

**APPRAISAL OF**



SIX PARCELS AS ONE RESIDENTIAL SITE

**LOCATED AT:**

7450 BROAD ST NW AND O HIGH ST  
CARROLL, OH 43112

**CLIENT:**

ATTORNEY JASON PRICE  
126 E CHESTNUT ST  
LANCASTER, OH, 43130

**AS OF:**

November 15, 2023

**BY:**

DAN R. SINGER  
CERTIFIED GENERAL APPRAISER

11/15/2023

ATTORNEY JASON PRICE  
126 E CHESTNUT ST  
LANCASTER, OH, 43130

File Number: 23100017

In accordance with your request, I have appraised the real property at:

7450 BROAD ST NW AND O HIGH ST  
CARROLL, OH 43112

The purpose of this appraisal is to develop an opinion of the defined value of the subject property, as vacant. The property rights appraised are the fee simple interest in the site.

In my opinion, the defined value of the property as of 11/15/2023 is:

\$75,000  
Seventy-Five Thousand Dollars

The attached report contains the description, analysis and supportive data for the conclusions, final opinion of value, descriptive photographs, assignment conditions and appropriate certifications.

SINCERELY,



DAN R. SINGER  
CERTIFIED GENERAL APPRAISER

# Land Appraisal Report

File No. 23100017

PURPOSE	The purpose of this appraisal report is to provide the client with a credible opinion of the defined value of the subject property, given the intended use of the appraisal.			
	Client Name/Intended User ATTORNEY JASON PRICE		E-mail	
	Client Address 126 E CHESTNUT ST	City LANCASTER	State OH	Zip 43130
	Additional Intended User(s) NO ADDITIONAL INTENDED USERS OR USES HAVE BEEN MADE KNOWN TO OR ARE NOTED BY THE APPRAISER.			
Intended Use TO ESTIMATE THE CURRENT MARKET VALUE OF THE SUBJECT FOR FINANCIAL PLANNING PURPOSES				

SUBJECT	Property Address 7450 BROAD ST NW AND 0 HIGH ST		City CARROLL	State OH	Zip 43112	
	Owner of Public Record THOMAS FRENCH EDWARD & RONALD CLARK			County FAIRFIELD		
	Legal Description See Attached Addendum					
	Assessor's Parcel # SEE ADDENDUM		Tax Year 2022		R.E. Taxes \$ SEE ADDENDUM	
	Neighborhood Name LOCKVILLE - BLOOM TOWNSHIP		Map Reference COUNTY GIS		Census Tract 0308.00	
Property Rights Appraised <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)						

SALES HISTORY	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.					
	Prior Sale/Transfer: Date SEE ADDENDUM		Price \$0		Source(s) FAIRFIELD COUNTY AUDITOR & RECORDER	
	Analysis of prior sale or transfer history of the subject property (and comparable sales, if applicable) WITH THE EXCEPTION OF THOSE SALES INDICATED, THE SUBJECT HAS NOT TRANSFERRED IN THE PAST 36 MONTHS. LIKewise, THE COMPARABLES HAVE NOT TRANSFERRED IN THE 12 MONTHS PRECEEDING THEIR MOST RECENT TRANSFER. DATA SOURCE: FAIRFIELD COUNTY AUDITOR. EFFECTIVE DATE OF DATA: 11/15/2023.					
	SUBJECT: SEE ADDENDUM FOR TRANSFER HISTORY					
	SALE #1: 10/26/09 \$0.00 SALE #2:10/29/2020 \$47.00 SALE #3: 05/31/18 \$0.00					
Offerings, options and contracts as of the effective date of the appraisal See Attached Addendum						

Neighborhood Characteristics	One-Unit Housing Trends	One-Unit Housing	Present Land Use %
Location <input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input checked="" type="checkbox"/> Rural	Property Values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE AGE	One-Unit 60 %
Built-Up <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply <input checked="" type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$(000) (yrs)	2-4 Unit %
Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time <input checked="" type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	75 Low 40	Multi-Family %
Neighborhood Boundaries NORTH AND EAST BY US RT 33, SOUTH BY WINCHESTER RD AND WEST BY AMANDA NORTHERN RD. LOCATED IN LOCKVILLE, BLOOM TOWNSHIP,		250 High 145+	Commercial %
Neighborhood Description See Attached Addendum		175 Pred. 100	Other UNDVLP 40 %
Market Conditions (including support for the above conclusions) SEE ADDENDUM			

SITE	Dimensions 150 X 300		Area 45000 Sq.Ft.		Shape RECTANGULAR		View RESIDENTIAL	
	Specific Zoning Classification RR		Zoning Description RURAL RESIDENTIAL					
	Zoning Compliance <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal Nonconforming (Grandfathered Use) <input type="checkbox"/> No Zoning <input type="checkbox"/> Illegal (describe)		See Attached Addendum					
	Highest and best use of the subject property See Attached Addendum							
	Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements—Type		Public
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Street ASPHALT	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas	<input type="checkbox"/>	<input type="checkbox"/>	Sanitary Sewer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Alley NONE	<input type="checkbox"/>	<input type="checkbox"/>
FEMA Special Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		FEMA Flood Zone X		FEMA Map # 39045C0130H		FEMA Map Date 07/19/2018		
Site Comments See Attached Addendum								

ITEM	SUBJECT	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	7450 BROAD ST NW & 0 HIGH ST CARROLL, OH 43112	62 S BEAVER ST CARROLL, OH 43112		0 CARROLL-SOUTHERN RD NW CARROLL, OH 43112		5455 AMANDA-NORTHERN RD NW CARROLL, OH 43112	
Proximity to subject		2.35 MILES SE		2.75 MILES SE		1.5 MILES W	
Sales Price	\$	\$ 36,000		\$ 60,000		\$ 47,000	
Price \$ /	0	0		0		0	
Data Source		MLS#220030282 DOM 8		MLS#223010552 DOM 14		MLS#221001104 DOM 38	
Date of Sale and Time Adjustment	DESCRIPTION	DESCRIPTION	+(-) Adjust.	DESCRIPTION	+(-) Adjust.	DESCRIPTION	+(-) Adjust.
Location	RURAL VILLAGE	RURAL VILLAGE		RURAL TWP		RURAL TWP	
Site/View	150X300 (1.033AC)	50X184 (0.211 AC)	44,750	0.79 AC	13,235	140X74 (0.56 AC)	25,760
IMPROVEMENTS	POLE BARN, UTILITIES	PUBLIC UTIL AVAIL	0	SOIL TEST, ELC AV	0	SOIL TEST, ELC AV	0
IMPROVEMENTS	POOR DWLG, SHEDS		0		0		0
PARCEL#	0080102200 +5 MORE	0160138000		0130015100		0080099000	
Sales or Financing Concessions		CASH		CONVENTIONAL		CASH	
Net Adj. (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 44,750	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 13,235	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 25,760
Indicated Value of Subject		Net Adj. 124.3%		Net Adj. 22.1%		Net Adj. 54.8%	
		Gross Adj. 124.3%	\$ 80,750	Gross Adj. 22.1%	\$ 73,235	Gross Adj. 54.8%	\$ 72,760
Summary of Sales Comparison Approach See Attached Addendum							

RECONCILIATION	Based on the scope of work, assumptions, limiting conditions and appraiser's certification, my (our) opinion of the defined value of the real property that is the subject of this report as of 11/15/2023, which is the effective date of this appraisal, is:	
	<input checked="" type="checkbox"/> Single point \$ 75,000 <input type="checkbox"/> Range \$ _____ to \$ _____ <input type="checkbox"/> Greater than <input type="checkbox"/> Less than \$ _____	
	This appraisal is made <input checked="" type="checkbox"/> "as is," <input type="checkbox"/> subject to the following: See Attached Addendum	

### Scope of Work, Assumptions and Limiting Conditions

Scope of work is defined in the Uniform Standards of Professional Appraisal Practice as " the type and extent of research and analyses in an assignment." In short, scope of work is simply what the appraiser did and did not do during the course of the assignment. It includes, but is not limited to: the extent to which the property is identified and inspected, the type and extent of data researched, the type and extent of analyses applied to arrive at opinions or conclusions.

The scope of this appraisal and ensuing discussion in this report are specific to the needs of the client, other identified intended users and to the intended use of the report. This report was prepared for the sole and exclusive use of the client and other identified intended users for the identified intended use and its use by any other parties is prohibited. The appraiser is not responsible for unauthorized use of the report.

The appraiser's certification appearing in this appraisal report is subject to the following conditions and to such other specific conditions as are set forth by the appraiser in the report. All extraordinary assumptions and hypothetical conditions are stated in the report and might have affected the assignment results.

1. The appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.
2. Any sketch in this report may show approximate dimensions and is included only to assist the reader in visualizing the property. The appraiser has made no survey of the property.
3. The appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made thereto.
4. Neither all, nor any part of the content of this report, copy or other media thereof (including conclusions as to the property value, the identity of the appraiser, professional designations, or the firm with which the appraiser is connected), shall be used for any purposes by anyone but the client and other intended users as identified in this report, nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent of the appraiser.
5. The appraiser will not disclose the contents of this appraisal report unless required by applicable law or as specified in the Uniform Standards of Professional Appraisal Practice.
6. Information, estimates, and opinions furnished to the appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished to the appraiser is assumed by the appraiser.
7. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsol, or structures, which would render it more or less valuable. The appraiser assumes no responsibility for such conditions, or for engineering or testing, which might be required to discover such factors. This appraisal is not an environmental assessment of the property and should not be considered as such.
8. This appraisal report should not be used to disclose the condition of the property as it relates to the presence/absence of defects. The client is invited and encouraged to employ qualified experts to inspect and address areas of concern. If negative conditions are discovered, the opinion of value may be affected.
9. Appraisals involving hypothetical conditions related to completion of new construction, repairs or alteration are based on the assumption that such completion, alteration or repairs will be competently performed.

### Additional Comments Related To Scope Of Work, Assumptions and Limiting Conditions

BY ACCEPTING OR USING THIS APPRAISAL THE USER AGREES THAT THE FEE FOR THE APPRAISAL REPORT IS DUE AND PAYABLE.

ELECTRONIC SIGNATURES ARE UTILIZED IN THIS REPORT. THE UNIFORM STANDARDS OF PROFESSIONAL APPRAISAL PRACTICE AND THE APPRAISAL STANDARD BOARD STATE THAT ELECTRONICALLY AFFIXING A SIGNATURE TO A REPORT CARRIES THAT SAME LEVEL OF AUTHENTICITY AND RESPONSIBILITY AS AN INK SIGNATURE ON A PAPER COPY REPORT. (THE TERM " WRITTEN RECORDS" INCLUDES INFORMATION STORED ON THE ELECTRONIC, MAGNETIC OR OTHER MEDIA). ALL ELECTRONIC SIGNATURES IN THIS REPORT HAVE A SECURITY FEATURE MAINTAINED BY INDIVIDUAL PASSWORDS FOR EACH APPRAISER.

THE DIGITAL PHOTOS OF THE SUBJECT PROPERTY CONTAINED WITHIN THIS REPORT ARE ORIGINAL AND HAVE NOT BE ALTERED. MLS PHOTOS OF THE COMPARABLE PROPERTIES, IF AVAILABLE, MAY HAVE BEEN USED WITHIN THE REPORT AS THEY BEST REPRESENT THE COMPARABLES AT THE TIME OF THE TRANSFER.

#### NON-PUBLIC PERSONAL INFORMATION DISCLOSURE:

ALTHOUGH THE APPRAISAL PROCESS DEPENDS LARGELY ON PUBLIC INFORMATION AND RECORD, SINGER APPRAISAL AND CONSULTING SERVICES, INC. MAY ACQUIRE NON-PUBLIC PERSONAL INFORMATION. PERTAINING TO A HOMEOWNER OR PURCHASER DURING THE COURSE OF THE APPRAISAL PROCESS. THIS INFORMATION MAY COME FROM YOU, OUR CLIENTS OR AFFILIATES, OR OTHERS IN THE FORM OF APPLICATIONS, PURCHASE AGREEMENTS, AND/OR VERBAL INFORMATION AND MAY INCLUDE SOCIAL SECURITY NUMBERS, PLACE OF EMPLOYMENT, NON PUBLISHED TELEPHONE NUMBERS, FINANCIAL INFORMATION OR OTHER NON PUBLIC INFORMATION. ANY NONPUBLIC INFORMATION OBTAINED WILL NOT BE USED OR SHARED WITH ANY PARTY OR PARTIES OTHER THAN THOSE NECESSARY TO ACCOMPLISH THE APPRAISAL SERVICE REQUESTED.

WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT OUR CUSTOMERS OR FORMER CUSTOMERS TO ANYONE, EXCEPT AS PERMITTED BY LAW.

WE MAINTAIN PHYSICAL ELECTRONIC AND PROCEDURAL SAFEGUARDS THAT COMPLY WITH FEDERAL REGULATIONS TO GUARD YOUR NONPUBLIC PERSONAL INFORMATION.

SHOULD COURT TESTIMONY BE NECESSARY, WE RESERVE THE RIGHT TO REINVESTIGATE ANY ADDITIONAL SALES OR RENTAL INFORMATION AND TO INCLUDE THIS AS AN ADDENDUM.

THE APPRAISER IS NOT REQUIRED TO GIVE TESTIMONY OR APPEAR IN COURT BECAUSE OF HAVING MADE THIS APPRAISAL WITH REFERENCE TO THE SUBJECT PROPERTY IN QUESTION, UNLESS ARRANGEMENTS HAVE BEEN PREVIOUSLY MADE. IF THE APPRAISER TESTIFIES AND/OR IS SUBPOENAED, IT IS AGREED THAT THE CLIENT AND/OR THE USER OF THIS REPORT, WILL PAY THE APPRAISER FOR ALL TIME SPENT, FOR ANY MATTER CONCERNING THIS APPRAISAL REPORT, AT A RATE OF TWO HUNDRED FIFTY DOLLARS (\$250.00) PER HOUR.

ACCEPTANCE OF, AND/OR USE OF THIS APPRAISAL REPORT CONSTITUTES ACCEPTANCE OF ALL THE ASSUMPTIONS AND CONDITIONS.

HYPOTHETICAL CONDITIONS AND EXTRAORDINARY ASSUMPTIONS "MIGHT HAVE AFFECTED ASSIGNMENT RESULTS".

Appraiser's Certification

The appraiser(s) certifies that, to the best of the appraiser's knowledge and belief:

- 1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are the appraiser's personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. Unless otherwise stated, the appraiser has no present or prospective interest in the property that is the subject of this report and has no personal interest with respect to the parties involved.
4. The appraiser has no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. The appraiser's engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. The appraiser's 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.
7. The appraiser's analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
8. Unless otherwise noted, the appraiser has made a personal inspection of the property that is the subject of this report.
9. Unless noted below, no one provided significant real property appraisal assistance to the appraiser signing this certification. Significant real property appraisal assistance provided by:

Additional Certifications:

APPRAISER DISCLOSURE STATEMENT:

IN THE COMPLIANCE WITH THE OHIO REVISED CODE SECTION 4763.12(C),

- (1) NAME OF APPRAISER: DAN R. SINGER
(2) CLASS OF CERTIFICATION / LICENSURE: CERTIFIED GENERAL APPRAISER. LICENSE NUMBER: 000382990
(3) THIS REPORT IS WITHIN THE SCOPE OF MY LICENSE
(4) MY SERVICE IS PROVIDED AS A DISINTERESTED AND UNBIASED THIRD PARTY.
(5) MY SIGNATURE AS THE PERSON PREPARING AND REPORTING THE APPRAISAL IS LOCATED IN THE CERTIFICATION SECTION OF THIS APPRAISAL.

Definition of Value: [X] Market Value [ ] Other Value:

Source of Definition: FANNIE MAE SELLING GUIDE: B4-1.1-01: Definition of Market Value (04/15/2014)

MARKET VALUE IS THE MOST PROBABLE PRICE THAT 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/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.

ADDRESS OF THE PROPERTY APPRAISED:
7450 BROAD ST NW AND O HIGH ST
CARROLL
EFFECTIVE DATE OF THE APPRAISAL: 11/15/2023
APPRAISED VALUE OF THE SUBJECT PROPERTY \$ 75,000

APPRAISER

Signature: [Handwritten Signature]
Name: DAN R. SINGER
Company Name: SINGER APPRAISAL & CONSULTING SVCS, LLC
Company Address: 222 SOUTH BROAD STREET
LANCASTER, OH 43130
Telephone Number: 740-687-1234
Email Address: singerappr@gmail.com
State Certification # 000382990
or License #
or Other (describe): State #:
State: OHIO
Expiration Date of Certification or License: 10/11/2024
Date of Signature and Report: 11/15/2023
Date of Property Viewing: 10/26/2023
Degree of property viewing:
[X] Did personally view [ ] Did not personally view

SUPERVISORY APPRAISER

Signature:
Name:
Company Name:
Company Address:
Telephone Number:
Email Address:
State Certification #
or License #
State:
Expiration Date of Certification or License:
Date of Signature:
Date of Property Viewing:
Degree of property viewing:
[ ] Did personally view [ ] Did not personally view

# ADDENDUM

Client: ATTORNEY JASON PRICE

File No.: 23100017

Property Address: 7450 BROAD ST NW AND 0 HIGH ST

Case No.:

City: CARROLL

State: OH

Zip: 43112

## LEGAL DESCRIPTION

OWNER OF RECORD: THOMAS FRENCH EDWARD & RONALD CLARK

TRANSFERS: 12/31/2019 \$0.00 :: 10/21/2019 \$0.00 :: 2/27/1997 \$0.00

ALL TRANSFERS WERE EXEMPT BETWEEN RELATED PARTIES AND MAY HAVE BEEN FRACTIONAL INTERESTS

BLOOM TOWNSHIP ; BLOOM CARROLL SCHOOL DISTRICT

PPN#0080102200

IMPROVED WITH A DWELLING BUILT IN 1900, THAT HAS BEEN DESTROYED BY FIRE

7450 BROAD ST NW

LOCKVILLE LOT 26

50 x 150

TAXES \$198.68

PPN#0080101900

0 HIGH ST NW

LOCKVILLE LOT 23

50 x 150

TAXES \$95.18

PPN#0080102000

0 HIGH ST NW

LOCKVILLE LOT 24

50 X 150

TAXES \$95.18

PPN#0080102100

IMPROVED WITH 30 X 40 POLE BUILDING WITH MOSTLY DIRT FLOOR, BUILT IN 1977

0 HIGH ST NW

LOCKVILLE LOT 25

50 X 150

TAXES \$166.36

PPN#0080102300

0 BROAD ST NW

LOCKVILLE LOT 27

50 X 150

TAXES \$95.18

PPN#0080102400

POOR SHEDS NOTED ON SITE

0 BROAD ST NW

LOCKVILLE LOT 28

50 X 150

TAXES \$100.86

## OFFERINGS, CONTRACTS AND OPTIONS

THERE ARE NO KNOWN OFFERINGS OR CONTRACTS AS OF THE DATE OF THE APPRAISAL. PER COLUMBUS BOARD OF REALTORS (CBR) MLS DATA SOURCES, THE SUBJECT PROPERTY WAS NOT FOUND TO BE OFFERED FOR SALE IN THE TWELVE MONTHS PRIOR TO THE EFFECTIVE DATE OF THIS APPRAISAL.

## NEIGHBORHOOD DESCRIPTION

THE SUBJECT IS LOCATED IN A SMALL, ESTABLISHED, PLATTED AREA KNOWN AS LOCKVILLE. THE AGE AND BUILD UP RATE IS FOR THE IMMEDIATE AREA. THE GENERAL BLOOM TOWNSHIP AREA HAS A MUCH BROADER PRICE, AGE, AND LAND USE.

EMPLOYMENT, HOSPITAL, SHOPPING AND SUPPORTING SERVICES ARE LOCATED WITHIN 5 - 25 MILES OF THE SUBJECT.

HOMES IN THE AREA VARY FROM MOBILE HOMES TO OLD TWO STORIES. THE GENERAL CONDITION OF HOMES AND PROPERTIES IN THE IMMEDIATE NEIGHBORHOOD IS FAIR TO AVERAGE.

## NEIGHBORHOOD MARKET CONDITIONS

BASED ON INFORMATION FROM LOCAL REALTORS AND ON MARKET SURVEYS, THE LOCAL MARKET APPEARS TO BE STRONG WITH DEMAND STILL OUTPACING SUPPLY WITH SHORTENED MARKETING TIMES. THIS IS MOSTLY DUE TO THE RISE IN THE COST OF BORROWING HAVING A PROFOUND IMPACT ON AFFORDABILITY. THE TYPICALLY HOMEOWNER DOES NOT WANT TO SELL THEIR CURRENT PROPERTY THAT MAY BE FINANCED AT 3+/-% AND HAVE TO BUY LESS HOUSE FOR THE SAME PAYMENT THEY HAD, DUE TO THE CURRENT 7+% RATES. THUS, SUPPLY AND DEMAND ARE OUT OF BALANCE.

MARKETING TIMES REMAIN LOW AND MOST OFTEN UNDER THIRTY DAYS. TYPICAL MARKETING TIME FOR THIS MARKET AREA IS 0-3 MONTHS FOR MOST SINGLE-FAMILY RESIDENTIALLY IMPROVED PROPERTIES WHEN PROPERTIES ARE COMPETITIVELY PRICED.

11/15/2023 REDFIN REPORTS: After more than a year of deteriorated affordability that's priced out so many would-be buyers, their luck could be reversing as more and more cracks are visibly forming within the housing market. Mortgage rates have dropped from just above 8% to 7.41%, the share of sellers dropping prices is at a record high, and there's an "unseasonal uptick in the total number of homes for sale, which is at its highest level since the start of the year." Mortgage rate purchase applications, which have been on a steady decline, are even up 3% week-over-week on the news. Nearly 7% of home sellers dropped their asking price in the four weeks ending Nov. 5, which is the highest share on record (tied with the four weeks ending Oct. 29). In an average month, 3.6% of homes lower their prices. Overall home sales are down 23% year-over-year in the metros included in Redfin's analysis, versus an 11% decline for all-cash sales during the same time period.

FOLLOWING THE MASS EXODUS OF MANY EMPLOYMENT SECTORS DURING THE COVID RESTRICTION PERIOD, THERE CONTINUES TO BE A SIGNIFICANT LABOR SHORTAGE REPORTED. MANY INDIVIDUALS HAVE FOLLOWED OTHER PATHS RATHER THAN RETURN TO THEIR PRIOR FIELD OF WORK. IT IS NOT KNOWN HOW THIS WILL AFFECT THE MARKET OR MARKETABILITY OF PROPERTIES. MOST NOTABLY AND IMMEDIATELY, COMMERCIAL. HOUSING PREFERENCES AND NEEDS HAVE SHIFTED WITH MORE INDIVIDUALS WORKING FROM HOME OR NOT RETURNING TO WORK.

A VARIETY OF FINANCING OPTIONS ARE USED IN THE SUBJECT'S MARKET AREA WITH CONVENTIONAL AND FHA/VA BEING PREDOMINANT. SALES CONCESSIONS ARE NOT TYPICAL FOR THIS MARKET AREA OUTSIDE OF SOME SELLERS PARTICIPATING IN CLOSING COSTS. THIS IS TYPICALLY IS IN THE \$1,500 - \$3,500 RANGE. THESE CONCESSIONS WILL USUALLY TAKE PLACE DURING

# ADDENDUM

Client: ATTORNEY JASON PRICE

File No.: 23100017

Property Address: 7450 BROAD ST NW AND 0 HIGH ST

Case No.:

City: CARROLL

State: OH

Zip: 43112

CONTRACT NEGOTIATIONS. AFTER A LONG PERIOD OF LOW AND STABLE INTEREST RATES, RECENT INCREASES ARE IN THE 7%+ RANGE WITH NO SIGNIFICANT DECLINES ANTICIPATED IN THE NEAR FUTURE. HOUSING AFFORDABILITY WILL REMAIN AN IMPORTANT FACTOR TO WATCH. ALSO AFFECTING THE AFFORDABILITY FACTOR IS THE DRAMATIC INCREASES IN DAILY EXPENDITURES SUCH AS GASOLINE AND GROCERIES THAT HAS CUT INTO EVERYONE'S BUDGET.

## ZONING COMPLIANCE

603 R-R RURAL RESIDENTIAL DISTRICT

603.1 Purpose

It is the intent of this district to provide for single family dwellings on large tracts within areas suitable for agricultural production, and to control indiscriminate urban development in such areas. Areas within this district will not normally be served by public sewer and water.

603.2 Permitted Uses

The uses listed in this section are the principal permitted uses within the R-R Rural Residential district. A building or lot within the R-R Rural Residential district shall only be used for such purposes, except as provided for in section 603.3.

A. Agricultural and the usual agricultural buildings and structures. The use of any trailer or other structure or building not normally intended to be used for an agricultural use, however, shall not be permitted.

B. One single family detached dwelling per lot. Each single family dwelling shall have not less than 1,150 square feet of living area on the ground or first floor. However a dwelling designed with a total living area of at least 1,400 square feet or more on two levels separated in height from floor to ceiling by 7 feet 6 inches or more, the first floor area may be reduced to not less than 900 square feet. In no case shall any area less than 6 feet in height be considered living area. Rooms used exclusively for utilities, storage, and/or unheated rooms shall not be considered living area.

C. Public buildings and facilities owned or operated by a general purpose unit of local government.

D. Roadside stands and farm markets, subject to the provisions of Ohio Revised Code 519.21(c).

E. Accessory uses, subject to the provisions of section 808 of this Resolution.

F. Home occupations as permitted and regulated in section 809 of this Resolution.

G. Signs as permitted and regulated in Article X.

H. Off-street parking as permitted and regulated in Article IX.

I. Group residential facilities as permitted and regulated in Section 810 of this Resolution

## HIGHEST AND BEST USE

THE SUBJECT WAS, AT THE TIME OF THE APPRAISAL, BEING USED RESIDENTIALLY AS A SINGLE-FAMILY HOME SITE AND APPRAISED AS SUCH. THE SUBJECT'S HIGHEST AND BEST USE IS SINGLE FAMILY WITH NO CHANGE IN USE ANTICIPATED IN THE FORESEEABLE FUTURE.

THIS IS BASED ON THE ZONING, LOT SIZE, SHAPE, AND LAND-TO-BUILDING RATIO ALLOWING THE PRESENT STRUCTURE AND INDICATING A GOOD UTILIZATION OF THE IMPROVEMENTS, BASED ON CURRENT MARKET CONDITIONS.

HIGHEST AND BEST USE IS DEFINED AS, THE REASONABLE, PROBABLE AND LEGAL USE OF VACANT LAND OR AN IMPROVED PROPERTY, WHICH IS PHYSICALLY POSSIBLE, APPROPRIATELY SUPPORTED, FINANCIALLY FEASIBLE, AND THAT RESULTS IN THE HIGHEST VALUE. IT IS LIKELY THE EXISTING DWELLING WILL BE RAZED WITH THE POTENTIAL FOR A NEW DWELLING TO BE ADDED.

## SITE COMMENTS

THE SUBJECT IS COMPRISED OF SIX, CONTIGUOUS PARCELS. THE SITE FRONTS BROAD ST, HIGH ST, AND LOCKVILLE RD.

BASED ON A CONVERSATION WITH THE FAIRFIELD COUNTY HEALTH DEPARTMENT, THERE IS NO RECORD OF THE CURRENT WATER WELL OR ONSITE SEWAGE SYSTEM. THIS DOES NOT MEAN THAT THEY DO NOT EXIST, THEY HAVE NOT BEEN INSPECTED FOR CURRENT COMPLIANCE OR LOGGED WITH THE DEPARTMENT.

THE HEALTH DEPARTMENT INDICATED IT IS NOT KNOWN IF ANY OF THE UNIMPROVED PARCELS COULD BE APPROVED FOR ADDITIONAL WELL OR SEPTIC SYSTEMS. THEREFORE, THE SIX PARCELS ARE BEING CONSIDERED AS ONE SITE. 150 X 300.

PER O.D.N.R: A WELL LOG DATED 1969 IS OF RECORD (SEE ATTACHED)

PER FAIRFIELD COUNTY UTILITIES, PUBLIC WATER IS LOCATED ALONG LOCKVILLE ROAD BUT IT IS NOT KNOWN IF A TAP COULD BE OBTAINED TO THE SUBJECT SITE.

THE SUBJECT SITE IS IMPROVED WITH A DWELLING THAT HAS BEEN DESTROYED BY FIRE AND WILL LIKELY BE RAZED WITH NO VALUE ADDED TO THE SITE. THE ESTIMATED COST TO RAZE THE STRUCTURE IS \$15,000.

THERE ARE POOR SHEDS THAT DO NOT ADD VALUE TO THE SITE.

THE 30X40 POLE BARN IS IN FAIR - AVERAGE OVERALL CONDITION FOR ITS AGE & STYLE WITH A CONTRIBUTORY VALUE OF \$5,000.

IT IS NOT KNOWN IF THE EXISTING WELL AND SEPTIC MEET CURRENT HEALTH DEPARTMENT STANDARDS BUT CONSIDERED TO EXIST ON THE SITE.

THERE IS ELECTRIC SERVICE TO THE SITE.

THE ESTIMATED COST TO RAZE THE DWELLING IS BASICALLY CANCELED OUT BY THE VALUE OF THE EXISTING OUTBUILDING, PRESENCE OF A WELL, SEPTIC, AND ELECTRIC SERVICE TO THE SITE.

THUS, NO MARKET ADJUSTMENT IS CONSIDERED FOR THE IMPROVEMENTS.

## COMMENTS ON SALES COMPARISON

A SEARCH FOR ACTIVE, PENDING AND SOLD LISTINGS OF SIMILAR SITES, BOTH IMPROVED AND UNDEVELOPED, WAS CONDUCTED IN THE SUBJECT'S MARKET AREA FROM 01/01/2021 - 11/15/2023. THE SEARCH WAS GENERATED USING THE COLUMBUS MLS WITH VERIFICATION MADE USING THE AUDITOR RECORD FOR EACH SALE USED.

SITES OF FROM 0-1+ ACRES IN THE BLOOM CARROLL SCHOOL DISTRICT WERE REVIEWED. THOSE SITES LOCATED IN SIMILAR PLATTED AREAS OR VILLAGE LOCATIONS WERE CONSIDERED TO BE MOST RELEVANT AND COMPARABLE.

62 S BEAVER ST: THIS SALE IS LOCATED IN THE VILLAGE OF CARROLL WITH ALL PUBLIC UTILITIES AVAILABLE TO THE SITE.

0 CARROLL-SOUTHERN RD NW: THIS SALE IS LOCATED IN A SMALL PLATTED RURAL RESIDENTIAL AREA. CURRENT SOIL TESTS HAVE BEEN COMPLETED WITH RECOMMENDATION TO THE HEALTH DEPARTMENT. A WATER WELL MAY BE NEEDED. ELECTRIC IS AVAILABLE.

5455 AMANDA-NORTHERN RD NW: THIS SALE IS LOCATED AT A PLATTED CROSSROADS, RURAL RESIDENTIAL AREA, NORTH EAST OF THE VILLAGE OF CARROLL. IT APPEARS THIS SITE MAY HAVE BEEN IMPROVED AT SOME TIME IN THE PAST. CURRENT SOIL TESTS HAVE BEEN COMPLETED WITH RECOMMENDATION TO THE HEALTH DEPARTMENT. A WATER WELL MAY BE NEEDED. ELECTRIC IS AVAILABLE.

ADJUSTMENTS TO RELEVANT FACTORS WERE CONSIDERED BASED ON MARKET REACTION TO THE DIFFERENCES.

ADDENDUM

Client: ATTORNEY JASON PRICE

File No.: 23100017

Property Address: 7450 BROAD ST NW AND 0 HIGH ST

Case No.:

City: CARROLL

State: OH

Zip: 43112

THE COMPARABLES FORM A CLOSE RANGE OF VALUE BEFORE AND AFTER MARKET ADJUSTMENTS WITH THE MID RANGE OF VALUE SUPPORTED FOR THE SUBJECT.

THE SUBJECT WILL BE OFFERED AT PUBLIC AUCTION WITH ADEQUATE PUBLIC NOTICE AND ADVERTISING PRIOR TO THE SALE. THIS IS A COMMON AND ACCEPTED METHOD OF SALE IN THE REGION, AND IS NOT CONSIDERED TO HAVE A NEGATIVE IMPACT ON THE SUBJECT'S MARKETABILITY.

**CONDITIONS OF APPRAISAL**

THE COST APPROACH WAS CONSIDERED BUT NOT DETERMINED TO BE APPLICABLE DUE TO THE SITE IMPROVEMENTS BEING MINIMAL WITH SOME IN NEED OF BEING REMOVED.

THE INCOME APPROACH WAS CONSIDERED BUT NOT DETERMINED TO BE APPLICABLE AS THE SITE WOULD NOT BE LIKELY TO GENERATE RENTAL INCOME.

THE SALES COMPARISON APPROACH IS THE ONLY APPROACH CONSIDERED APPLICABLE TO THE SUBJECT AS IT IS CONSIDERED A MINIMALLY IMPROVED, RESIDENTIAL SITE, WITH ADEQUATE SALES DATA OF WHICH TO COMPARE TO THE SUBJECT.

THIS APPRAISAL REPORT WAS COMPLETED "AS IS" AND PER USPAP GUIDELINES.

NO SPECIAL CONDITIONS WERE REQUESTED BY THE CLIENT FOR THE COMPLETION OF THIS REPORT.

THIS REPORT IS SUBJECT TO: THE STATED SCOPE OF WORK, PURPOSE OF THE APPRAISAL, REPORTING REQUIREMENTS OF USPAP, AND THE DEFINITION OF MARKET VALUE.

HYPOTHETICAL CONDITIONS OR EXTRAORDINARY ASSUMPTIONS MIGHT HAVE AFFECTED THE ASSIGNMENT RESULTS.



USPAP ADDENDUM

File No. 23100017

Borrower: \_\_\_\_\_  
 Property Address: 7450 BROAD ST NW AND O HIGH ST  
 City: CARROLL County: FAIRFIELD State: OH Zip Code: 43112  
 Lender: ATTORNEY JASON PRICE

APPRAISAL AND REPORT IDENTIFICATION

This report was prepared under the following USPAP reporting option:

- Appraisal Report** A written report prepared under Standards Rule 2-2(a).
- Restricted Appraisal Report** A written report prepared under Standards Rule 2-2(b).

Reasonable Exposure Time

My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: 0-3 MONTHS

EXPOSURE TIME: AN OPINION, BASED ON SUPPORTING MARKET DATA, OF THE 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. THE EXPOSURE TIME ASSOCIATED WITH THE SUBJECT IN THIS REPORT IS 0-3 MONTHS

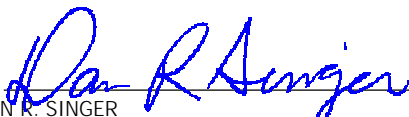
Additional Certifications

- 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** performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

Revision to the wording of the above statement to comply with 2020-2021 USPAP: 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 the agreement to perform this assignment.

Additional Comments

APPRAISER:

Signature:   
 Name: DAN R. SINGER  
 Date Signed: 11/15/2023  
 State Certification #: 000382990  
 or State License #: \_\_\_\_\_  
 or Other (describe): \_\_\_\_\_ State #: \_\_\_\_\_  
 State: OHIO  
 Expiration Date of Certification or License: 10/11/2024  
 Effective Date of Appraisal: 11/15/2023

SUPERVISORY APPRAISER (only if required):

Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Date Signed: \_\_\_\_\_  
 State Certification #: \_\_\_\_\_  
 or State License #: \_\_\_\_\_  
 State: \_\_\_\_\_  
 Expiration Date of Certification or License: \_\_\_\_\_  
 Supervisory Appraiser inspection of Subject Property:  
 Did Not  Exterior-only from street  Interior and Exterior

**APPRAISER DISCLOSURE STATEMENT**

In compliance with Ohio Revised Code Section 4763.12(C)

1. Name of Appraiser Dan R. Singer

2. Class of Certification/License  Certified General

Licensed Residential

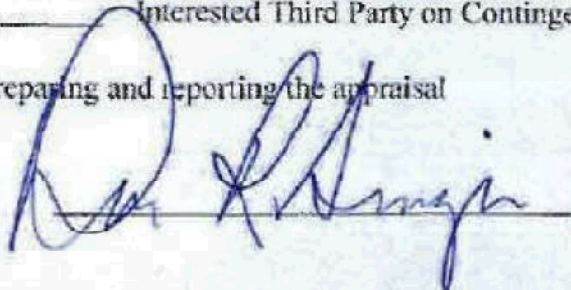
Temporary  General  Temporary

Certification/ License Number 382990

3. Scope: This report  Is within the scope of my Certification or License  
 Is not within the scope of my Certification or License

4. Service Provided by  Disinterested & Unbiased Third Party  
 Interested & Biased Third Party  
 Interested Third Party on 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**

**SUBJECT PROPERTY PHOTO ADDENDUM**

Client: ATTORNEY JASON PRICE	File No.: 23100017
Property Address: 7450 BROAD ST NW AND O HIGH ST	Case No.:
City: CARROLL	State: OH Zip: 43112



**FRONT VIEW OF  
SUBJECT PROPERTY**

Appraised Date: November 15, 2023  
Appraised Value: \$ 75,000



**REAR VIEW OF  
SUBJECT PROPERTY**



**STREET SCENE**



LOCATION MAP

Client: ATTORNEY JASON PRICE

File No.: 23100017

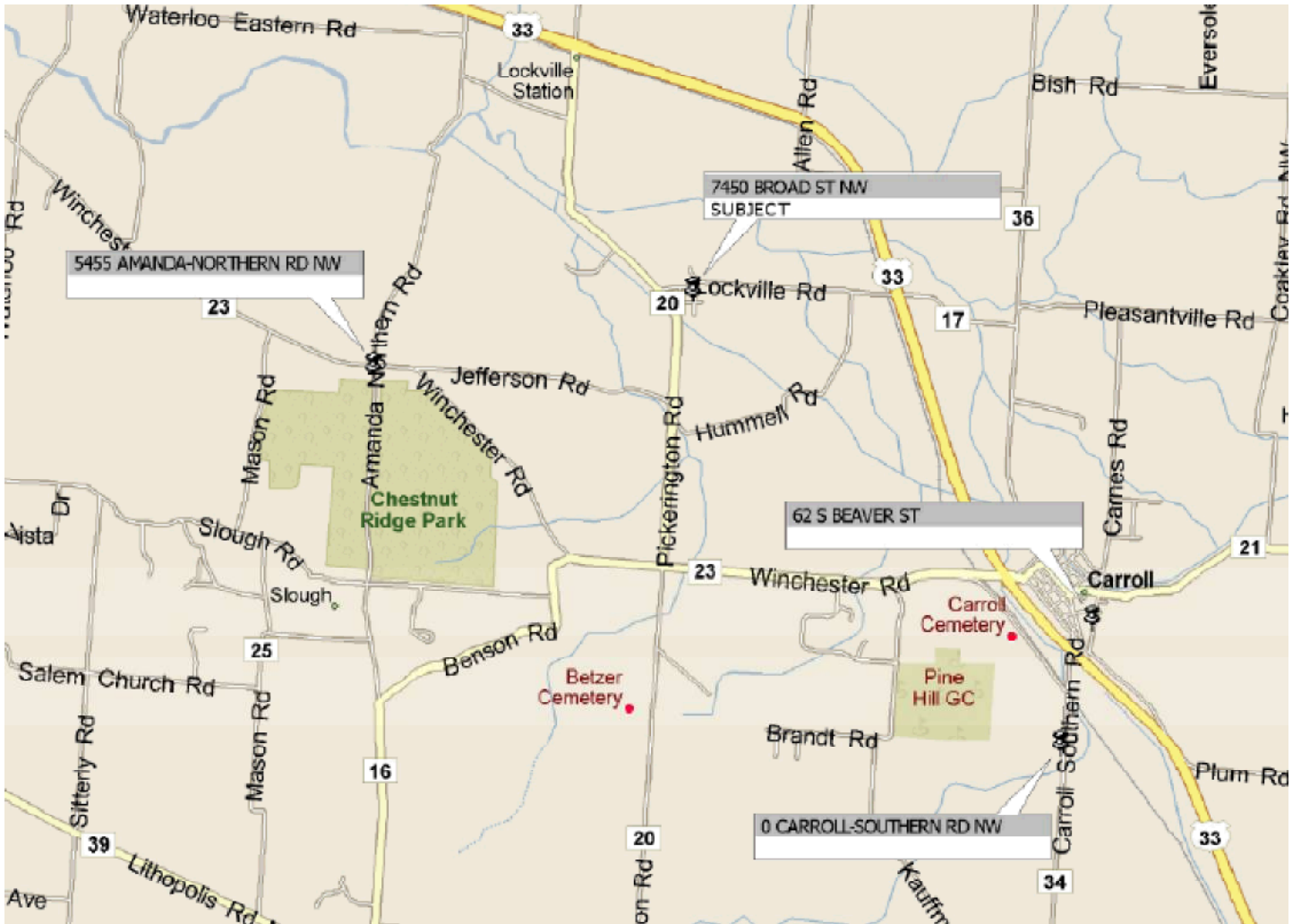
Property Address: 7450 BROAD ST NW AND O HIGH ST

Case No.:

City: CARROLL

State: OH

Zip: 43112



FLOORPLAN SKETCH

Client: ATTORNEY JASON PRICE

File No.: 23100017

Property Address: 7450 BROAD ST NW AND O HIGH ST

Case No.:

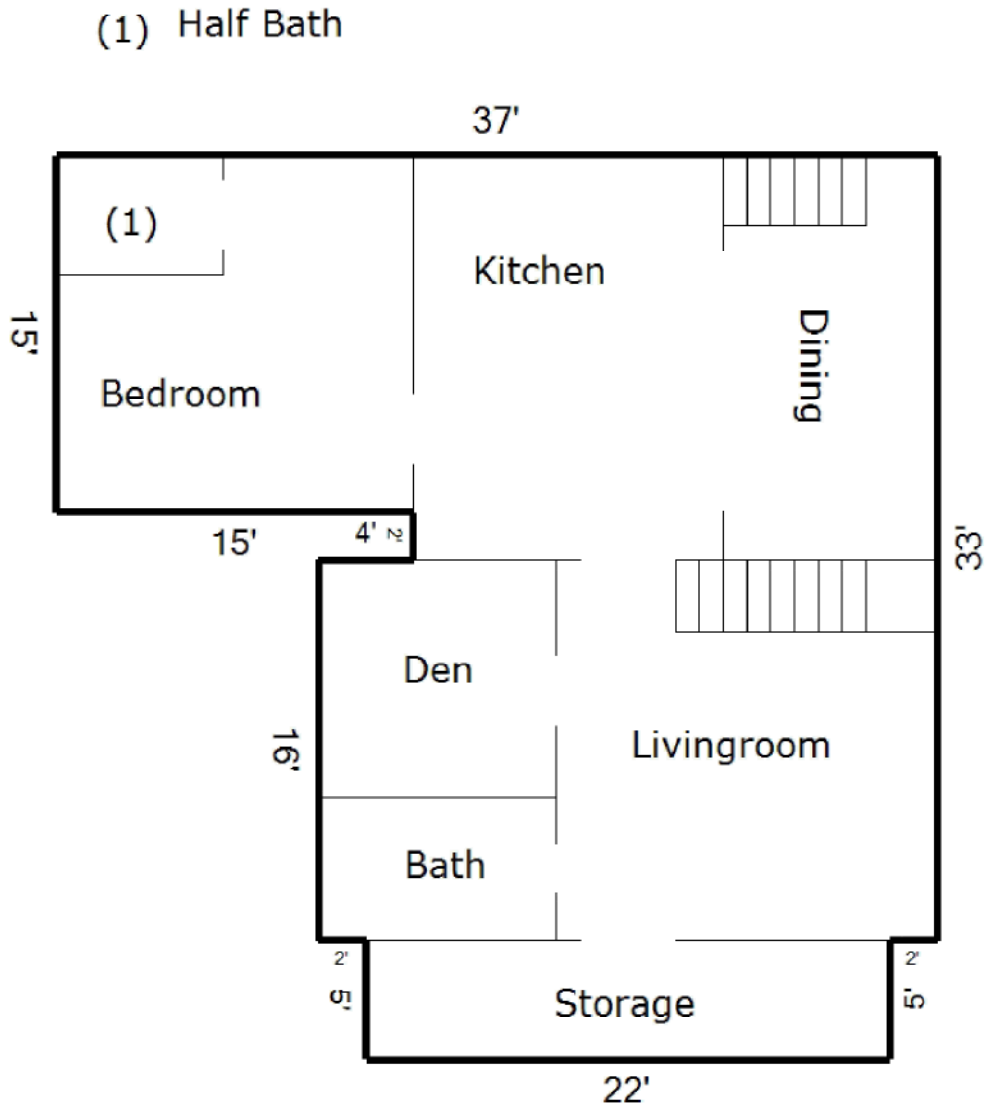
City: CARROLL

State: OH

Zip: 43112

Sketch

Note, The Room Dimensions are Not to Scale



First Floor  
[Area: 1125 ft<sup>2</sup>]



Living Area	Area Calculation			
First Floor	1125.00 ft <sup>2</sup>	First Floor		x 1.00 = 1125.00 ft <sup>2</sup>
		5' x	22' x	1.00 = 110.00 ft <sup>2</sup>
		4' x	16' x	1.00 = 64 ft <sup>2</sup>
		18' x	22' x	1.00 = 396.00 ft <sup>2</sup>
<b>Total Living Area (rounded):</b>	<b>1125 ft<sup>2</sup></b>	15' x	37' x	1.00 = 555.00 ft <sup>2</sup>

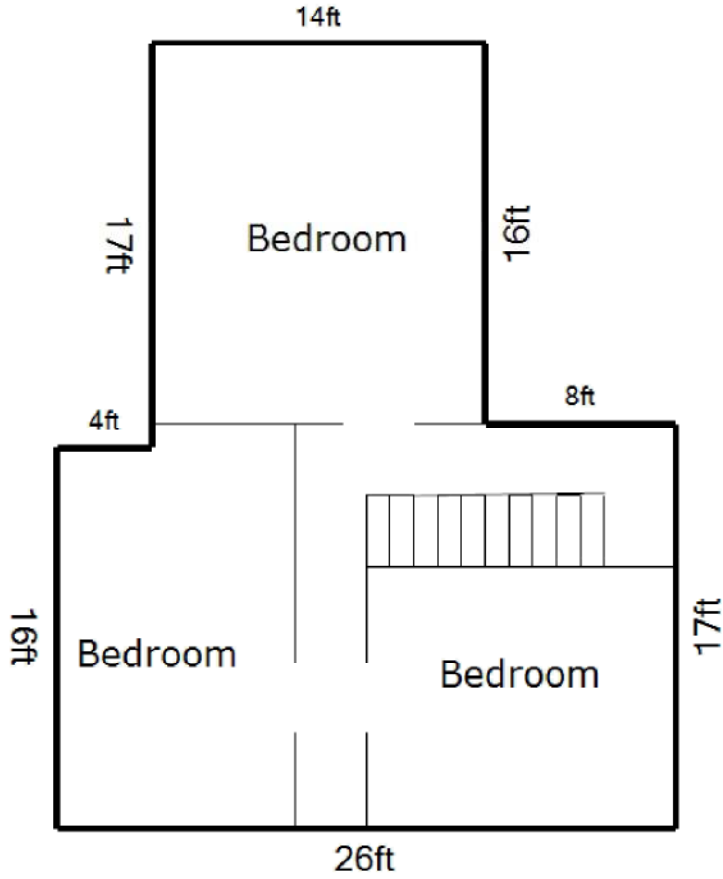
SINGER APPRAISAL & CONSULTING SERVICES, L.L.C.

FLOORPLAN SKETCH

Client: ATTORNEY JASON PRICE	File No.: 23100017
Property Address: 7450 BROAD ST NW AND O HIGH ST	Case No.:
City: CARROLL	State: OH Zip: 43112

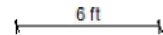
Sketch

Note, The Room Dimensions are Not to Scale

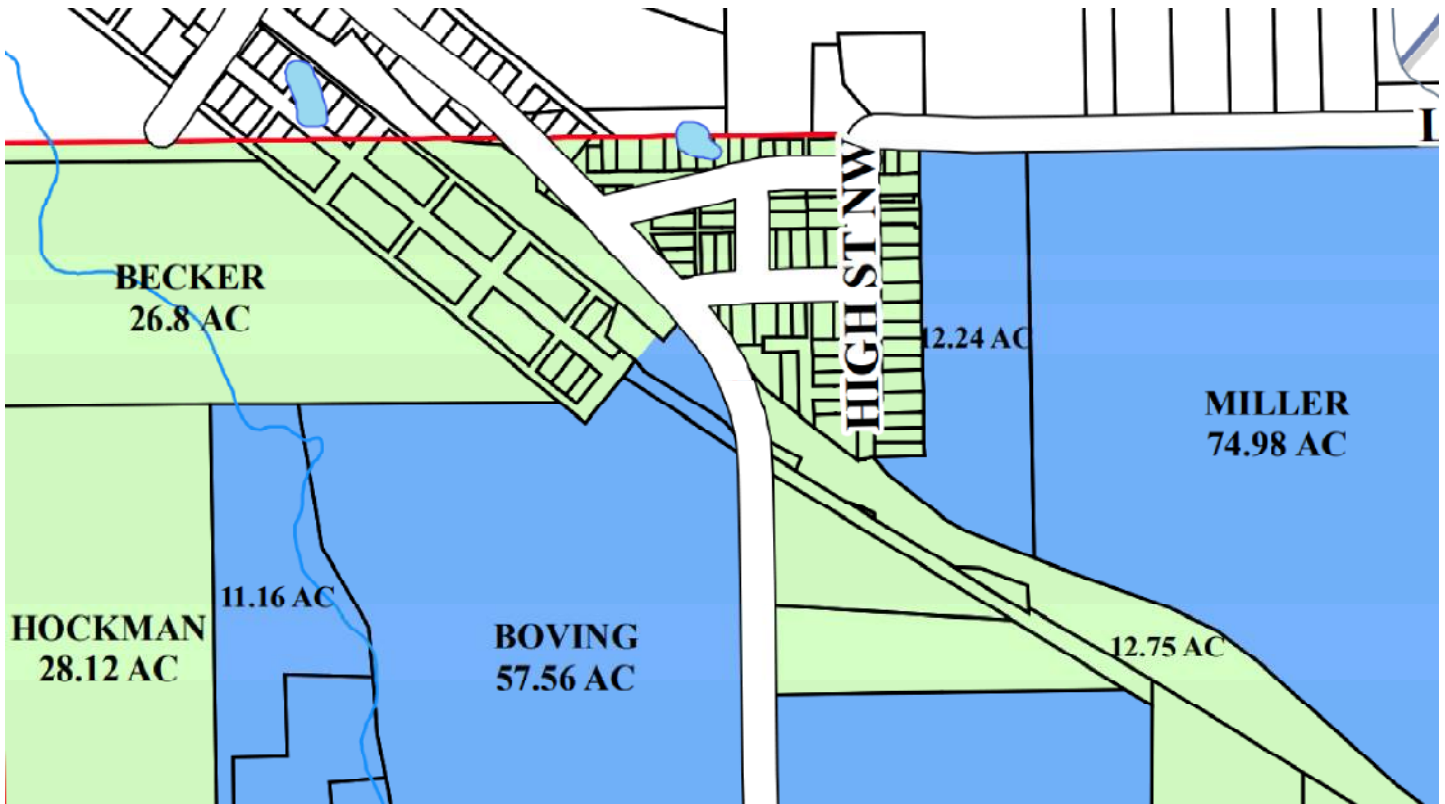


**Second Floor**

[Area: 662 ft<sup>2</sup>]



Living Area	Area Calculation			
Second Floor	662 ft <sup>2</sup> Second Floor x 1.00 = 662 ft <sup>2</sup>			
	26ft x	16ft x	1.00 =	416 ft <sup>2</sup>
	17ft x	14ft x	1.00 =	238 ft <sup>2</sup>
<b>Total Living Area (rounded):</b>	<b>662 ft<sup>2</sup></b>	8ft x	1ft x	1.00 = 8 ft <sup>2</sup>



### LEGEND

#### ZONING

- R-R, Rural Residential
- R-1, Suburban Single Family
- R-2, One- & Two-Family
- R-3, Multi-Family
- R-MH, Manufactured Home Park
- B-1, Limited Business & Suburban Office
- B-2, Commercial Business
- B-3, Intensive & Motorist Services Business
- E-B-3, Intensive & Motorist Services Business Buffer
- I-1, Light Industrial

- I-2, Heavy Industrial
- P-D, Planned Unit Development
- Parcels
- Corporation Boundaries
- Section Lines
- Bodies of Water
- 100-Year Floodplain
- Streams
- Railroads



Client: ATTORNEY JASON PRICE

File No.: 23100017

Property Address: 7450 BROAD ST NW AND O HIGH ST

Case No.:

City: CARROLL

State: OH

Zip: 43112

Situated in the State of Ohio, County of Fairfield and Township of Bloom and bounded and described as follows:

Being Lots Twenty-Three (23), Twenty-Four (24), Twenty-Five (25), Twenty-Six (26), Twenty-Seven (27) and Twenty-Eight (28) in the unincorporated Village of Lockville, Bloom Township, Fairfield County, Ohio, as recorded in Plat Book 1, Page 26 in the Fairfield County Recorder's Office.

Also any portion of vacated streets or alleys per Commissioner's Journal 26, Page 531.

Parcel No. 0080101900, 0080102000, 0080102100, 0080102200, 0080102300, 0080102400  
Address: 7450 Broad St. NW & O High St.

DESCRIPTION REVIEWED AND APPROVED FOR TRANSFER ONLY, FAIRFIELD COUNTY AUDITOR/ENGINEER TAX MAPS.

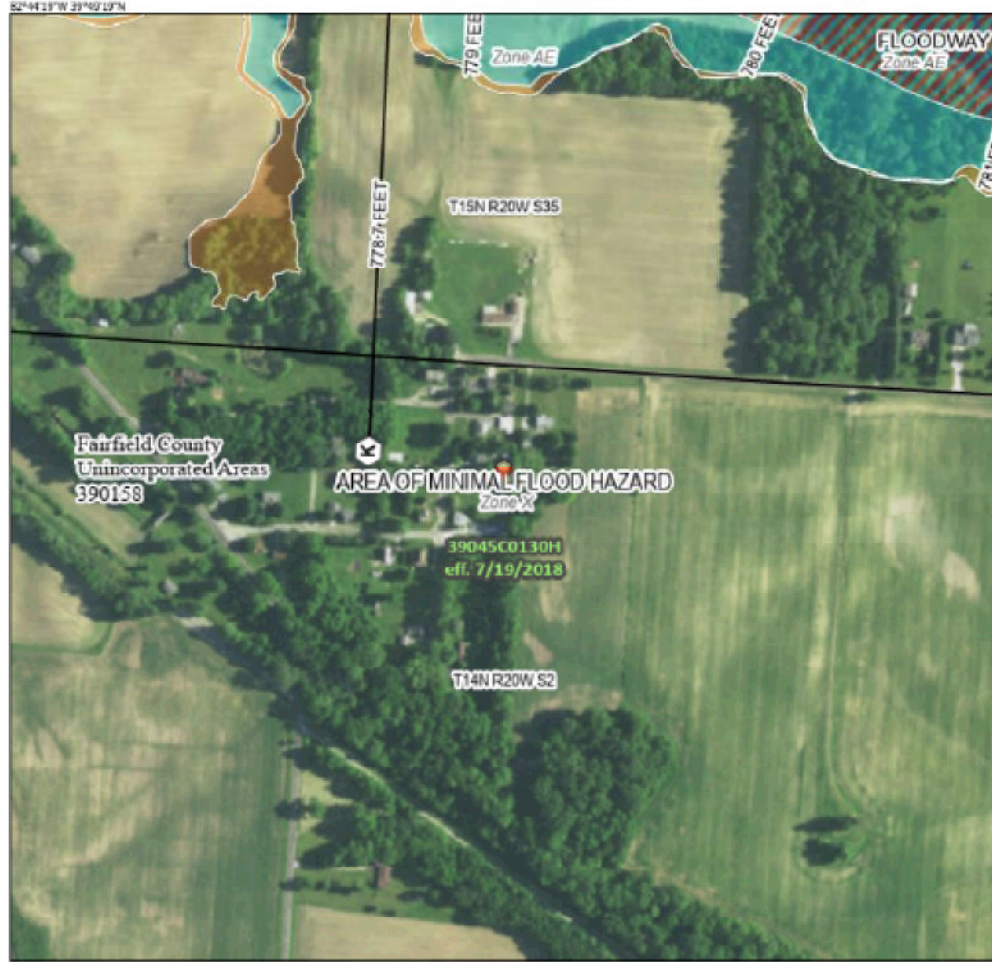
BY CLT DATE 12-3-19  
008-01019-00  
008-01020-00  
008-01021-00  
008-01022-00  
008-01023-00  
008-01024-00

Prior Instrument Reference: OR Vol. 657, Page 242, Vol. 657, Page 239

Parcel No: 0080101900, 0080102000, 0080102100, 0080102200, 0080102300, 0080102400



# National Flood Hazard Layer FIRMette



## Legend

- SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT
- SPECIAL FLOOD HAZARD AREAS**
- Without Base Flood Elevation (BFE) Zone A, A-1, A-2
  - With BFE or Depth Zone AE, AD, AH, VE, VA
  - Regulatory Floodway
- OTHER AREAS OF FLOOD HAZARD**
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
  - Future Conditions 1% Annual Chance Flood Hazard Zone X
  - Area with Reduced Flood Risk due to Levee, See Notes, Zone F
  - Area with Flood Risk due to Levee, Zone D
- OTHER AREAS**
- NO SCREEN: Area of Minimal Flood Hazard Zone X
  - Effective LOMRs
  - Area of Undetermined Flood Hazard Zone D
- GENERAL STRUCTURES**
- Channel, Culvert, or Storm Sewer
  - Levee, Dike, or Floodwall
- OTHER FEATURES**
- 26.2: Cross Sections with 2% Annual Chance Water Surface Elevation
  - 27.6: Coastal Tract
  - Base Flood Elevation Line (BFE)
  - Limit of Study
  - Jurisdiction Boundary
  - Coastal Tract Baseline
  - Profile Baseline
  - Hydrographic Feature
- MAP PANELS**
- Digital Data Available
  - No Digital Data Available
  - Unmapped
- The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 11/15/2022 at 8:06 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



Client: ATTORNEY JASON PRICE File No.: 23100017  
 Property Address: 7450 BROAD ST NW AND O HIGH ST Case No.:  
 City: CARROLL State: OH Zip: 43112

**WELL LOG AND DRILLING REPORT**  
 State of Ohio  
 DEPARTMENT OF NATURAL RESOURCES  
 Division of Water  
 1500 Dublin Road  
 Columbus, Ohio

24  
LOCATED

ORIGINAL

No. 186147

NW, NE,

County Fairfield Township Bloom Section of Township 2  
 Owner Howard Stambaugh Address Lockville  
 Location of property Lockville R.

**CONSTRUCTION DETAILS**

**BAILING OR PUMPING TEST**

Casing diameter 4 1/4 Length of casing 35'  
 Type of screen Length of screen  
 Type of pump  
 Capacity of pump  
 Depth of pump setting  
 Date of completion

Pumping rate 15 G.P.M. Duration of test 1/2 hrs.  
 Drawdown 6 ft. Date 2/19/57  
 Developed capacity 15 g.p.m.  
 Static level—depth to water 20 ft.  
 Pump installed by  
BEDROCK ELEV. 775'

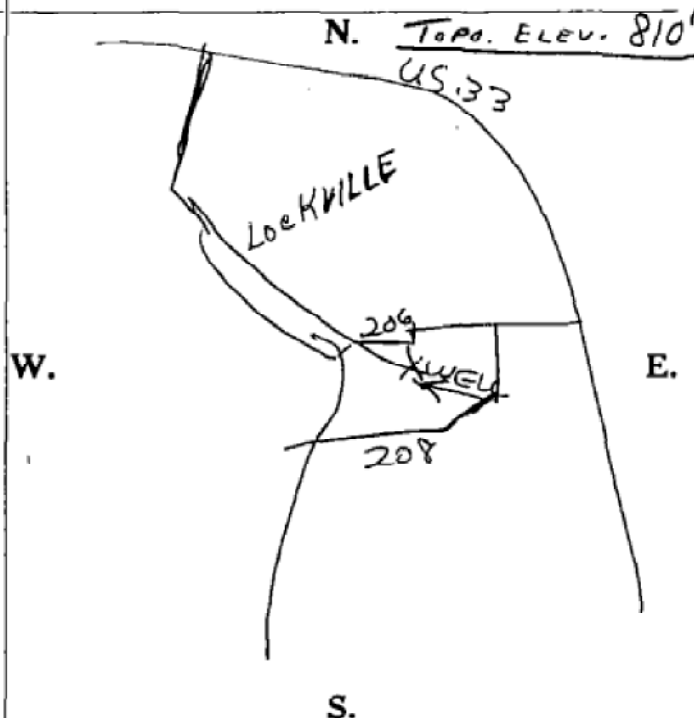
**WELL LOG**

**SKETCH SHOWING LOCATION**

Formations Sandstone, shale, limestone, gravel and clay	From	To
clay	0 Feet	29 Ft.
sand and clay	29	31
clay	31	33
water sand	33	35

*Handwritten signature and initials*

Locate in reference to numbered State Highways, St. Intersections, County roads, etc.



See reverse side for instructions

Drilling Firm McBride Drilling Co.  
 Address 732 Reese Ave.

Date 2/19/57  
 Signed S.B. McBride

24  
LOCATED

Client: ATTORNEY JASON PRICE	File No.: 23100017
Property Address: 7450 BROAD ST NW AND 0 HIGH ST	Case No.:
City: CARROLL	State: OH Zip: 43112

Find text or tools



**WATER WELL LOG & DRILLING REPORT**

Ohio Department of Natural Resources  
 Division of Geological Survey  
 Phone: 614-265-6740

**Well Log Number:** 186147

**Original Owner & Location**

**Original Owner Name:** HOWARD STAMBAUGH  
**County:** FAIRFIELD **Township:** BLOOM **Section Number:** 2  
**Address:** LOCKVILLE RD  
**City:** **State:** OH **Zip Code:**  
**Location Number:** 24 **Location Map Year:** 1969 **Location Area:**  
**Latitude:** 39.818053 **Longitude:** -82.734659

**Construction Details**

**Borehole Diameter 1:** in. **Borehole Depth 1:** 35 ft. **Depth to Bedrock:** ft.  
**Casing Diameter 1:** 4.25 in. **Casing Length 1:** 35 ft. **Casing Thickness 1:** in.  
**Casing Height Above Ground:** ft. **Aquifer Type:** SAND **Well Use:** DOMESTIC  
**Date of Completion:** 02/19/1957 **Total Depth:** 35  
**Drilling Company Name:** MCBRIDE DRILLING CO

**Well Test Details**

**Static Water Level:** 20 ft. **Test Rate:** 15 gpm  
**Drawdown:** 6 ft. **Test Duration:** 0.5 hrs.

**Associated Documents:**

**Comments**

**Drilling Log**

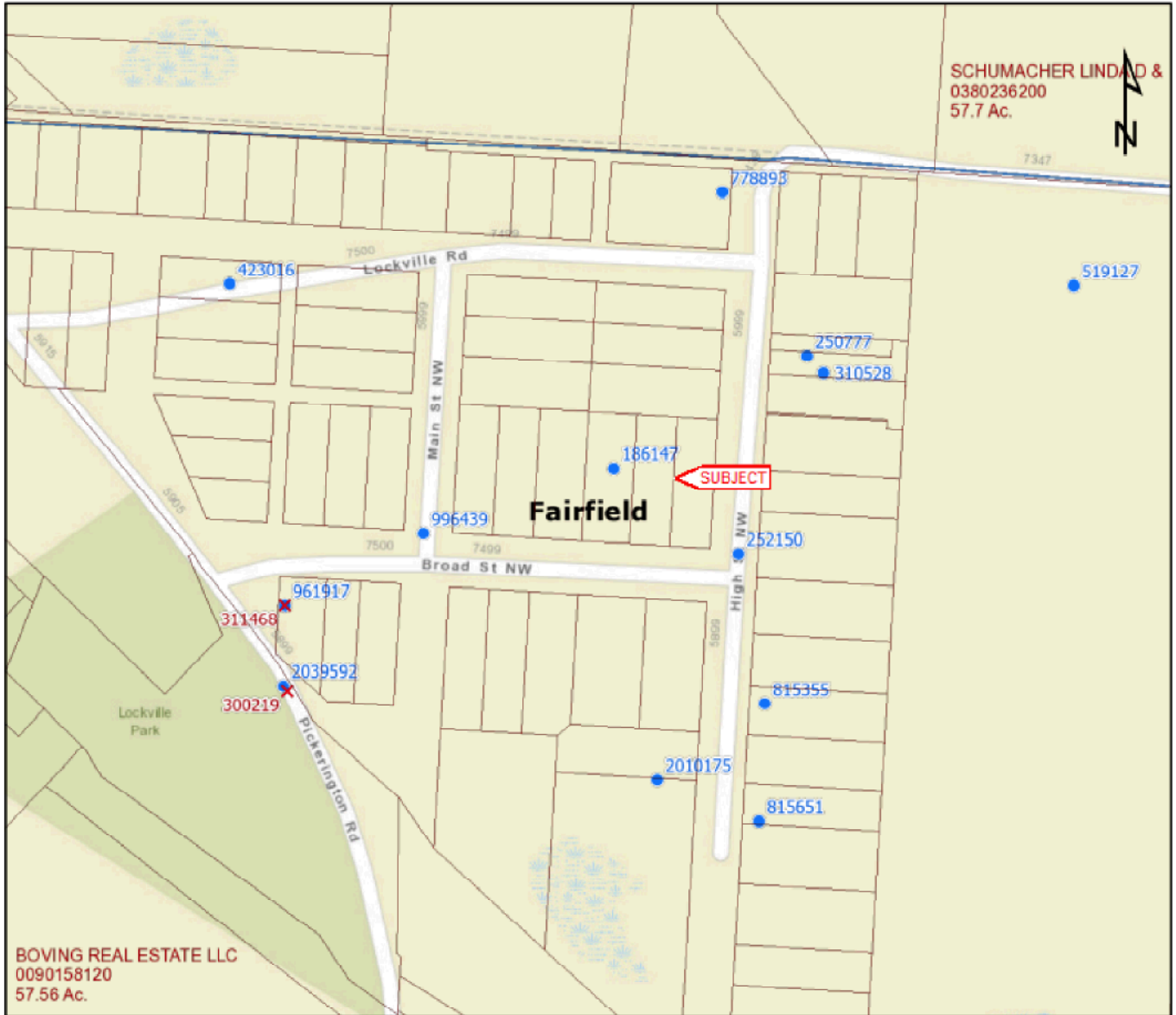
Formations:	From:	To:
CLAY	0	29
SAND & CLAY	29	31
CLAY	31	33
SAND	33	35
WATER AT	0	35



WELL LOG LOCATION MAP

Client: ATTORNEY JASON PRICE	File No.: 23100017
Property Address: 7450 BROAD ST NW AND 0 HIGH ST	Case No.:
City: CARROLL	State: OH Zip: 43112

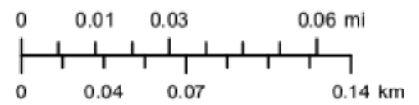
### ODNR Water Wells



- Statewide Parcels
- Current Township
- Counties
- x Sealing Reports
- Well Logs

November 15, 2023

Scale: 1:3,009



Client: ATTORNEY JASON PRICE  
Property Address: 7450 BROAD ST NW AND O HIGH ST  
City: CARROLL

File No.: 23100017  
Case No.:  
State: OH Zip: 43112



SUBJECT

LOOKING NORTH ON HIGH STREET  
PHOTO DATE 10/26/2023



SUBJECT

FRONT & WEST SIDE OF SUBJECT  
PHOTO DATE 10/26/2023



SUBJECT

REAR & WEST SIDE OF SUBJECT  
PHOTO DATE 10/26/2023

Client: ATTORNEY JASON PRICE  
Property Address: 7450 BROAD ST NW AND O HIGH ST  
City: CARROLL

File No.: 23100017  
Case No.:  
State: OH Zip: 43112



SUBJECT

WEST SIDE & FRONT  
PHOTO DATE 10/26/2023



SUBJECT

LOOKING SOUTH  
PHOTO DATE 10/26/2023



SUBJECT

FRONT & WEST SIDE OF SHED & PROPANE  
TANK  
PHOTO DATE 10/26/2023

Client: ATTORNEY JASON PRICE  
Property Address: 7450 BROAD ST NW AND O HIGH ST  
City: CARROLL

File No.: 23100017  
Case No.:  
State: OH Zip: 43112



SUBJECT

LOOKING NORTH  
PHOTO DATE 10/26/2023



SUBJECT

CELLAR ENTRANCE  
PHOTO DATE 10/26/2023



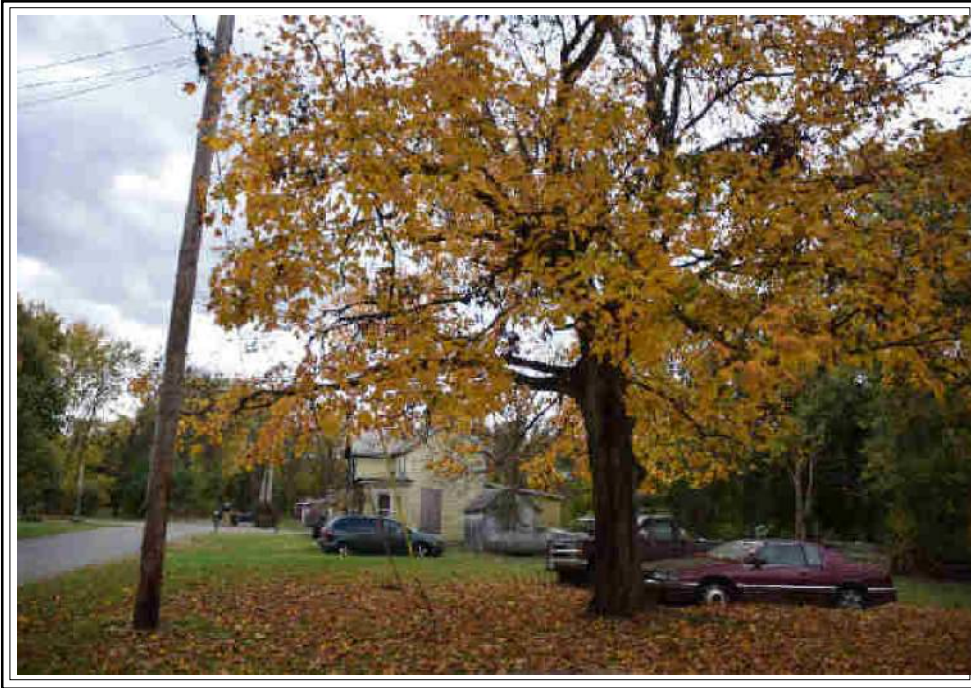
SUBJECT

ELECTRIC METER BASE  
PHOTO DATE 10/26/2023



Client: ATTORNEY JASON PRICE  
Property Address: 7450 BROAD ST NW AND O HIGH ST  
City: CARROLL

File No.: 23100017  
Case No.:  
State: OH Zip: 43112



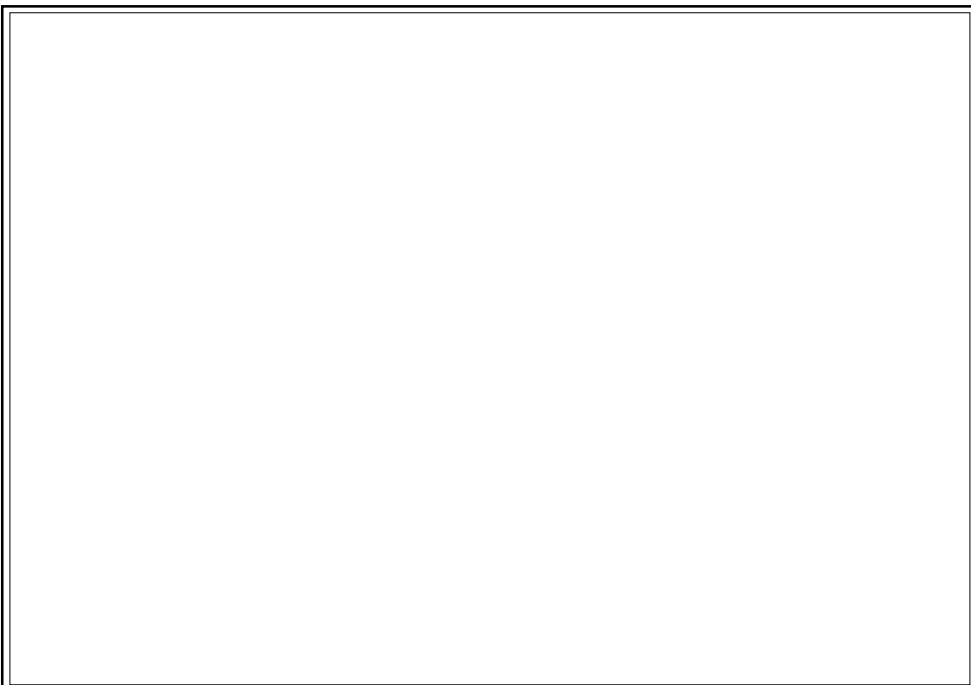
SUBJECT

LOOKING SOUTH  
PHOTO DATE 10/26/2023



SUBJECT

LOOKING NORTH  
PHOTO DATE 10/26/2023



Client: ATTORNEY JASON PRICE  
Property Address: 7450 BROAD ST NW AND O HIGH ST  
City: CARROLL

File No.: 23100017  
Case No.:  
State: OH Zip: 43112



SUBJECT

SHED WITH LEANTOS  
PHOTO DATE 10/26/2023



SUBJECT

REAR OF SHED WITH LEANTOS  
PHOTO DATE 10/26/2023

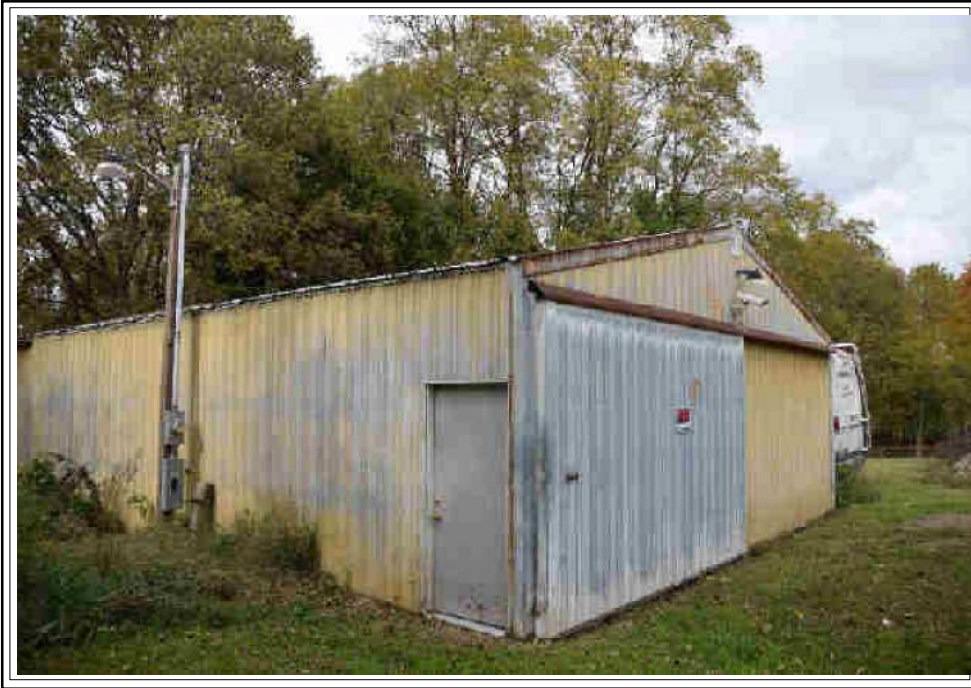


SUBJECT

INTERIOR OF SHED  
PHOTO DATE 10/26/2023

Client: ATTORNEY JASON PRICE  
Property Address: 7450 BROAD ST NW AND O HIGH ST  
City: CARROLL

File No.: 23100017  
Case No.:  
State: OH Zip: 43112



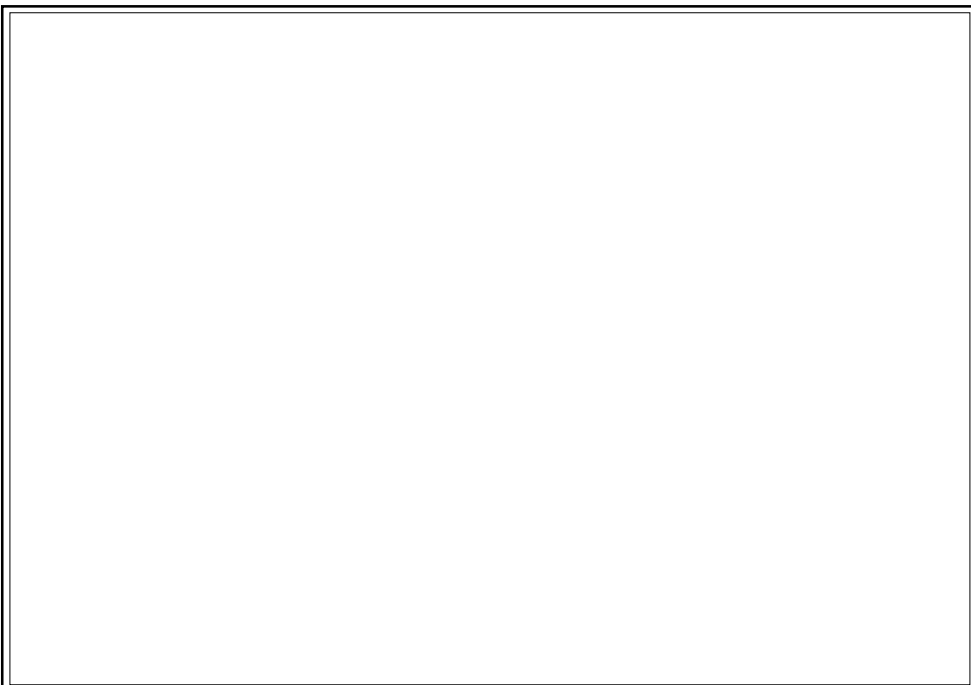
SUBJECT

FRONT & SOUTH SIDE OF POLE BARN  
PHOTO DATE 10/26/2023



SUBJECT

POWER TO POLE BARN  
PHOTO DATE 10/26/2023





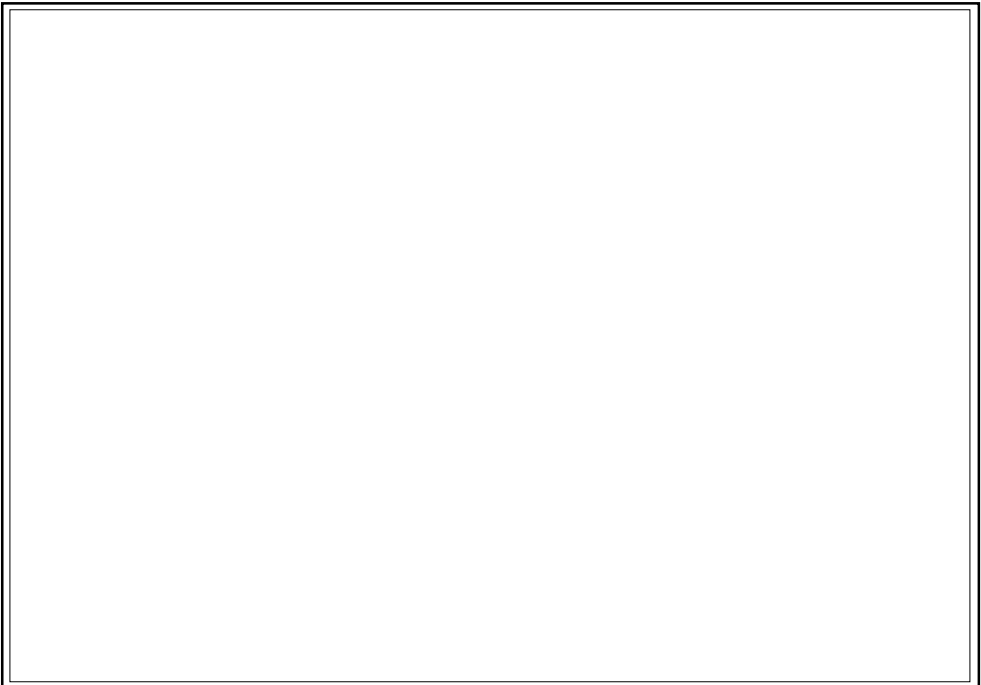
SUBJECT

SOUTH SIDE OF POLE BARN  
PHOTO DATE 10/26/2023



SUBJECT

NORTH SIDE OF POLE BARN  
PHOTO DATE 10/26/2023





SUBJECT

INTERIOR OF POLE BARN  
PHOTO DATE 10/26/2023



SUBJECT

INTERIOR OF POLE BARN  
PHOTO DATE 10/26/2023

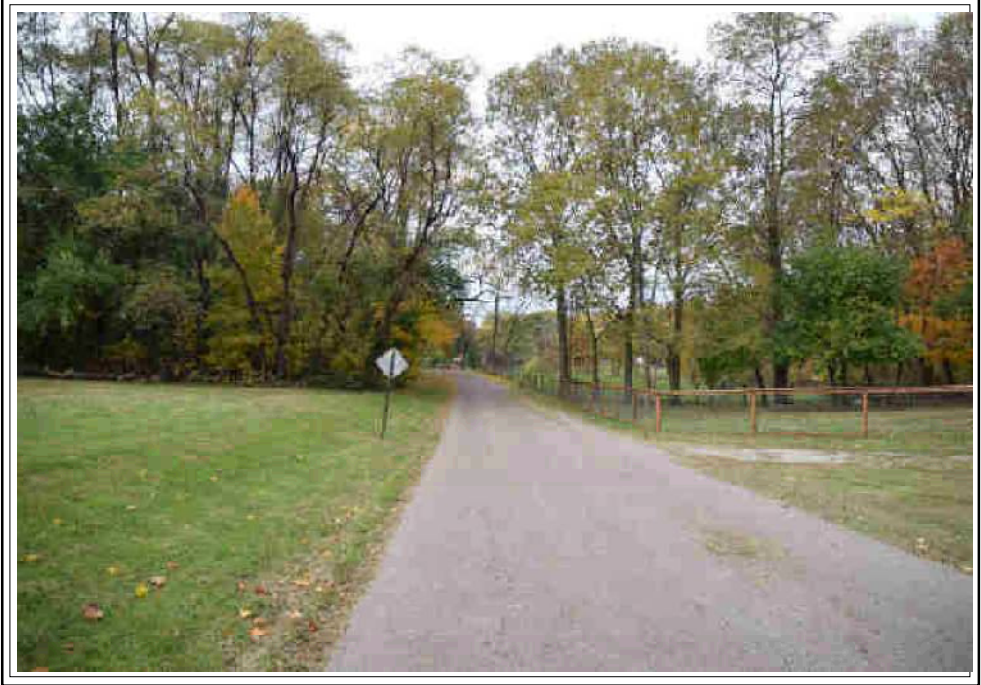


SUBJECT

BREAKER PANEL LOCATED IN POLE BARN  
PHOTO DATE 10/26/2023

Client: ATTORNEY JASON PRICE  
Property Address: 7450 BROAD ST NW AND O HIGH ST  
City: CARROLL

File No.: 23100017  
Case No.:  
State: OH Zip: 43112



SUBJECT

LOOKING WEST ON LOCKVILLE ROAD  
PHOTO DATE 10/26/2023



SUBJECT

LOOKING SOUTH FROM LOCKVILLE ROAD  
PHOTO DATE 10/26/2023



Client: ATTORNEY JASON PRICE  
Property Address: 7450 BROAD ST NW AND O HIGH ST  
City: CARROLL

File No.: 23100017  
Case No.:  
State: OH Zip: 43112



SUBJECT

WATER WELL  
PHOTO DATE 10/26/2023



SUBJECT

OLD WATER WELL PER EDWARD CLARK  
PHOTO DATE 10/26/2023



SUBJECT

OLD CISTERN PARTIALLY FILLED PER  
EDWARD CLARK  
PHOTO DATE 10/26/2023



SUBJECT

OLD WATER WELL PER EDWARD CLARK  
PHOTO DATE 10/26/2023



SUBJECT

OLD WATER WELL PER EDWARD CLARK  
PHOTO DATE 10/26/2023



SUBJECT

OLD WATER WELL PER EDWARD CLARK  
PHOTO DATE 10/26/2023



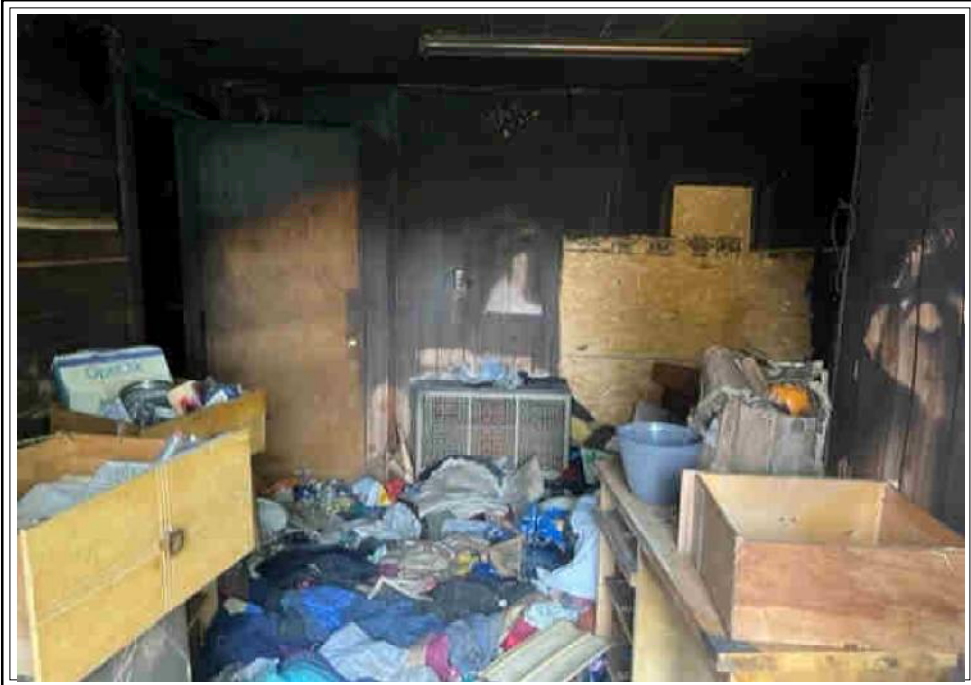
Client: ATTORNEY JASON PRICE  
Property Address: 7450 BROAD ST NW AND O HIGH ST  
City: CARROLL

File No.: 23100017  
Case No.:  
State: OH Zip: 43112



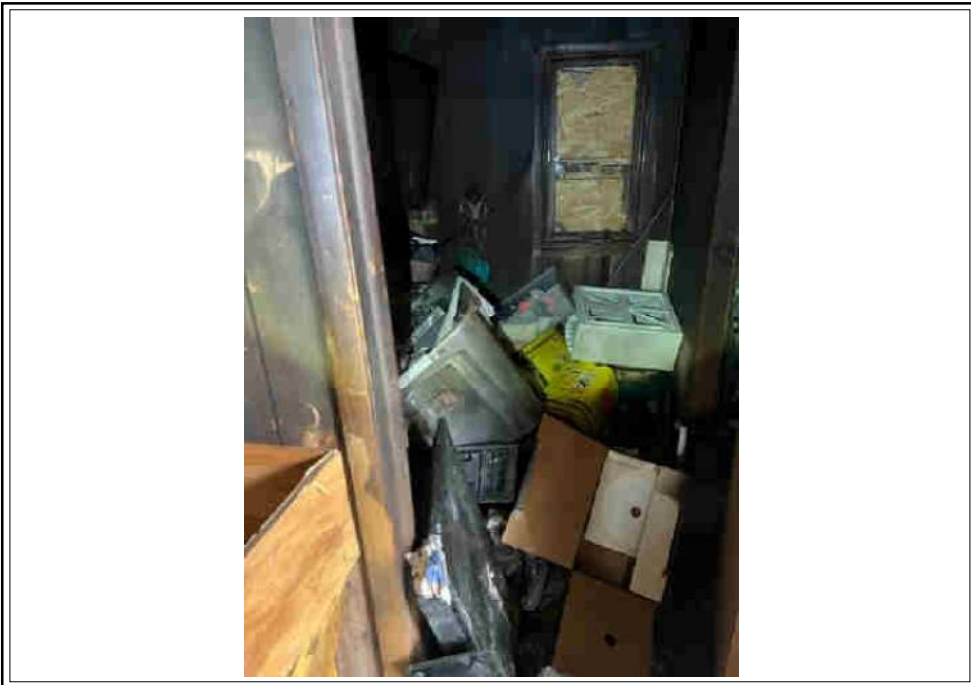
SUBJECT  
FIRST FLOOR

PHOTO DATE 10/26/2023



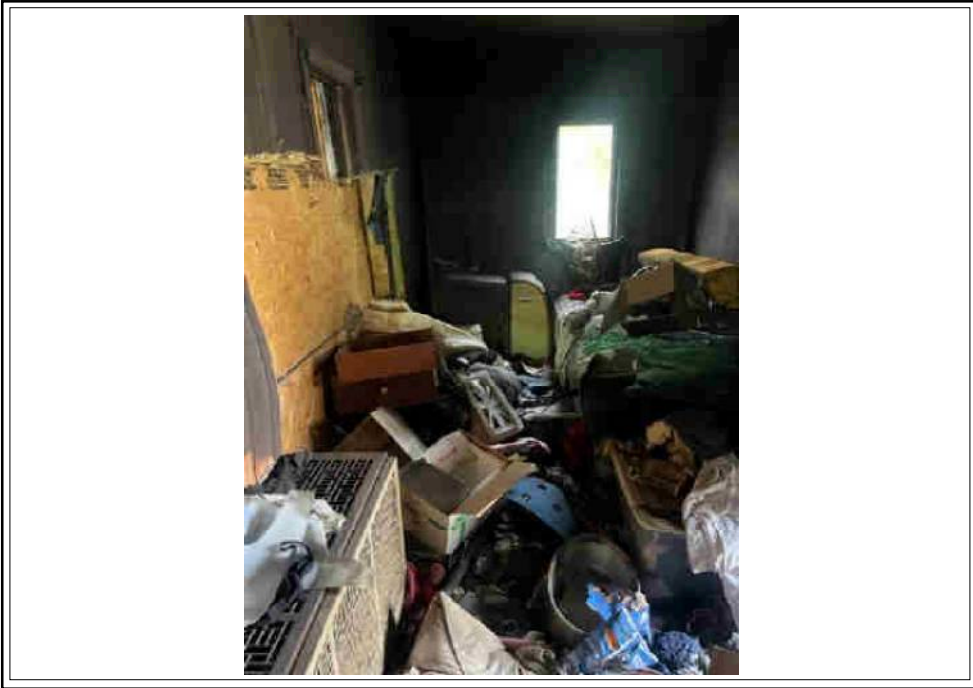
SUBJECT  
FIRST FLOOR

PHOTO DATE 10/26/2023



SUBJECT  
FIRST FLOOR

PHOTO DATE 10/26/2023



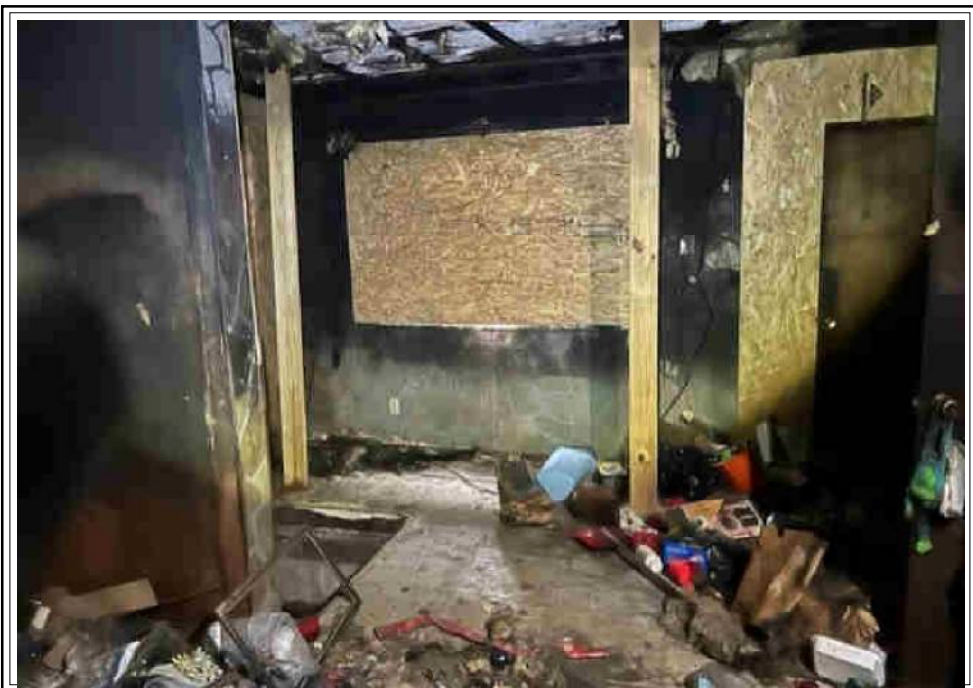
SUBJECT  
FIRST FLOOR

PHOTO DATE 10/26/2023



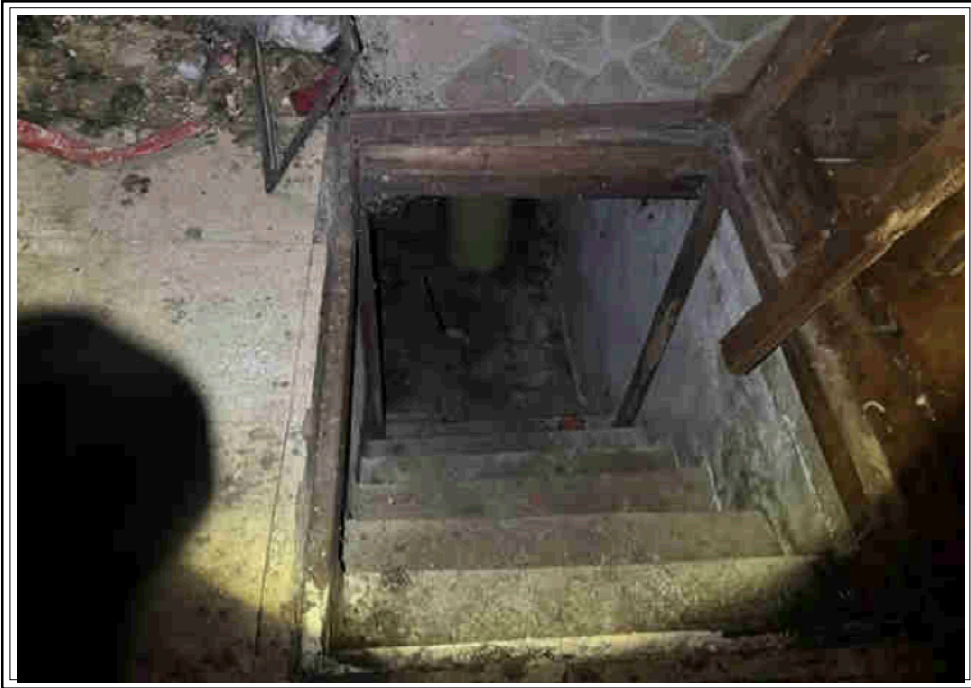
SUBJECT  
FIRST FLOOR

PHOTO DATE 10/26/2023



SUBJECT  
FIRST FLOOR

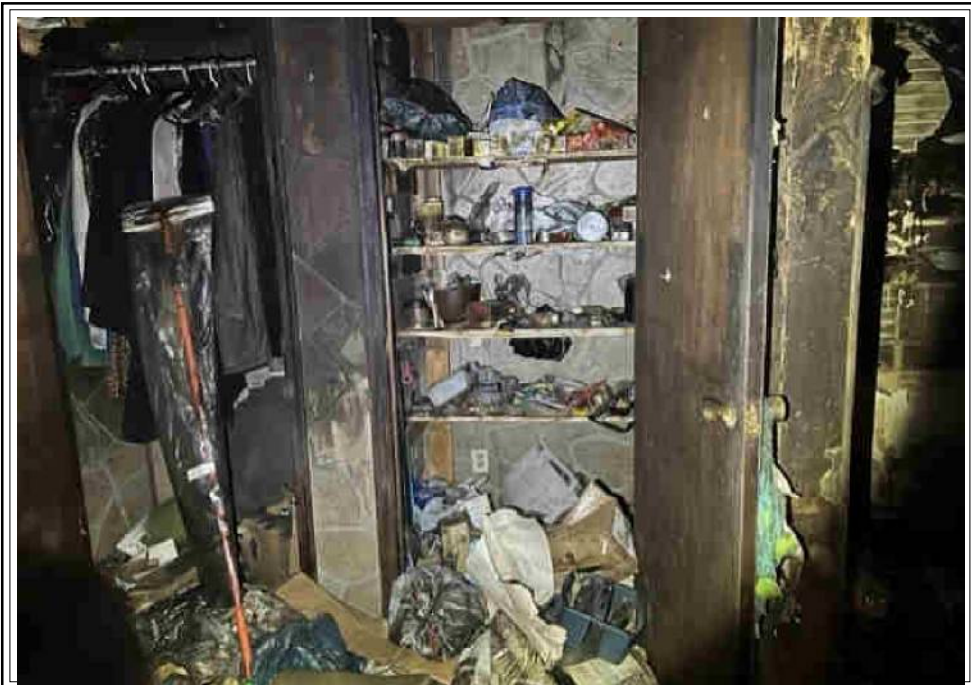
DINING ROOM AFTER FIRE  
PHOTO DATE 10/26/2023



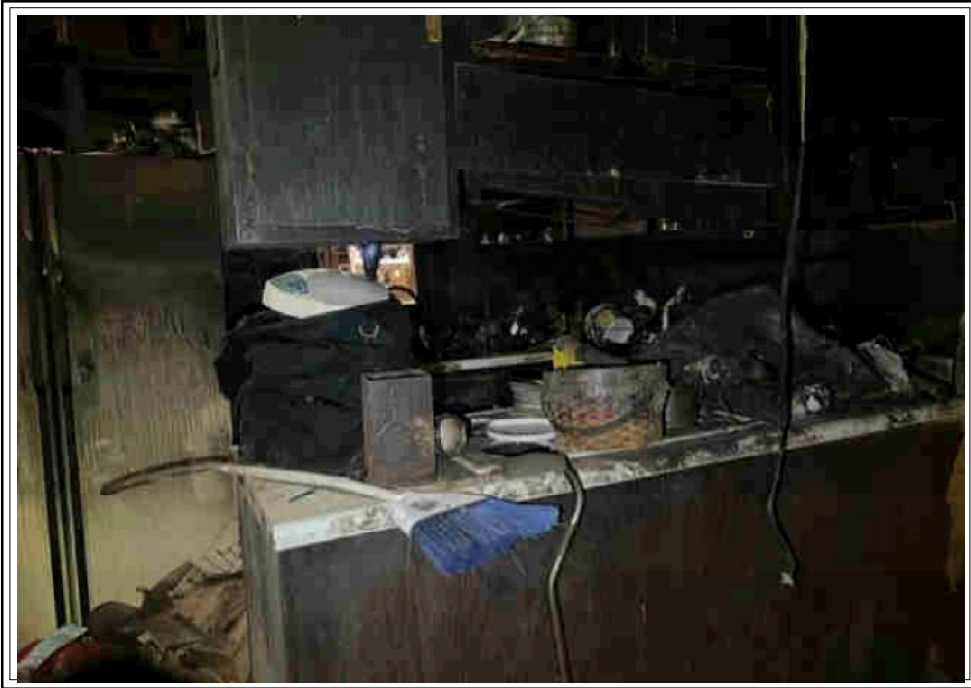
SUBJECT  
FIRST FLOOR  
  
BASEMENT STEPS AFTER FIRE  
PHOTO DATE 10/26/2023



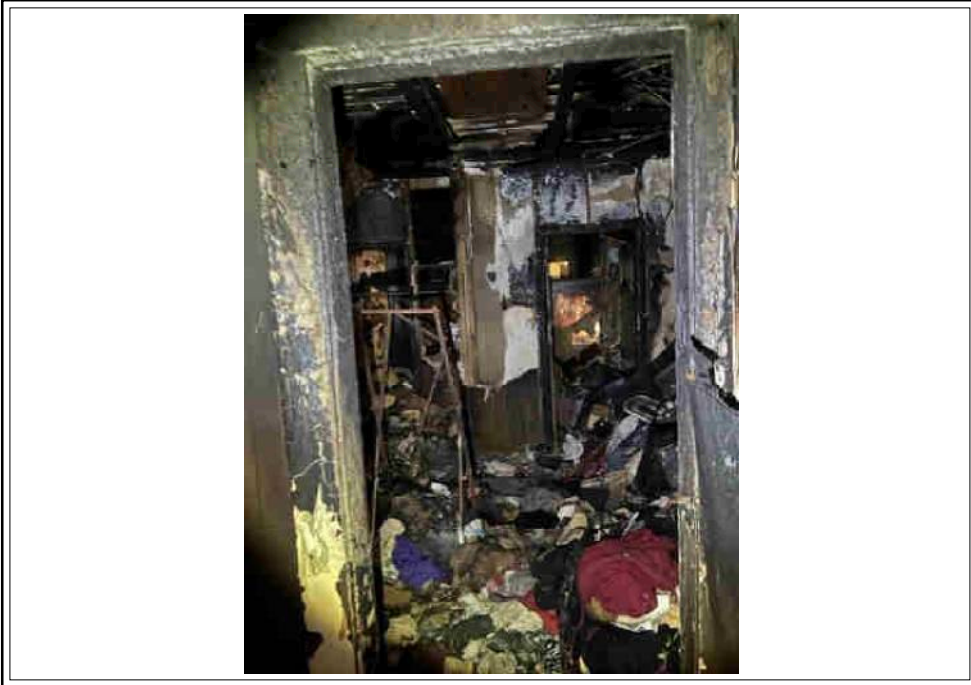
SUBJECT  
FIRST FLOOR  
  
KITCHEN AFTER FIRE  
PHOTO DATE 10/26/2023



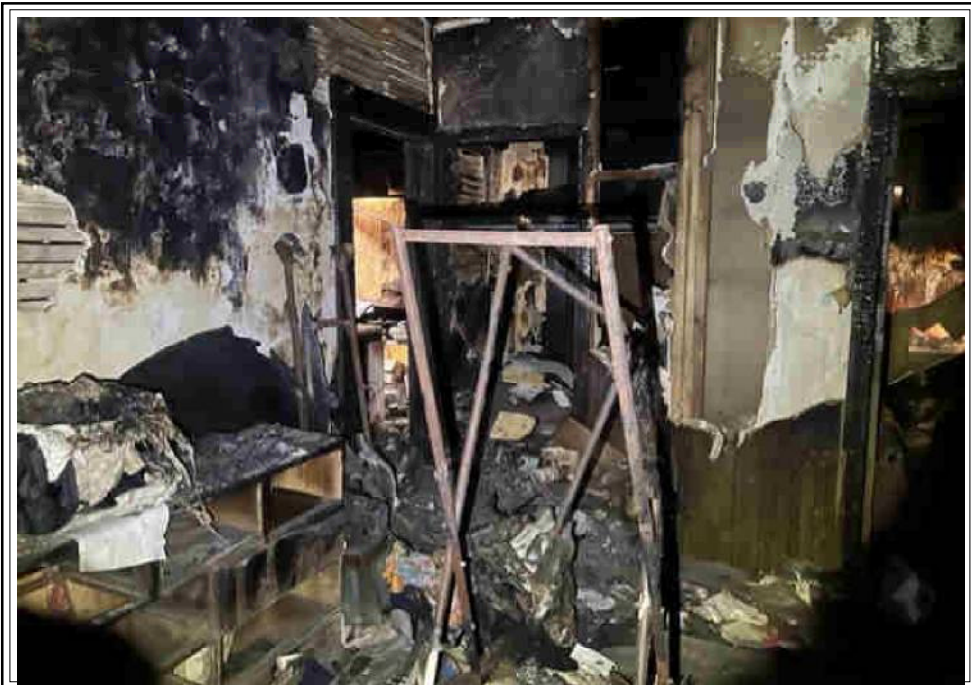
SUBJECT  
FIRST FLOOR  
  
KITCHEN AFTER FIRE  
PHOTO DATE 10/26/2023



SUBJECT  
FIRST FLOOR  
  
KITCHEN AFTER FIRE  
PHOTO DATE 10/26/2023



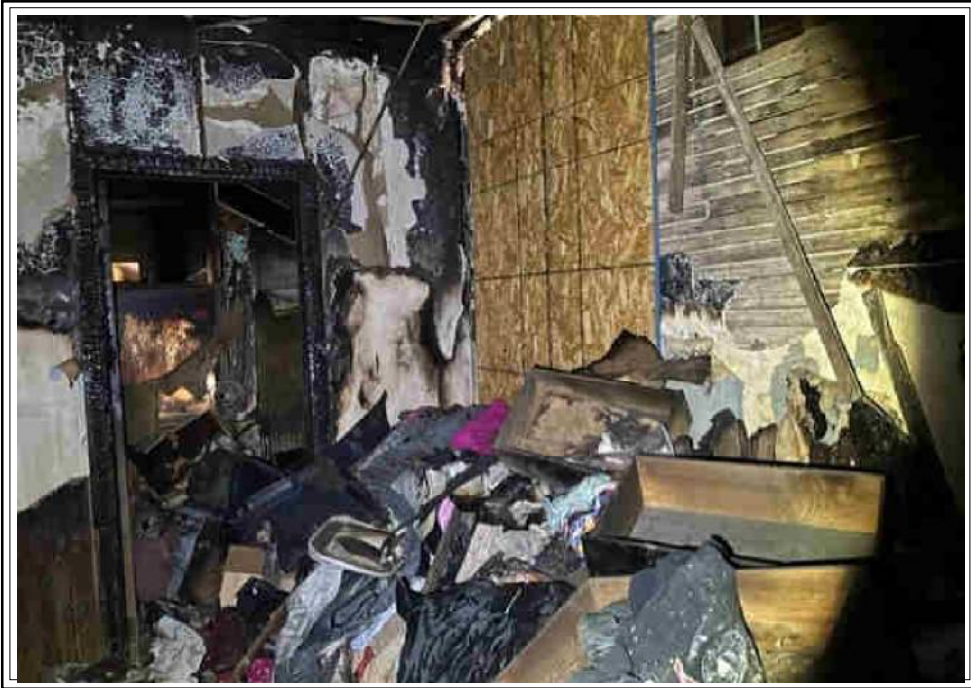
SUBJECT  
FIRST FLOOR  
  
PHOTO DATE 10/26/2023



SUBJECT  
FIRST FLOOR  
  
PHOTO DATE 10/26/2023

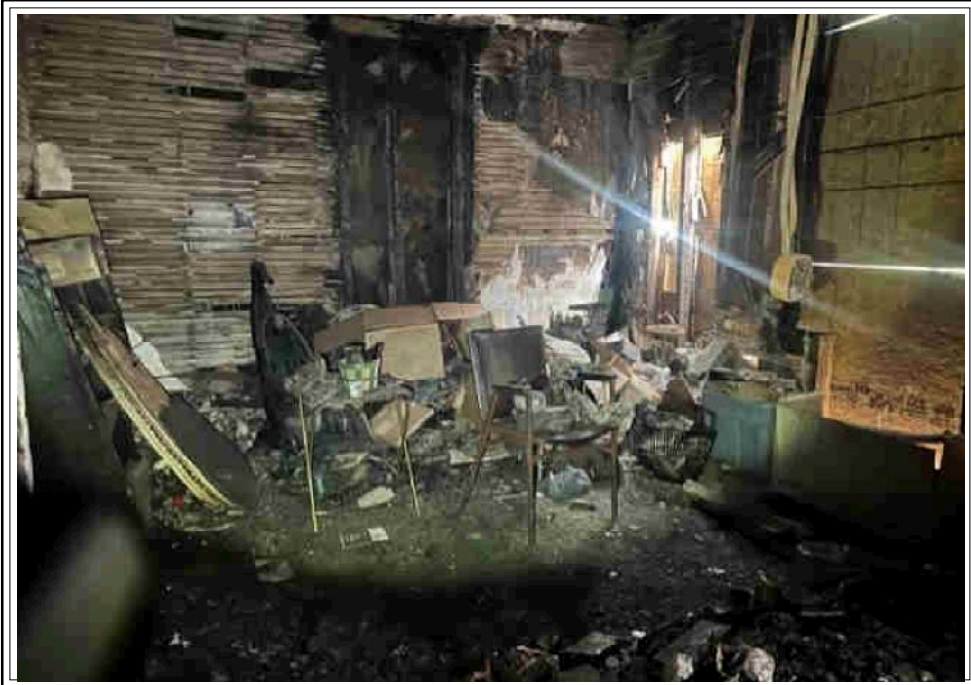
Client: ATTORNEY JASON PRICE  
Property Address: 7450 BROAD ST NW AND O HIGH ST  
City: CARROLL

File No.: 23100017  
Case No.:  
State: OH Zip: 43112



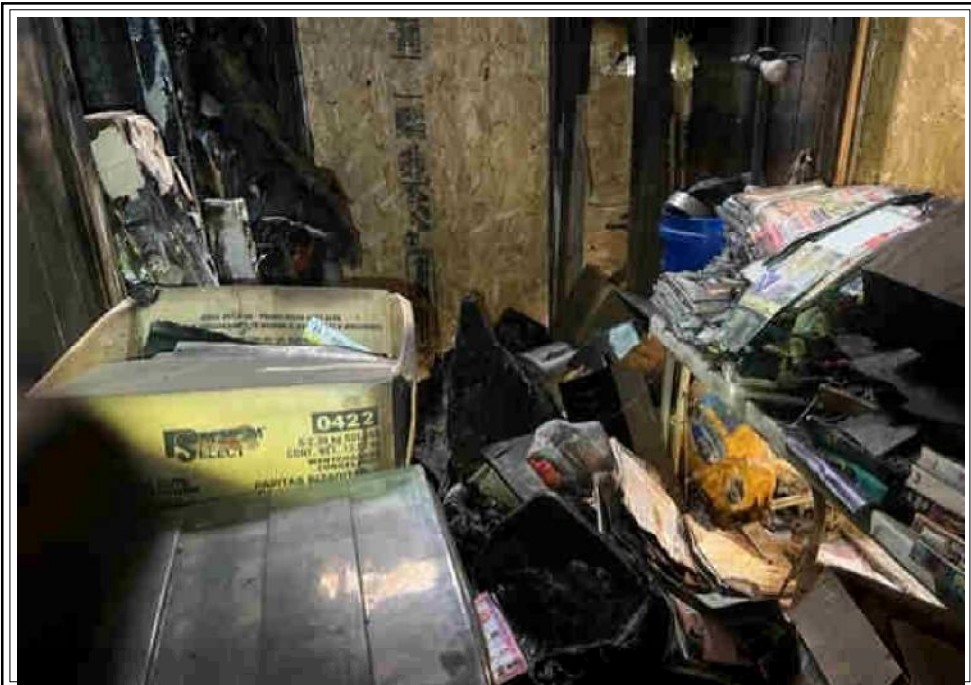
SUBJECT  
FIRST FLOOR

PHOTO DATE 10/26/2023



SUBJECT  
FIRST FLOOR

PHOTO DATE 10/26/2023

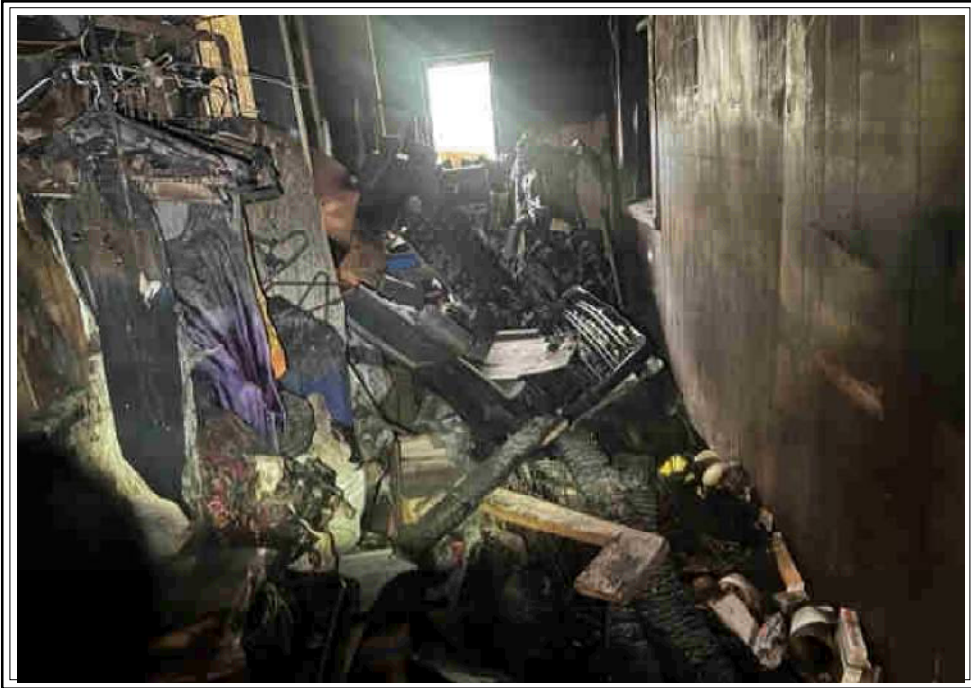


SUBJECT  
FIRST FLOOR

PHOTO DATE 10/26/2023

Client: ATTORNEY JASON PRICE  
Property Address: 7450 BROAD ST NW AND O HIGH ST  
City: CARROLL

File No.: 23100017  
Case No.:  
State: OH Zip: 43112



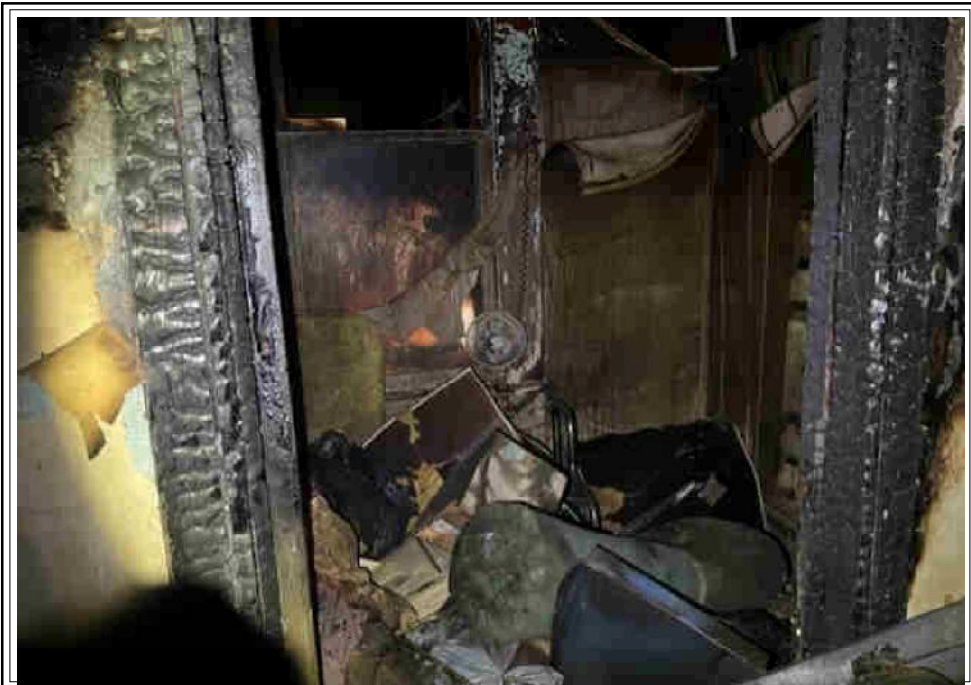
SUBJECT  
FIRST FLOOR

PHOTO DATE 10/26/2023



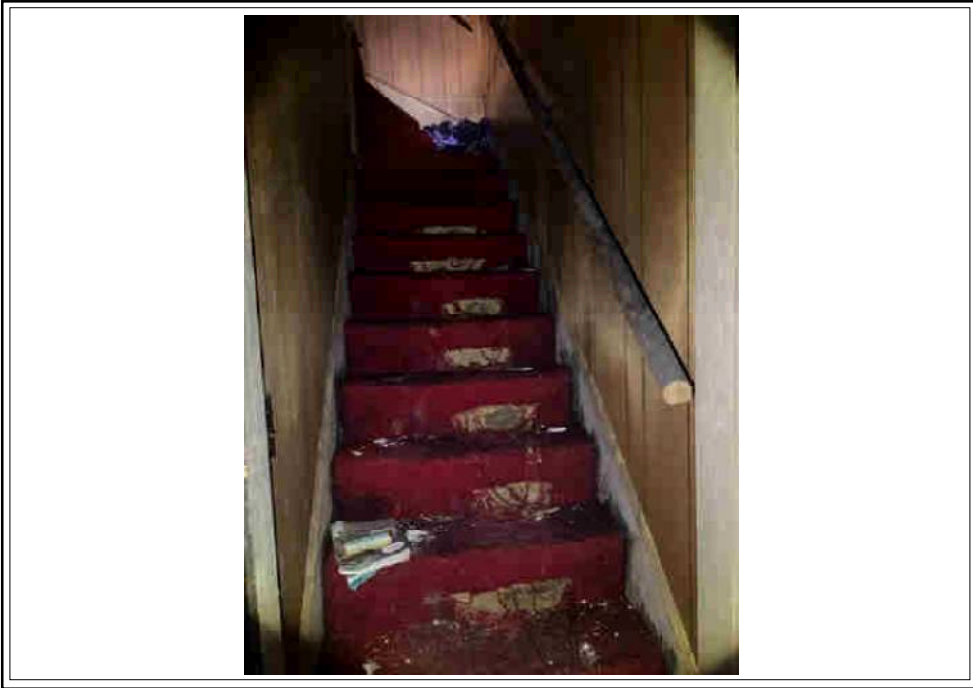
SUBJECT  
FIRST FLOOR

PHOTO DATE 10/26/2023



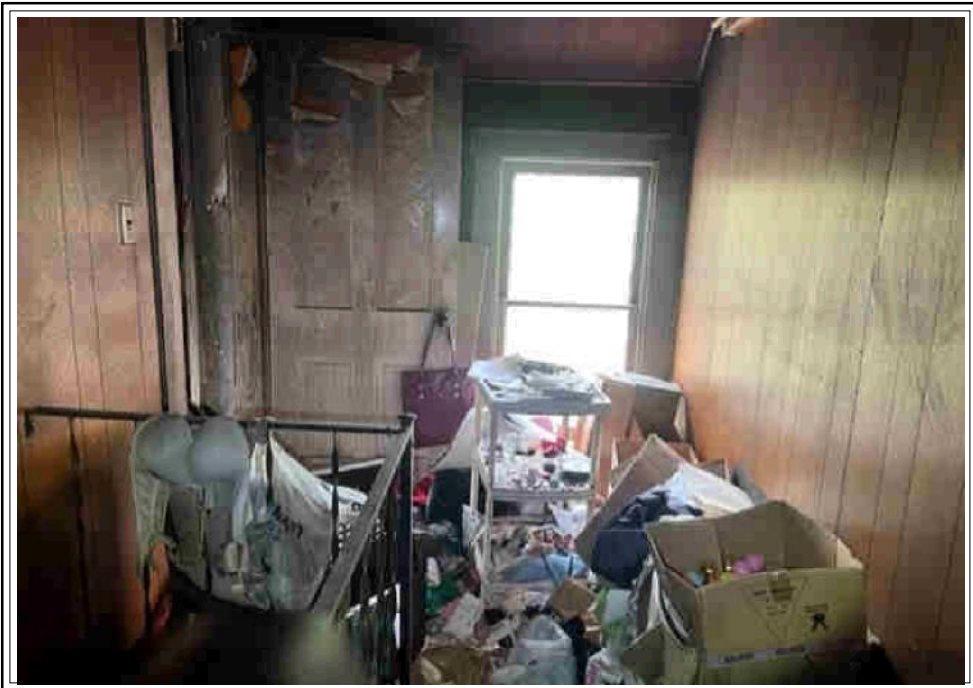
SUBJECT  
FIRST FLOOR

PHOTO DATE 10/26/2023



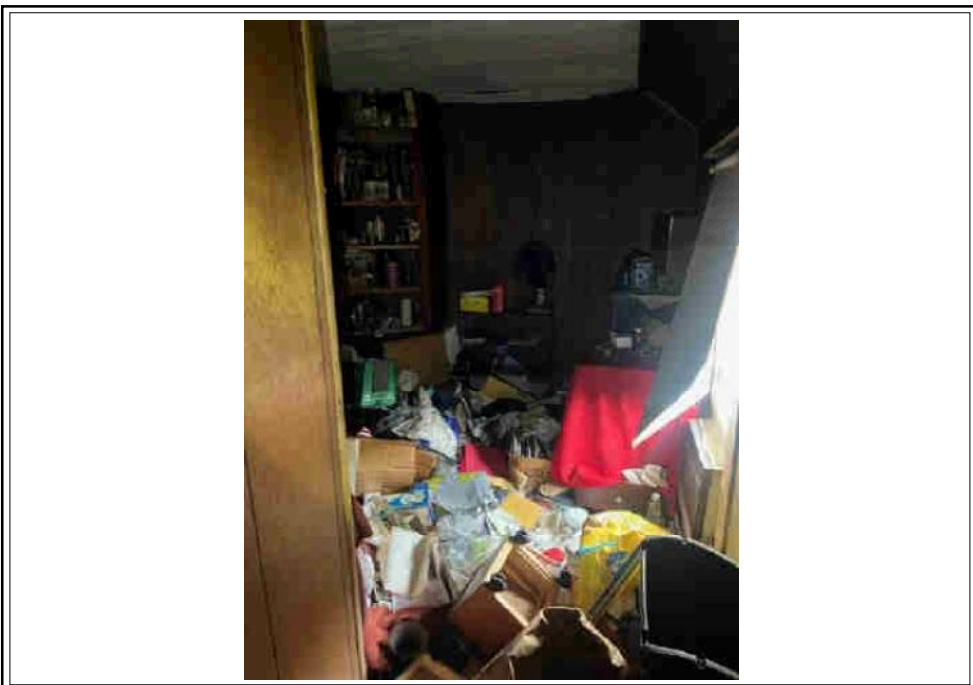
SUBJECT

STAIRS  
PHOTO DATE 10/26/2023



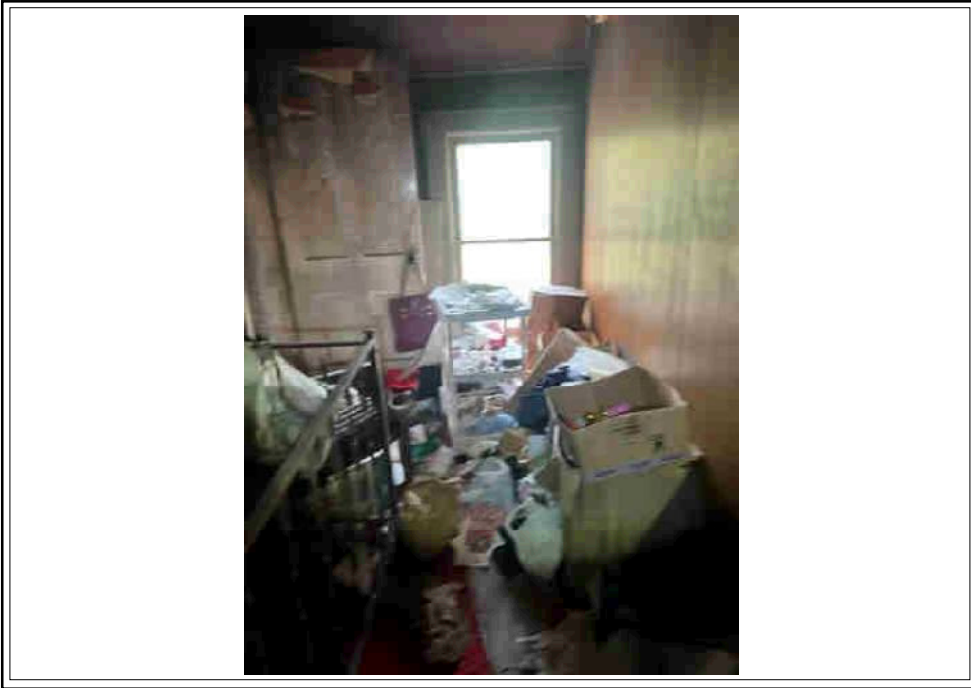
SUBJECT  
SECOND FLOOR

PHOTO DATE 10/26/2023



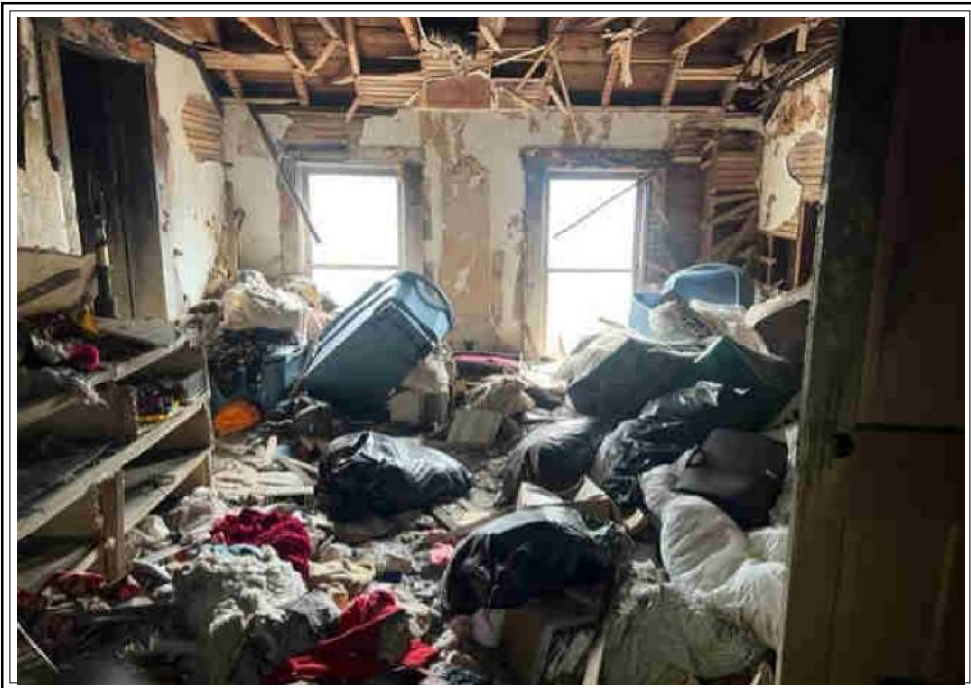
SUBJECT  
SECOND FLOOR

PHOTO DATE 10/26/2023



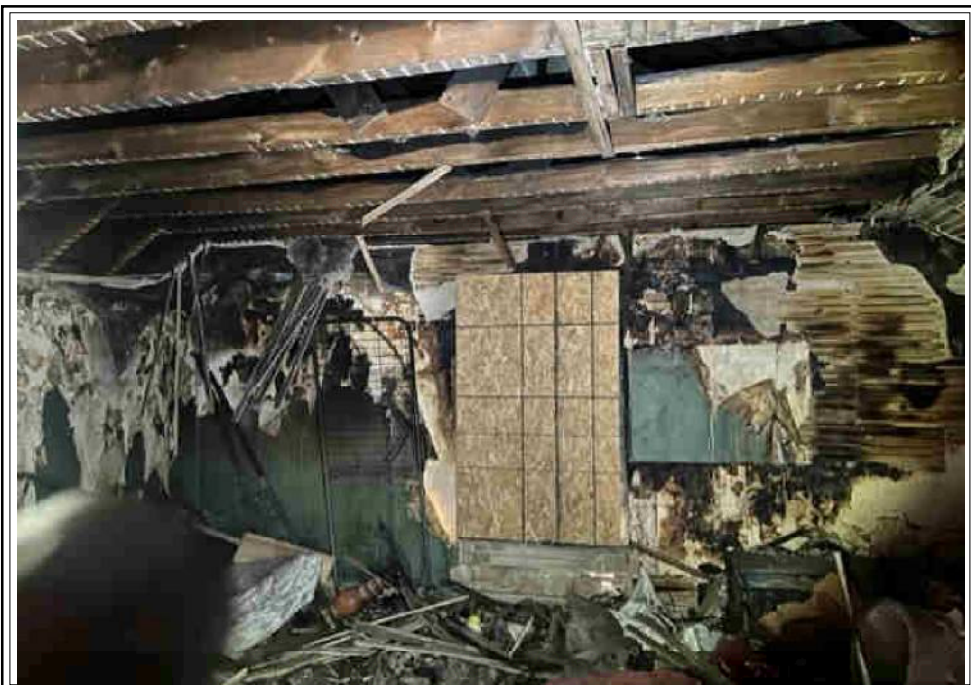
SUBJECT  
SECOND FLOOR

PHOTO DATE 10/26/2023



SUBJECT  
SECOND FLOOR

PHOTO DATE 10/26/2023



SUBJECT  
SECOND FLOOR

PHOTO DATE 10/26/2023





SUBJECT  
SECOND FLOOR

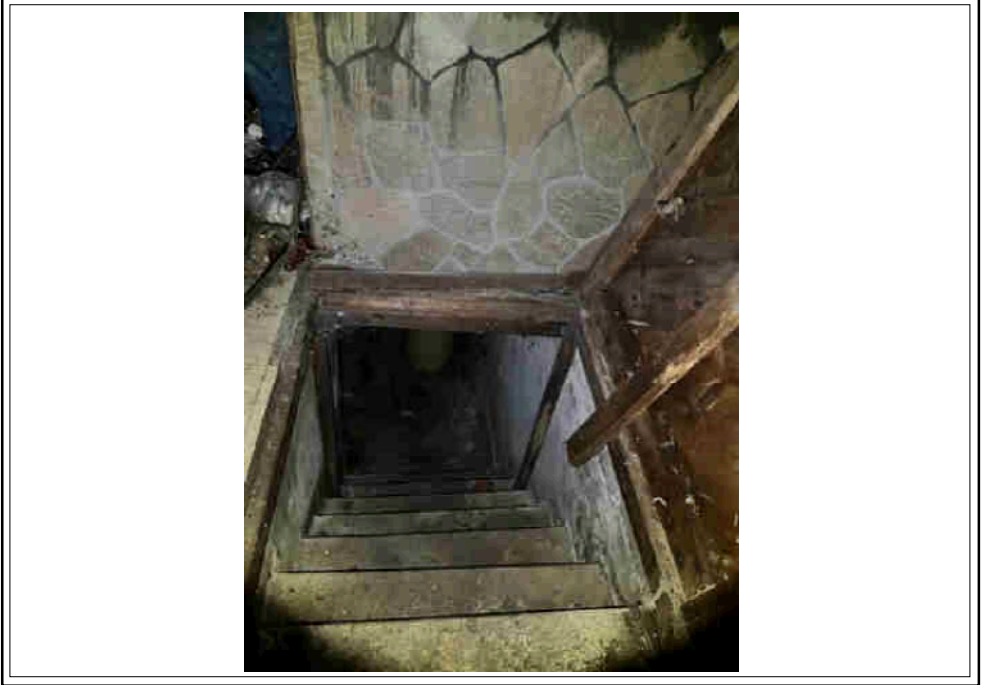
PHOTO DATE 10/26/2023



SUBJECT  
SECOND FLOOR

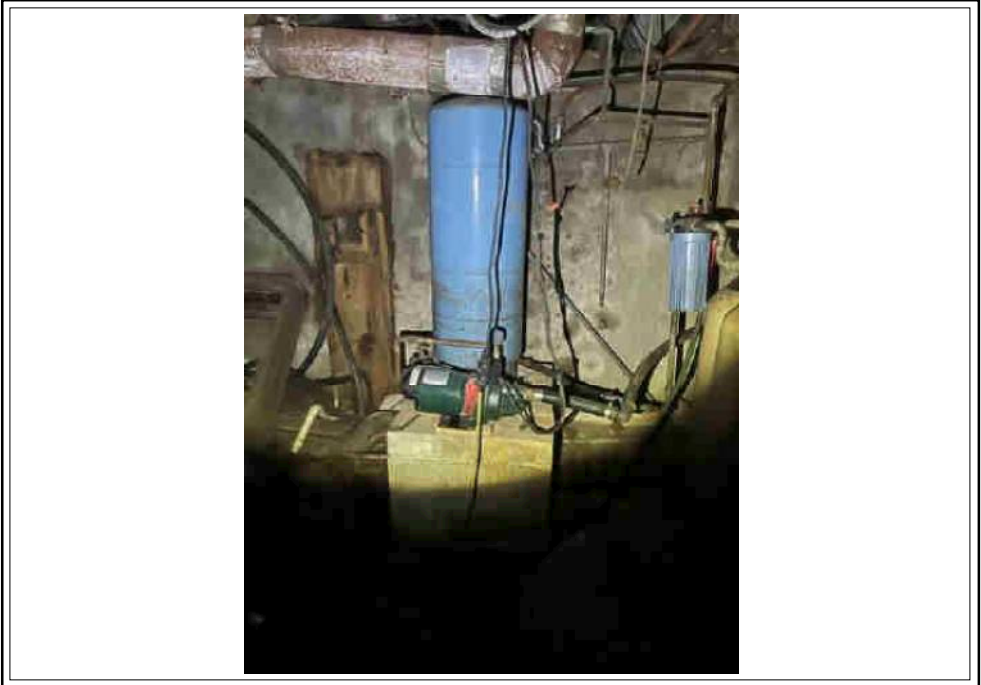
PHOTO DATE 10/26/2023





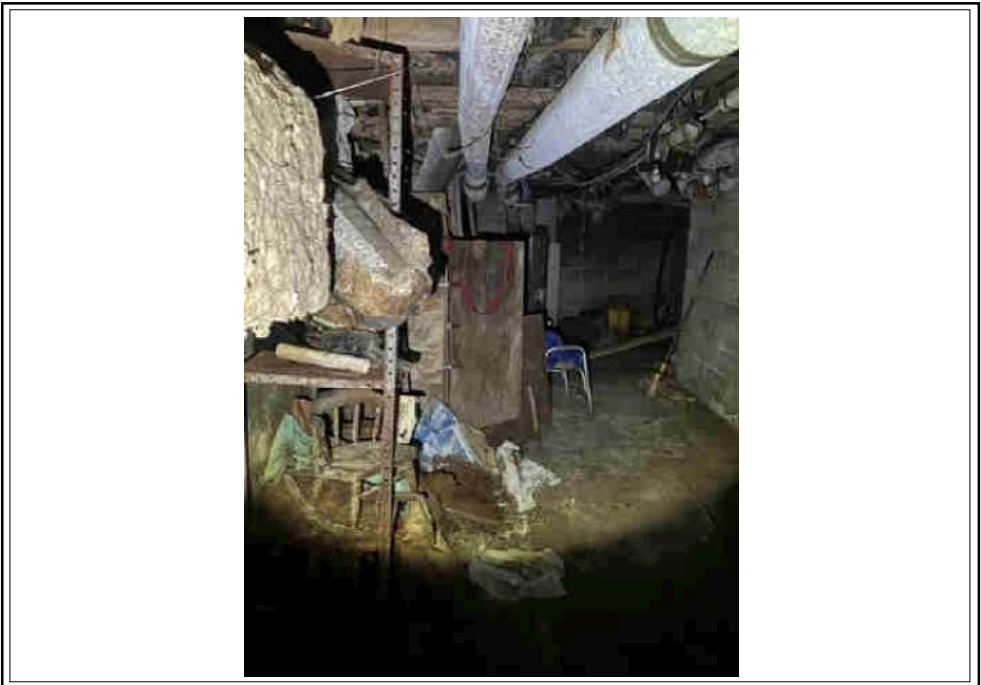
SUBJECT

INSIDE BASEMENT STAIRS  
PHOTO DATE 10/26/2023



SUBJECT  
BASEMENT

WATER WELL PUMP & PRESSURE TANK  
PHOTO DATE 10/26/2023



SUBJECT  
BASEMENT

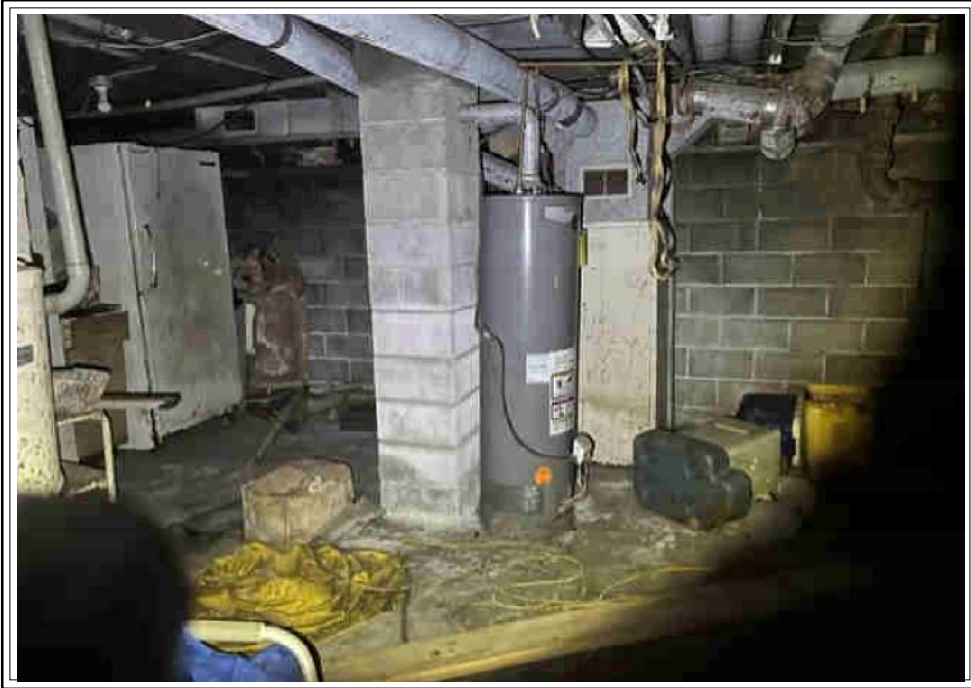
TYPICAL VIEW  
PHOTO DATE 10/26/2023

Client: ATTORNEY JASON PRICE  
Property Address: 7450 BROAD ST NW AND O HIGH ST  
City: CARROLL

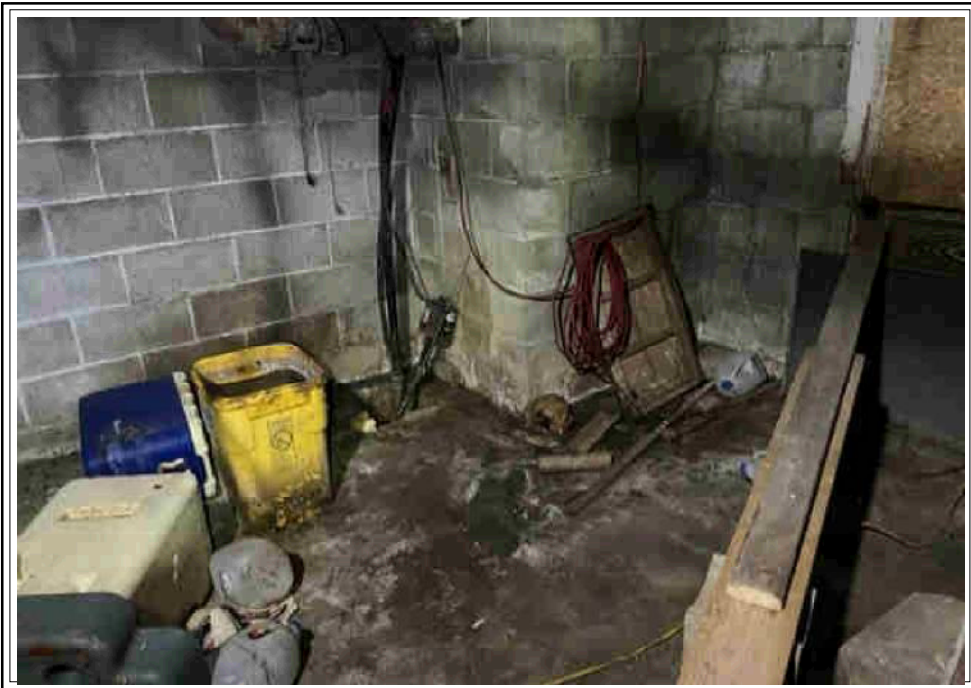
File No.: 23100017  
Case No.:  
State: OH Zip: 43112



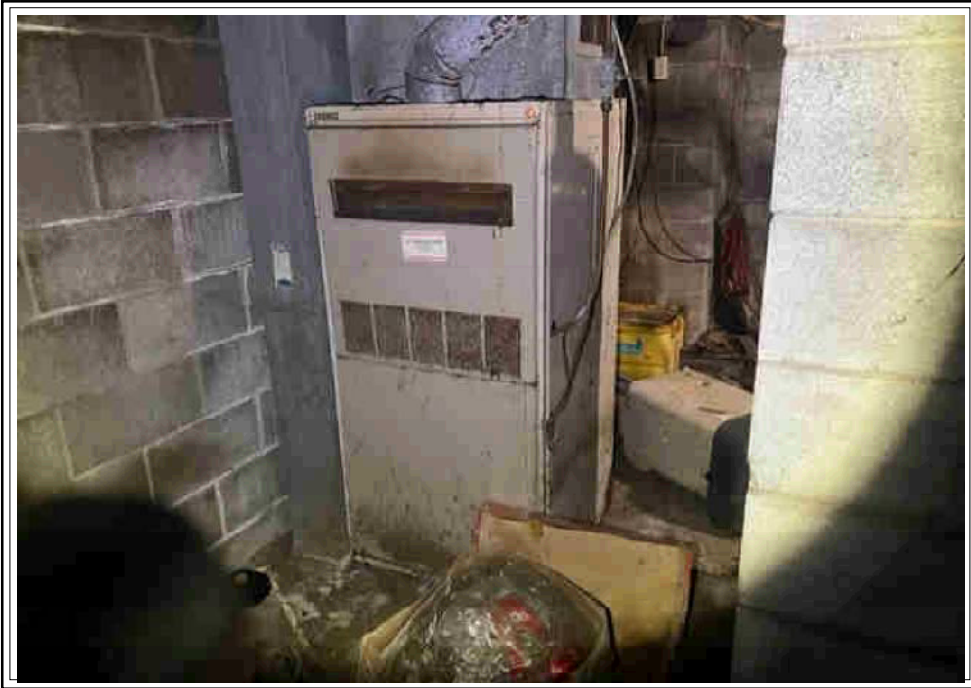
SUBJECT  
BASEMENT  
  
CENTRAL VACUUM  
PHOTO DATE 10/26/2023



SUBJECT  
BASEMENT  
  
FORCED AIR GAS FURNACE,  
HOT WATER TANK &  
FREEZER  
PHOTO DATE 10/26/2023

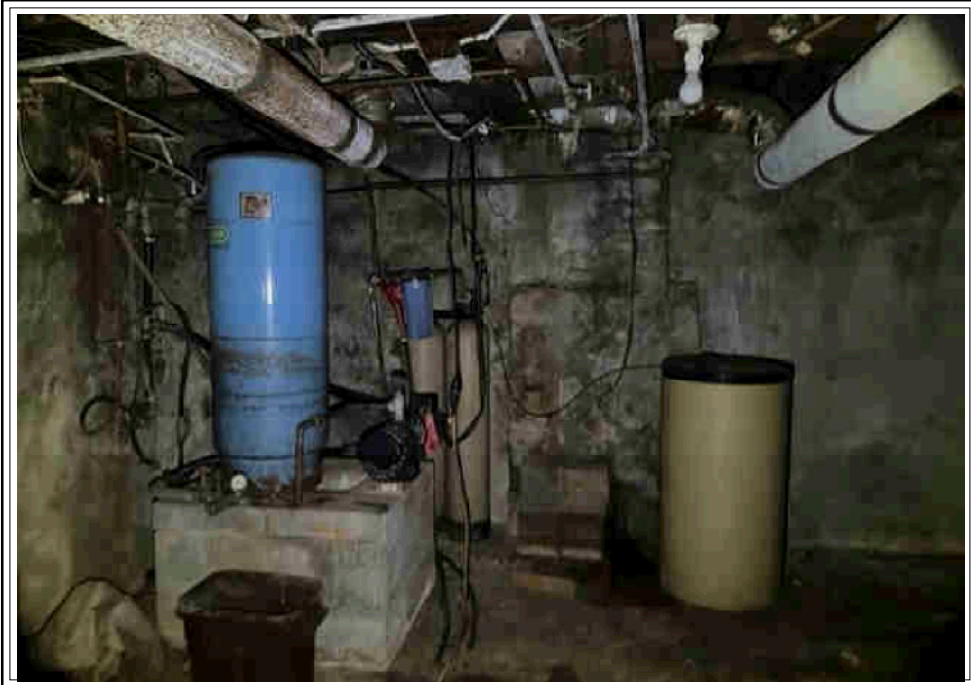


SUBJECT  
BASEMENT  
  
TYPICAL VIEW  
PHOTO DATE 10/26/2023



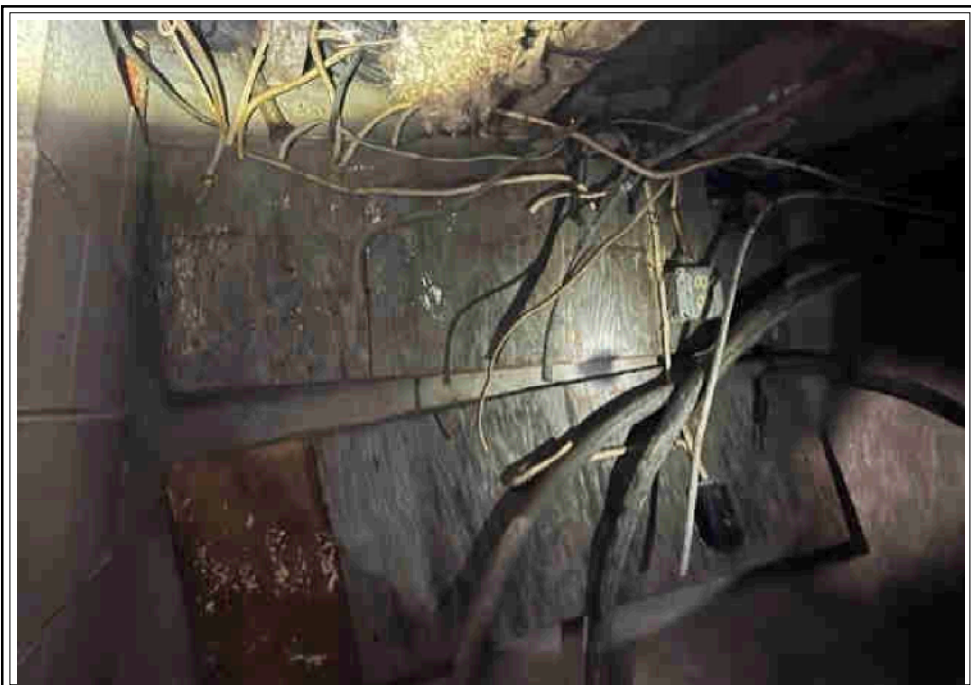
SUBJECT  
BASEMENT

FORCED AIR GAS FURNACE  
PHOTO DATE 10/26/2023



SUBJECT  
BASEMENT

ALTERNATE VIEW OF WATER WELL PUMP,  
AND PRESSURE TANK  
PHOTO DATE 10/26/2023



SUBJECT  
BASEMENT

CIRCUIT BREAKER PANEL WAS LOCATED HERE  
PHOTO DATE 10/26/2023