

668 N ST CLAIR STREET



APPRAISAL OF REAL PROPERTY

LOCATED AT:

668 N Saint Clair St
L 16A B C MOODEY 60
Painesville, OH 44077

FOR:

N/A
LAKE COUNTY LAND BANK

AS OF:

08/09/2016

BY:

MELISSA TONTI

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

UNIFORM RESIDENTIAL APPRAISAL REPORT

File No. 081603

Property Description

Property Address 668 N Saint Clair St City Painesville State OH Zip Code 44077
Legal Description L 16A B C MOODEY 60 County LAKE
Assessor's Parcel No. 15A0230000050 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 Vacant

SUBJECT

Property rights appraised Fee Simple Leasehold Project Type PUD Condominium (HUD/VA only) HOA \$ 0 /Mo.
Neighborhood or Project Name MOODEY Map Reference 17460 Census Tract 2042.00
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

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 Route 84, East of Route 44, West of The Grand River.
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 Bungalow dwelling is located in the city of Painesville, The Painesville City 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 \$85,430. 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.

PUD

Project Information for PUDs (If applicable) - Is the developer/builder in control of the Home Owners' Association (HOA)? Yes 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:

SITE

Dimensions 60 x 165 Topography Average
Site area 9,900 sf Corner Lot Yes No
Specific zoning classification and description R-1 Shape Mostly rectangular
Zoning compliance Legal Legal nonconforming (Grandfathered use) Illegal No zoning Drainage Average
Highest & best use as improved: Present use Other use (explain) View Residential
Utilities Public Other Off-site Improvements Type Public Private Landscaping Average
Electricity Gas Water Sanitary sewer Storm sewer Street Concrete Curb/gutter Concrete Sidewalk Concrete Street lights Yes Alley None
Driveway Surface Concrete- newer Apparent easements None noted
FEMA Special Flood Hazard Area FEMA Zone X Map Date 2/3/2010 FEMA Map No. 39085C0107F

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 noted for 19-901 Storm Water. This is typical, annual assessment in addition to above noted taxes.

DESCRIPTION OF IMPROVEMENTS

GENERAL DESCRIPTION EXTERIOR DESCRIPTION FOUNDATION BASEMENT INSULATION
No. of Units 1 Foundation BLOCK Slab None Area Sq. Ft. 1,020 Roof unkn
No. of Stories 1.5 Exterior Walls VINYL-SIDING Crawl Space None % Finished 0 Ceiling unkn
Type (Det./Att.) DET Roof Surface ASPHALT Basement Full Ceiling open Walls unkn
Design (Style) Bungalow Gutters & Dwnspts. ALUMINUM Sump Pump None Walls block Floor unkn
Existing/Proposed YES/NO Window Type DBL HUNG Dampness none observed Floor concrete None unkn
Age (Yrs.) 88 Storm/Screens YES/YES Settlement none observed Outside Entry no Unknown unkn
Effective Age (Yrs.) 30 Manufactured House NO Infestation none observed

Table with columns: ROOMS (Basement, Level 1, Level 2), Foyer, Living, Dining, Kitchen, Den, Family Rm., Rec. Rm., Bedrooms, # Baths, Laundry, Other, Area Sq. Ft. (1,020, 1,020, 520)

Finished area above grade contains: 7 Rooms; 3 Bedroom(s); 2 Bath(s); 1,540 Square Feet of Gross Living Area
INTERIOR Materials/Condition HEATING KITCHEN EQUIP. ATTIC AMENITIES CAR STORAGE: 2
Floors HW-/CARPET GOOD Type FWA Refrigerator None Fireplaces # 1
Walls DW-PLASTER/GD Fuel GAS Range/Oven Stairs Patio none
Trim/Finish WOOD/GOOD Condition GOOD Disposal Drop Stair Deck yes/rear
Bath Floor CERAMIC/GOOD COOLING Dishwasher Scuttle Porch open-front
Bath Wainscot FIBERGLASS/GD Central YES Fan/Hood Floor Fence none
Doors MASONITE/GOOD Other none Microwave Heated Pool none
Condition GOOD Washer/Dryer Finished Driveway yes

COMMENTS

Additional features (special energy efficient items, etc.): Additional features: an open porch, a rear deck, central air, a fireplace, a 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 AVG/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. 081603

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 1,540 Sq. Ft. @\$	= \$	
	1,020 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	668 N Saint Clair St Painesville, OH 44077	15 Jefferson St Painesville, OH 44077		193 E Jackson St Painesville, OH 44077		536 N State St Painesville, OH 44077	
Proximity to Subject		0.96 miles S		0.56 miles SE		0.21 miles SE	
Sales Price	\$ N/A	\$ 85,000		\$ 85,000		\$ 99,000	
Price/Gross Living Area	\$ <input type="checkbox"/> 75.89 <input type="checkbox"/>			\$ 60.46 <input type="checkbox"/>		\$ 49.30 <input type="checkbox"/>	
Data and/or Verification Source	EXT INSPECT County / mls	MATRIX #3755108;DOM 149 REALIST/COUNTY/MLS		MATRIX #3794107;DOM 36 REALIST/COUNTY/MLS		MATRIX #3739873;DOM 18 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		03/11/2016		07/29/2016		10/08/2015	
Location	N;Res;	N;Res;		N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	.22 acres	.14 acres	+500	.16 acres	+500	.56 acres	-2,000
View	Residential	Residential		Residential		Residential	
Design and Appeal	Bungalow	Colonial		Colonial		Colonial	
Quality of Construction	Average	Average		Average		Average	
Age	88	106		116		126	
Condition	Good	Good		Good		Good	
Above Grade Room Count	Total ; Bdrms ; Baths 7 ; 3 ; 2	Total ; Bdrms ; Baths 6 ; 2 ; 1.5	+2,000	Total ; Bdrms ; Baths 7 ; 3 ; 2.0		Total ; Bdrms ; Baths 8 ; 4 ; 2.0	
Gross Living Area	1,540 Sq. Ft.	1,120 Sq. Ft.	+6,500	1,406 Sq. Ft.	+2,000	2,008 Sq. Ft.	-7,000
Basement & Finished Rooms Below Grade	1020sf0sfin 0	560sf560sfin 1rr0br1.0ba0o	-6,000 -3,000	672sf0sfin 0	0	1508sf0sfin 0	0
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	ON-SITE	+4,000	1 CAR DETACH	+2,000	2 CAR DETACH	
Porch, Patio, Deck, Fireplace(s), etc.	DECK/OP 1	DECK/OP 0	+500	OP/ PCH 1		ENCL/PORCH 0	+500
Fence, Pool, etc.	NONE/NONE	NONE/NONE		NONE/NONE		NONE/NONE	
SCHOOL SYSTEM	Painesville City	Painesville City		Painesville City		Painesville City	
Net Adj. (total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 4,500		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 4,500		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -8,500	
Adjusted Sales Price of Comparable		Net 5.3 % Gross 26.5 % \$ 89,500		Net 5.3 % Gross 5.3 % \$ 89,500		Net 8.6 % Gross 9.6 % \$ 90,500	

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	12/15/2015 \$0 COUNTY/REALIS	None COUNTY/REALIST/MLS		05/31/2016 \$0 COUNTY/REALIST/MLS		None 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 12/15/2015 for \$0 and was a complete rehab.

INDICATED VALUE BY SALES COMPARISON APPROACH \$ **89,500**
INDICATED VALUE BY INCOME APPROACH (if Applicable) Estimated Market Rent \$ 1,100.00 /Mo. x Gross Rent Multiplier 81 = \$ 89,100

RECONCILIATION	This appraisal is made <input checked="" type="checkbox"/> "as is" <input type="checkbox"/> subject to the repairs, alterations, inspections or conditions listed below <input type="checkbox"/> 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 most applicable for this assignment. The income approach has been completed with the best available data found. 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 08/09/2016 (WHICH IS THE DATE OF INSPECTION AND THE EFFECTIVE DATE OF THIS REPORT) TO BE \$ 89,500	
	APPRaiser: MELISSA TONTI	SUPERVISORY APPRAISER (ONLY IF REQUIRED):
	Signature <i>Melissa Tonti</i>	Signature _____
	Name MELISSA TONTI	Name _____
	Date Report Signed 08/27/2016	Date Report Signed _____
	State Certification # _____ State OH	State Certification # _____ State OH

Supplemental Addendum

File No. 081603

Main File No. 081603 Page # 4 of 20

Borrower	N/A						
Property Address	668 N Saint Clair St						
City	Painesville	County	LAKE	State	OH	Zip Code	44077
Lender/Client	N/A						

THE SUBJECT PROPERTY WAS ACQUIRED ON 12/15/2015 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 REBUILDED THE COMMUNITY. THERE IS CURRENTLY A BOARD OF 9 MEMEBERS.

IMPROVMENTS ARE AS FOLLOWS:

NEW CONCRETE DRIVE
NEW SIDING
NEW ROOF
NEW GUTTERS
NEW DECKING
SOME 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 2 ALSO HAS A PRIOR NOTED SALE FOR \$0 DOLLARS AND HAS BEEN REHABED.

Subject photo page

Borrower	N/A				
Property Address	668 N Saint Clair St				
City	Painesville	County	LAKE	State	OH Zip Code 44077
Lender/Client	N/A				



Subject front

668 N Saint Clair St
 Sales price N/A
 Gross living area 1,540
 Total rooms 7
 Total bedrooms 3
 Total bathrooms 2
 Location N;Res;
 View Residential
 Site .22 acres
 Quality Average
 Age 88



Subject rear



Subject street

Interior Photos

Borrower	N/A				
Property Address	668 N Saint Clair St				
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Lender/Client	N/A				



2 car detached



rear of detached garage



rear view of lot



additional front view



bedroom



living room



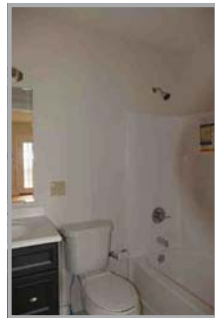
dining room



updated kitchen



family room



updated bath- down



unfinished basement



unfin bsmt - glass bk windows



new furnace/new hot water tk



unfinished basement



bedroom-up

Interior Photos

Borrower	N/A						
Property Address	668 N Saint Clair St						
City	Painesville	County	LAKE	State	OH	Zip Code	44077
Lender/Client	N/A						



bedroom - up



closet w/ new shelving



closet w/ new shelving



full bath - up



interior of garage



Comparable photo page

Borrower	N/A				
Property Address	668 N Saint Clair St				
City	Painesville	County	LAKE	State	OH Zip Code 44077
Lender/Client	N/A				

**Comparable 1**

15 Jefferson St	
Prox. To subject	0.96 miles S
Sales price	85,000
Gross living area	1,120
Total rooms	6
Total bedrooms	2
Total bathrooms	1.5
Location	N;Res;
View	Residential
Site	.14 acres
Quality	Average
Age	106

**Comparable 2**

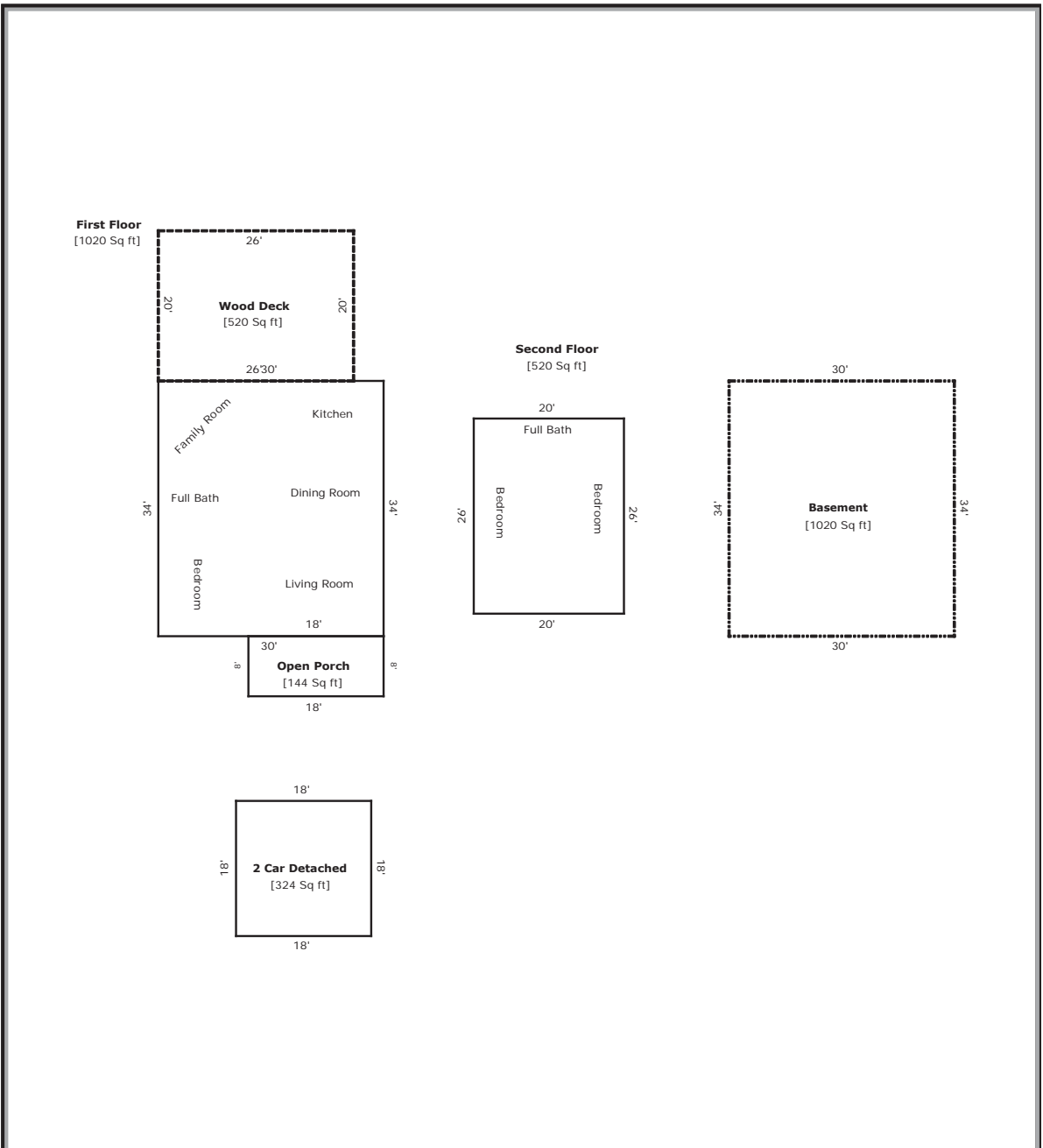
193 E Jackson St	
Prox. To subject	0.56 miles SE
Sales price	85,000
Gross living area	1,406
Total rooms	7
Total bedrooms	3
Total bathrooms	2.0
Location	N;Res;
View	Residential
Site	.16 acres
Quality	Average
Age	116

**Comparable 3**

536 N State St	
Prox. To subject	0.21 miles SE
Sales price	99,000
Gross living area	2,008
Total rooms	8
Total bedrooms	4
Total bathrooms	2.0
Location	N;Res;
View	Residential
Site	.56 acres
Quality	Average
Age	126

Building Sketch

Borrower	N/A		
Property Address	668 N Saint Clair St		
City	Painesville	County	LAKE
State	OH	Zip Code	44077
Lender/Client	N/A		



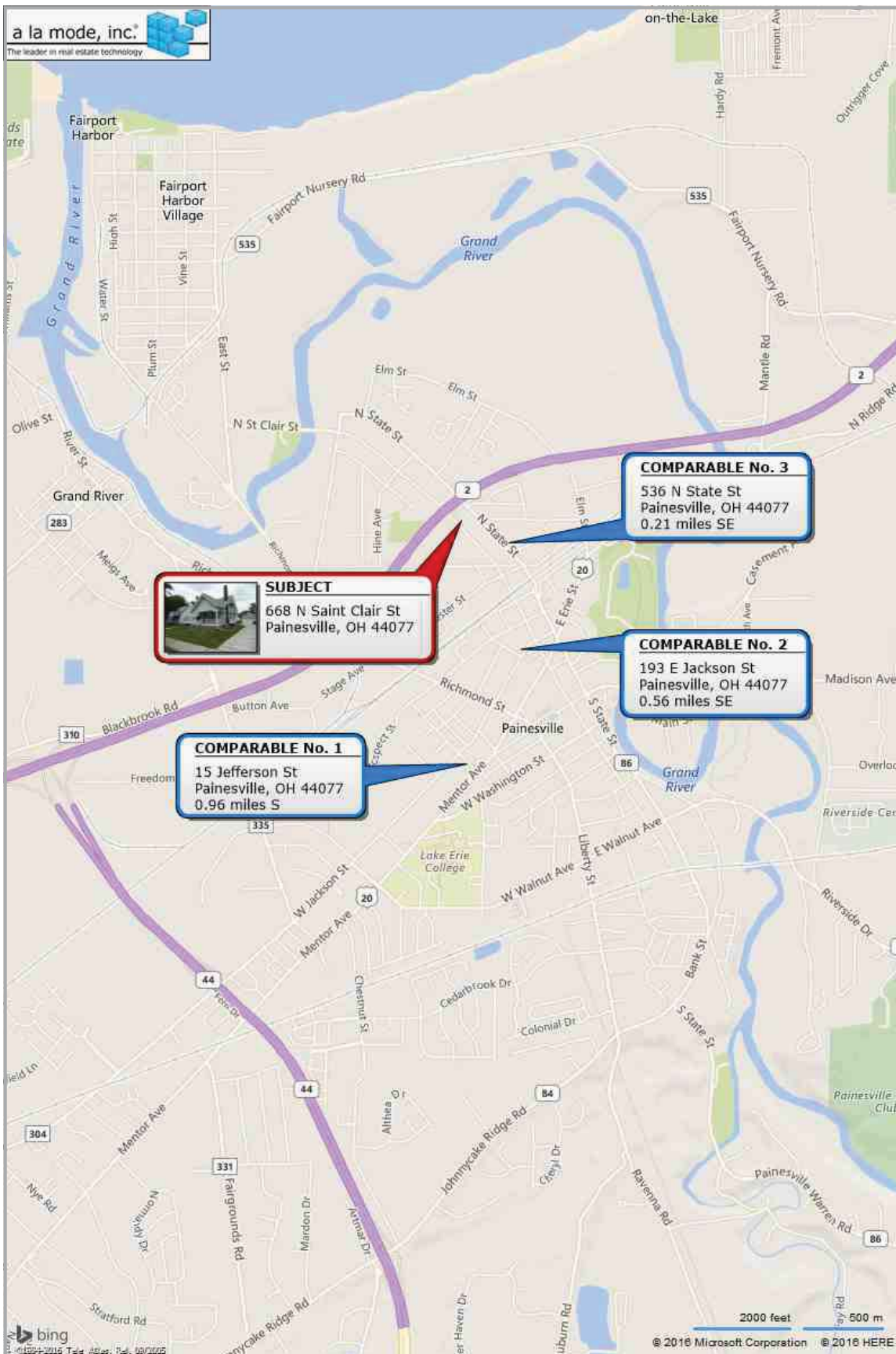
TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area	Calculation Details	
First Floor	1020 Sq ft	34 × 30 = 1020
Second Floor	520 Sq ft	26 × 20 = 520
Total Living Area (Rounded):	1540 Sq ft	
Non-living Area		
2 Car Detached	324 Sq ft	18 × 18 = 324
Wood Deck	520 Sq ft	26 × 20 = 520
Open Porch	144 Sq ft	18 × 8 = 144
Basement	1020 Sq ft	34 × 30 = 1020

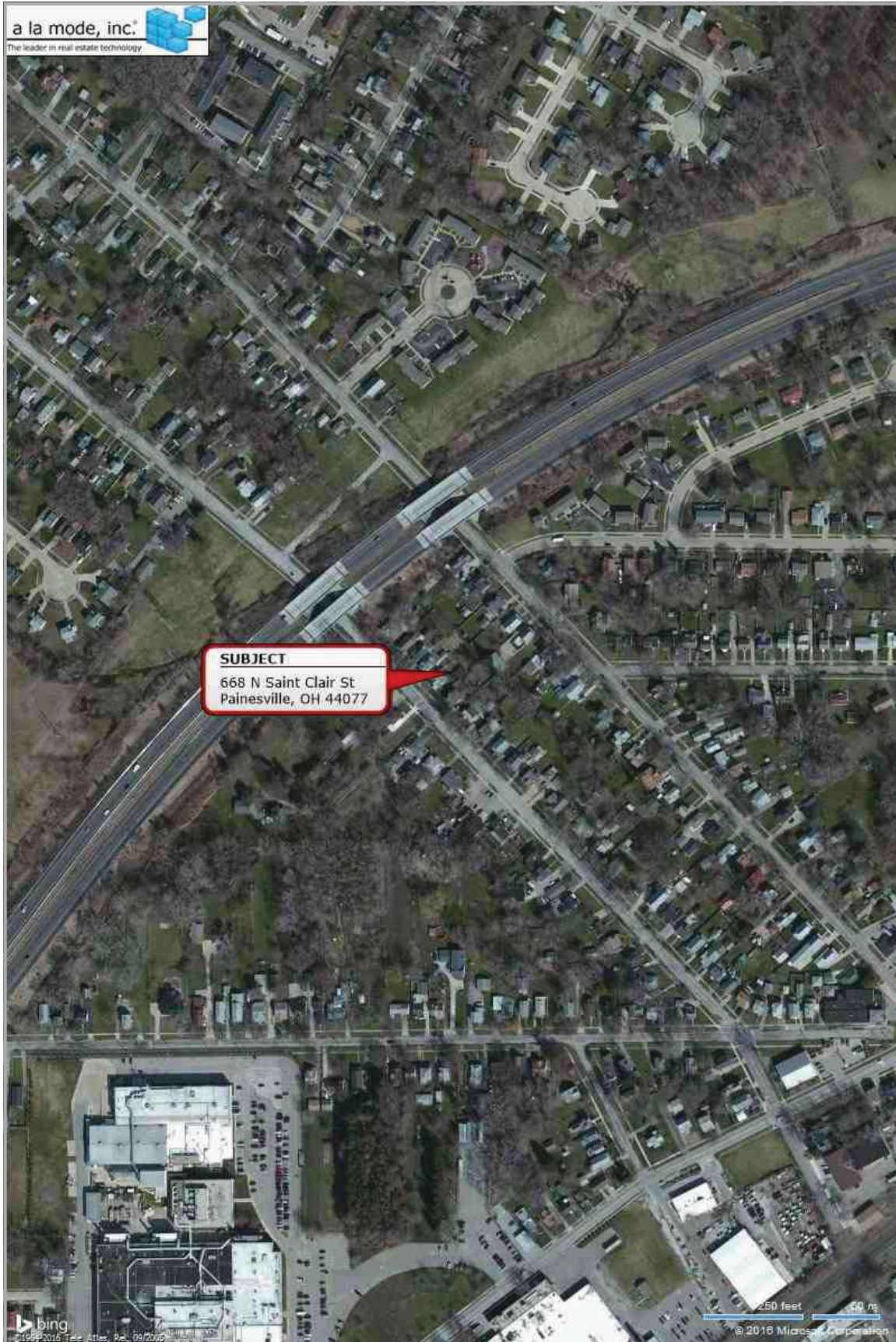
Community Map

Borrower	N/A				
Property Address	668 N Saint Clair St				
City	Painesville	County	LAKE	State	OH Zip Code 44077
Lender/Client	N/A				



AERIAL MAP

Borrower	N/A				
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City	Painesville	County	LAKE	State	OH Zip Code 44077
Lender/Client	N/A				



PLAT MAP



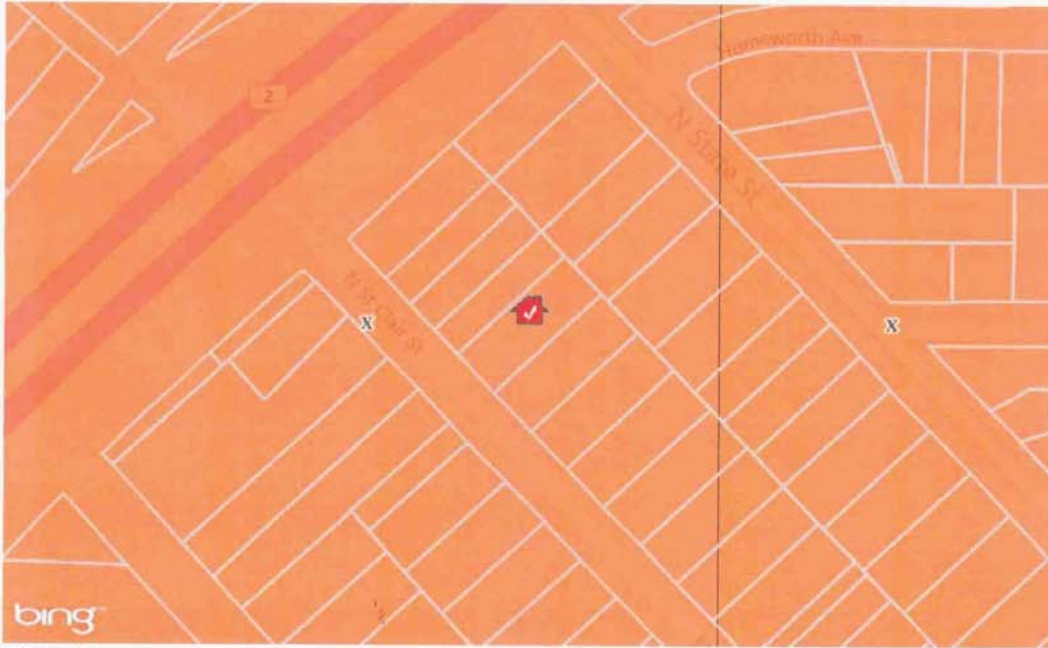
Property lines are graphic representations and are **NOT** survey accurate.
Lake County GIS Dept. / Lake County Tax Map Dept., 105 Main Street, Painesville, OH

1 inch = 30 feet
Creation Date: August 26, 2016

FLOOD MAP

668 N Saint Clair St, Painesville, OH 44077-4110, Lake County

Report Date:	08/26/2016	Panel Date:	02/03/2010
Flood Zone Code:	X	Community Name:	Painesville
County:	Lake	Special Flood Hazard Area (SFHA):	Out
Flood Zone Panel:	390319-39085C0107F	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/report was produced using multiple sources. It is provided for informational purposes only. This map/report should not be relied upon by any third parties. It is not intended to satisfy any regulatory guidelines and should not be used for this or any other purpose.

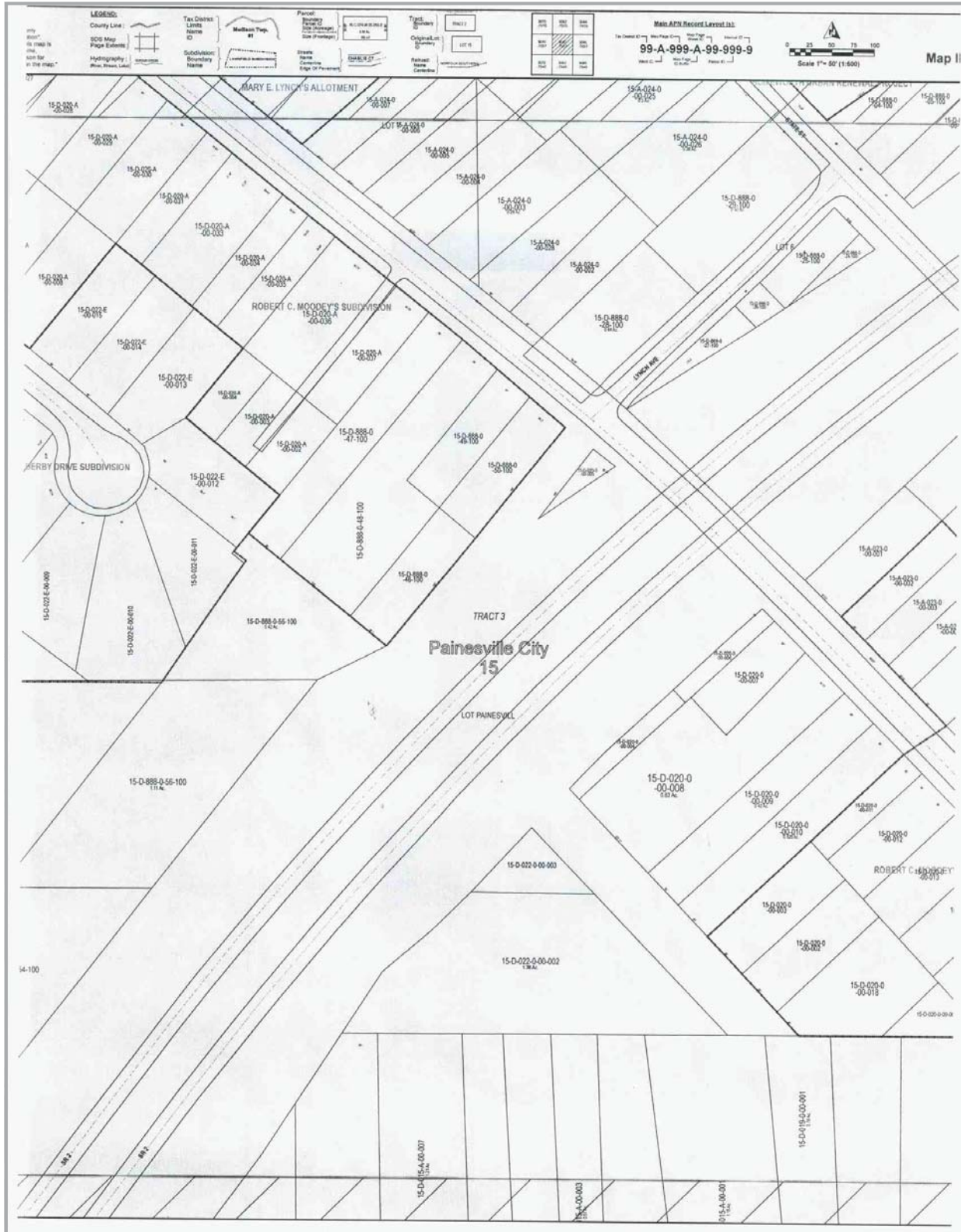
Courtesy of Melissa Tonti, NORTHEASTERN OHIO REAL ESTATE EXCHANGE

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Flood Map

Generated on 08/26/2016
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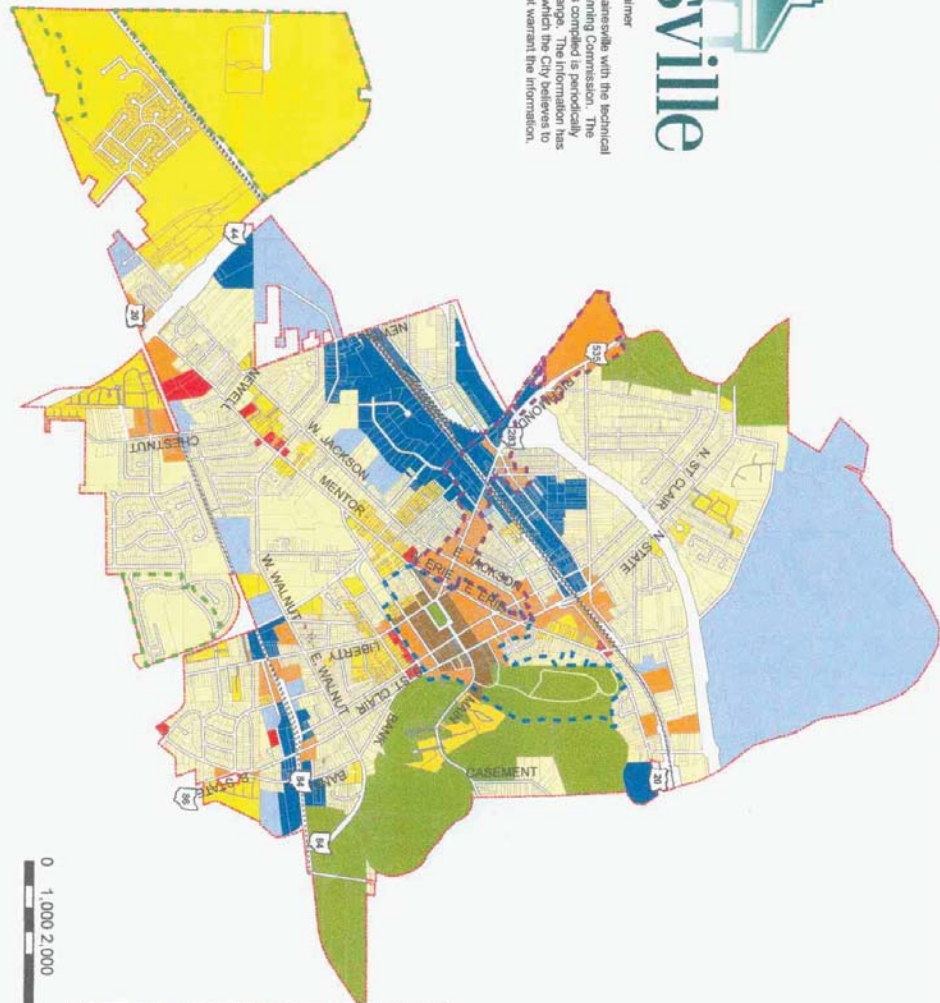
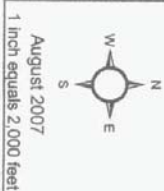
STREET PLAT



ZONING MAP



Zoning Map Disclaimer
 This map was prepared by the City of Painesville with the technical assistance from the Lake County Planning Commission. The information from which this map was compiled is periodically updated and is therefore subject to change. The information has been derived from various sources, which the City believes to be reliable; however, the City does not warrant the information.



Legend

Overlay Districts

- Downtown Design Review District
- PUD Overlay
- Ridgmont Street Design Review District

Zoning Districts

- B-1
- B-2
- B-3
- M-1
- M-2
- R-1
- R-2
- S
- ROW

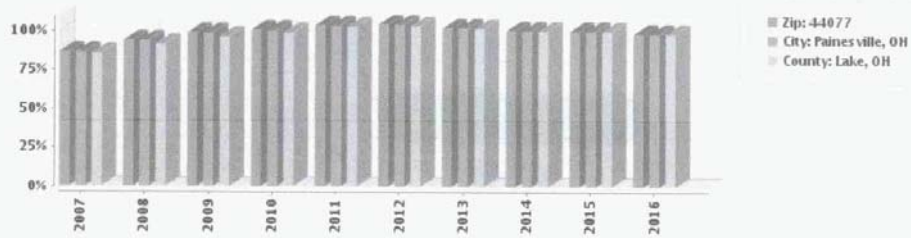
0 1,000 2,000 4,000 6,000 8,000 Feet

MARKET TRENDS

668 N Saint Clair St, Painesville, OH 44077-4110, Lake County

Pricing Trends

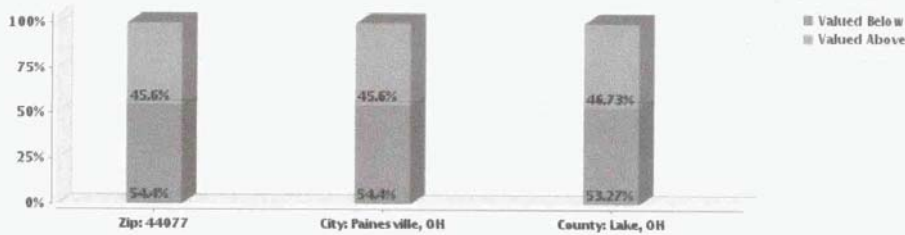
Median Sale Price to Current Value - Tax



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.

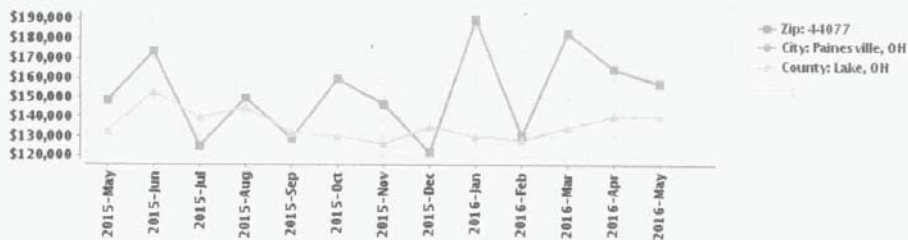
Percentage of Properties Purchased Above/Below Current Value - Tax



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

The data within this report is compiled by Corelogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Market Trends

Generated on 08/26/2016
Page 1 of 6

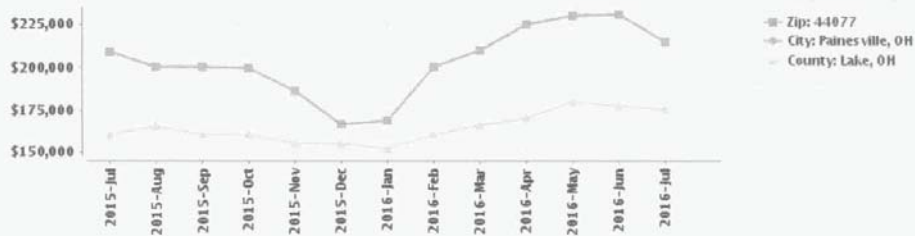
MARKET TRENDS

Median Sale Price - MLS



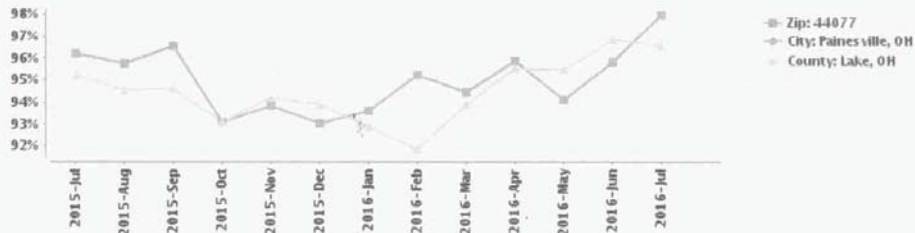
The median sale price for properties sold via the MLS. If the median sale price increases over time, it generally indicates an appreciating market in which demand exceeds supply. Conversely, if the median sales price is decreasing, it indicates a declining market with diminished demand.

Median List Price - MLS



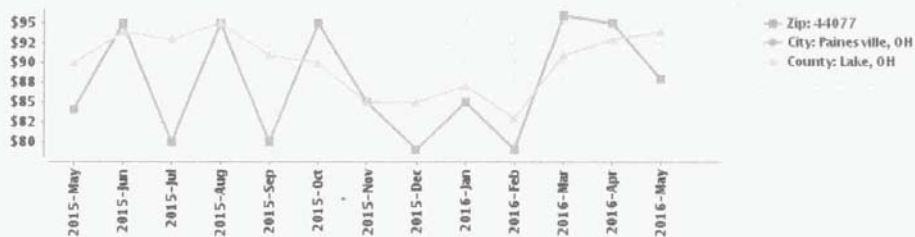
The median list price for properties actively marketed via the MLS. If the median list price increases over time, it generally indicates an appreciating market in which demand exceeds supply. Conversely, if the median list price is decreasing, it indicates a declining market with diminished demand.

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

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Market Trends

Generated on 08/26/2016
Page 2 of 6

Supplemental Addendum

File No. 081603

Borrower	N/A		
Property Address	668 N Saint Clair St		
City	Painesville	County LAKE	State OH Zip Code 44077
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 LICENSIED 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

E & O

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.

Allen 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