RD PARTY

_____ INTERESTED THIRD PARTY ON A CONTINGENT FEE BASIS

5: SIGNATURE OF PERSON PREPARING AND REPORTING THE APPRAISAL:

THIS FORM MUST BE INCLUDED IN CONJUNCTION WITH ALL APPRAISAL
ASSIGNMENTS OR SPECIALIZED SERVICES PERFORMED BY A STATE-CERTIFIED
OR STATE-LICENSED REAL ESTATE APPRAISER.

STATE OF OHIO
Department of commerce
Division of Real Estate
Appraiser Section
Cleveland, Ohio
(216)787-3100

LICENCE 2017

**STATE OF OHIO
DIVISION OF REAL ESTATE
AND PROFESSIONAL LICENSING**

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

NAME: Melissa Lynn Tonti
LIC/CERT NUMBER: 000433453
LIC LEVEL: Licensed Residential Real Estate Appraiser
CURRENT ISSUE DATE: 04/29/2016
EXPIRATION DATE: 05/12/2017
USPAP DUE DATE: 05/12/2017

WILMINGTON, DELAWARE
Administrative Offices - 99 High Street, Floor 23, Boston, Massachusetts 02110-23110

Certificate Number: 011564469-00
This Certificate forms a part of Master Policy Number: 018389876-03
Renewal of Master Policy Number: 018389876-02

YOUR RISK PURCHASING GROUP MASTER POLICY IS A CLAIMS MADE POLICY.
READ THE ATTACHED MASTER POLICY CAREFULLY

THE AMERICAN ACADEMY OF STATE CERTIFIED APPRAISERS

CERTIFICATE DECLARATIONS

- 1. Name and Address of Certificate Holder: **Melissa L. Tonti**
8259 Baythorne Dr
Mentor OH 44060
- 2. Certificate Period: Effective Date: 01/28/16 to Expiration Date: 01/28/17
12:01 a.m. Local Time at the Address of the Insured.
- 2a. Retroactive Date: 01/28/16
12:01 a.m. Local Time at the Address of the Insured.
- 3. Limit of Liability: \$ 1,000,000 each claim
\$ 1,000,000 aggregate limit
- 4. Deductible: \$5,000 each claim
- 5. Professional Covered Services insured by this policy are: REAL ESTATE APPRAISAL SERVICES
- 6. Advance Certificate Holder Premium: \$ 440
- 7. Minimum Earned Premium: 25% or \$ 110

Forms and Endorsements:
PRG 3150 (10/05) Real Estate Appraisers Professional Liability Declarations, PRG 3512 (07/12) Real Estate Appraisers Professional Liability Coverage Form, 78713 (05/13) Addendum to the Declarations, 89644 (6/13) Economic Sanctions Endorsement, 91222 (04/13) Policyholder Notice, 118477 (03/15) Policyholder Notice

Additional Endorsements applicable to this Certificate only:
None

Agency Name and Address: **INTERCORP, INC.**
1438-F West Main Street
Ephrata, PA 17522-1345

IT IS HEREBY UNDERSTOOD AND AGREED THAT THE CERTIFICATE HOLDER AGREES TO ALL TERMS AND CONDITIONS AS SET FORTH IN THE ATTACHED MASTER POLICY.

THIS POLICY IS ISSUED BY YOUR RISK PURCHASING GROUP INSURER WHICH MAY NOT BE SUBJECT TO ALL OF THE INSURANCE LAWS AND REGULATIONS OF YOUR STATE. STATE INSURANCE INSOLVENCY GUARANTY FUNDS ARE NOT AVAILABLE FOR YOUR RISK PURCHASING GROUP INSURER.

Albin D. Barry IV

County: Lake

Authorized Representative OR
Countersignature (in states where applicable) Date: January 28, 2016

PRG 3152 (10/05)

STATE OF OHIO
DIVISION OF REAL ESTATE
AND PROFESSIONAL LICENSING
AN APPRAISER LICENSE/CERTIFICATE
has been issued under ORC Chapter 4763 to:

NAME: Melissa Lynn Tonti
LIC/CERT NUMBER: 000433453
LIC LEVEL: Licensed Residential Real Estate Appraiser
CURRENT ISSUE DATE: 05/28/2015
EXPIRATION DATE: 05/12/2016
USPAP DUE DATE: 05/12/2017