

INVOICE

FROM:
 OHIO REAL PROS, LLC.
 JOHN J. LYNCH
 2001 Crocker Rd # ST200
 Westlake, OH 44145-6966
 Telephone Number: (216) 533-7007 Fax Number: (216) 456-0050

INVOICE NUMBER	
	7-15-23
DATES	
Invoice Date:	07/16/2023
Due Date:	
REFERENCE	
Internal Order #:	
Lender Case #:	7-15-23
Client File #:	
FHA/VA Case #:	
Main File # on form:	
Other File # on form:	
Federal Tax ID:	82-3885241
Employer ID:	82-3885241

TO:
 CITY OF BEREA LAND BANK REUTILIZATION PROGRAM
 11 BEREA COMMONS
 BEREA, OH 44017
 E-Mail: MMADZY@CITYOFBEREA.ORG
 Telephone Number: 440-826-5803 Fax Number:
 Alternate Number:

DESCRIPTION

Lender: CITY OF BEREA Client: CITY OF BEREA
 Purchaser/Borrower: CITY OF BEREA LAND BANK REUTILIZATION PROGRAM
 Property Address: 11 BEREA COMMONS
 City: BEREA, OH 44017 State: OH Zip: 44017
 County: CUYAHOGA
 Legal Description:

FEES **AMOUNT**

APPRAISAL FEE PPN 364-14-078	1,000.00
SUBTOTAL	1,000.00

PAYMENTS **AMOUNT**

Check #:	Date:	Description:	
Check #:	Date:	Description:	
Check #:	Date:	Description:	
SUBTOTAL			

TOTAL DUE \$ **1,000.00**

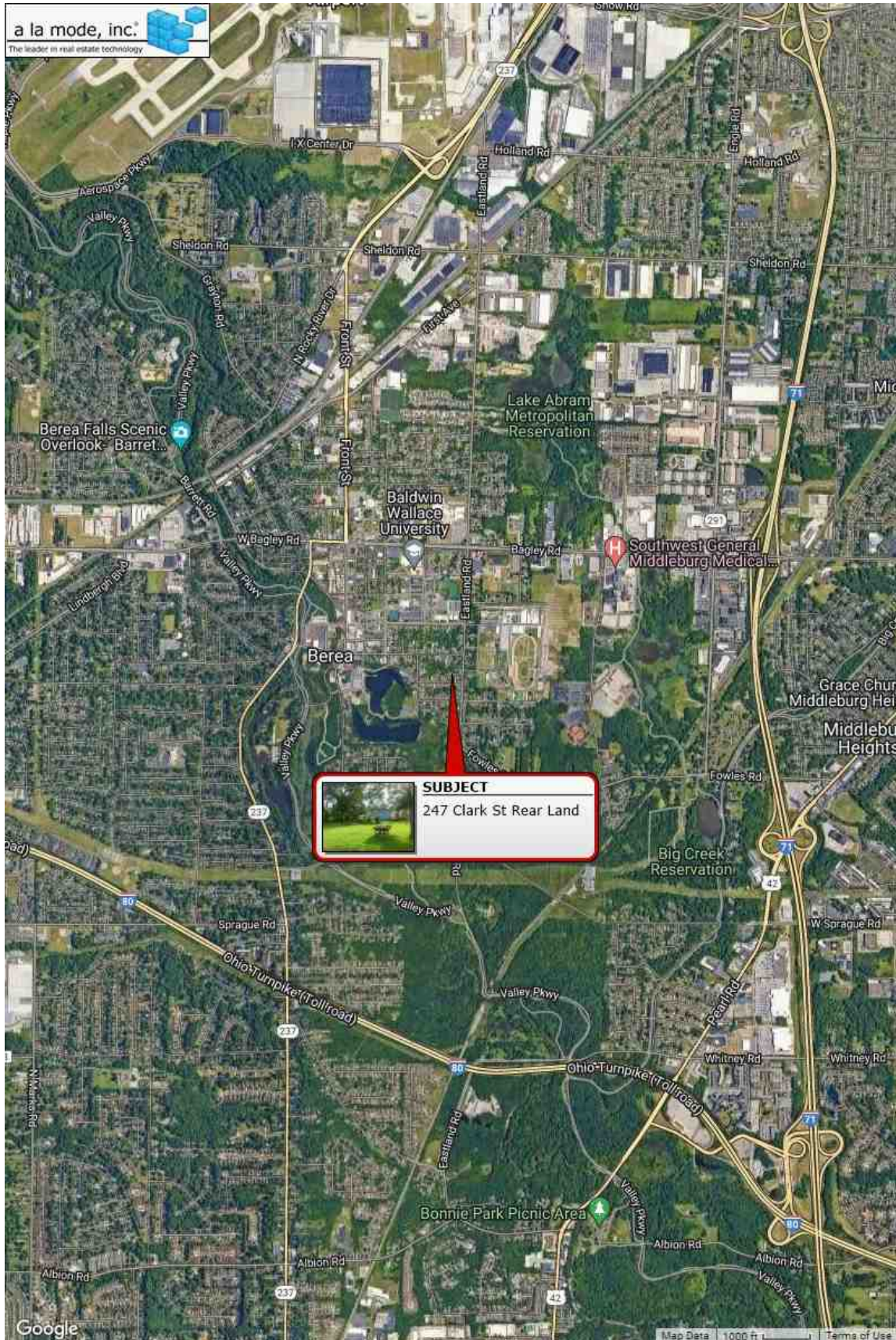
Location Map

Client	CITY OF BEREA LAND BANK REUTILIZATION PROGRAM				
Property Address	247 Clark St Rear Land				
City	Berea	County	CUYAHOGA	State	OH Zip Code 44017
Owner	CITY OF BEREA LAND BANK REUTILIZATION PROGRAM				



Aerial Map

Client	CITY OF BEREA LAND BANK REUTILIZATION PROGRAM				
Property Address	247 Clark St Rear Land				
City	Berea	County	CUYAHOGA	State	OH Zip Code 44017
Owner	CITY OF BEREA LAND BANK REUTILIZATION PROGRAM				



Subject Land Photo Page

Client	CITY OF BEREA LAND BANK REUTILIZATION PROGRAM				
Property Address	247 Clark St Rear Land				
City	Berea	County	CUYAHOGA	State	OH Zip Code 44017
Owner	CITY OF BEREA LAND BANK REUTILIZATION PROGRAM				



Subject Front

247 Clark St Rear Land
 Sales Price N/A
 Date of Sale N/A
 Location URBAN BLOCKED
 Site/View 0.3317 ACR
 ZONING RESIDENTIAL
 LAND AREA SQ. FT. 14,449
 USE VACANT LAND
 PPN 364-14-078

SOUTHEASTERN LOOKING EAST TOWARDS
 EASTLAND ROAD

THIS PROPERTY BEGINS
 115/118 FEET NORTH OF
 CLARK ST., TO THE REAR
 OF 247 CLARK ST.



Subject

NORTHEAST VIEW FROM REAR SOUTH SIDE
 OF SUBJECT AT REAR OF
 247 CLARK ST. HOUSE



CLARK ST HOMES

Subject Land Photo Page

Client	CITY OF BEREA LAND BANK REUTILIZATION PROGRAM				
Property Address	247 Clark St Rear Land				
City	Berea	County	CUYAHOGA	State	OH Zip Code 44017
Owner	CITY OF BEREA LAND BANK REUTILIZATION PROGRAM				



Subject house in front of land

247 CLARK ST., BEREA
Sales Price N/A
Date of Sale N/A
Location URBAN BLOCKED
Site/View 0.3317 ACR
ZONING RESIDENTIAL
LAND AREA SQ. FT. 14,449
USE vacant land
PPN 364-14-078



REAR OF HOUSE-247 CLARK ST



239 & 247 CLARK HOUSES

Photograph Addendum

Client	CITY OF BEREA LAND BANK REUTILIZATION PROGRAM				
Property Address	247 Clark St Rear Land				
City	Berea	County	CUYAHOGA	State	OH Zip Code 44017
Owner	CITY OF BEREA LAND BANK REUTILIZATION PROGRAM				



**PROPERTIES ON EAST SIDE OF SUBJECT AT
155-161 EASTLAND ROAD**



**PROPERTIES ON NORTH SIDE OF SUBJECT
242-246 E. BRIDGE ST.**



CLARK ST



SUBJECT - VACANT LANDLOCKED LAND



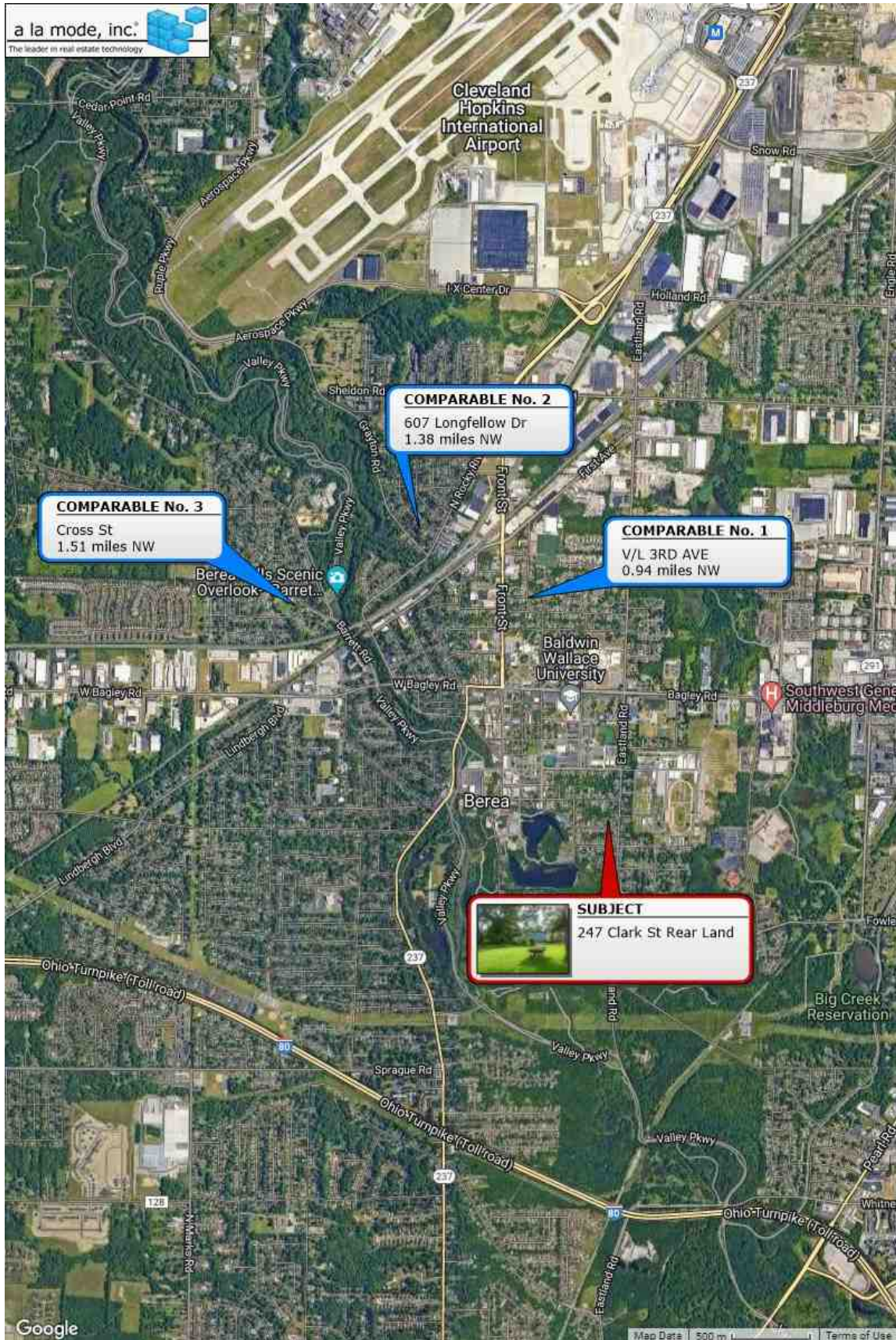
SUBJECT - VACANT LANDLOCKED LAND



SUBJECT - VACANT LANDLOCKED LAND

Comparable Sales Map

Client	CITY OF BEREA LAND BANK REUTILIZATION PROGRAM				
Property Address	247 Clark St Rear Land				
City	Berea	County	CUYAHOGA	State	OH
Zip Code	44017				
Owner	CITY OF BEREA LAND BANK REUTILIZATION PROGRAM				



LAND APPRAISAL REPORT

File No. 7-15-23
7-15-23

SUBJECT

Borrower CITY OF BEREA LAND BANK REUTILIZATIO Census Tract 1343.00 Map Reference 17460
 Property Address 247 Clark St Rear Land
 City Berea County CUYAHOGA State OH Zip Code 44017
 Legal Description vol 296 pg 44 pcl c ff 117.92 d 137.41 0.3317 ac sect 17 2016 s r PPN 364-14-078
 Sale Price \$ N/A Date of Sale N/A Loan Term 0 yrs. Property Rights Appraised Fee Leasehold De Minimis PUD
 Actual Real Estate Taxes \$ 826 (yr) Loan charges to be paid by seller \$ 0 Other sales concessions 0
 Lender/Client CITY OF BEREA Address 11 BEREA COMMONS, BEREA, OH 44107
 Occupant CITY OF BEREA LA Appraiser JOHN J. LYNCH Instructions to Appraiser APPRAISE REAR LANDLOCKED LAND

NEIGHBORHOOD

Location Urban Suburban Rural
 Built Up Over 75% 25% to 75% Under 25%
 Growth Rate Fully Dev. Rapid Steady Slow
 Property Values Increasing Stable Declining
 Demand/Supply Shortage In Balance Oversupply
 Marketing Time Under 3 Mos. 4-6 Mos. Over 6 Mos.
 Present Land Use 75 % One-Unit 5 % 2-4 Unit 5 % Apts. 10 % Condo 0 % Commercial
 Change in Present Land Use Not Likely Likely (*) Taking Place (*)
 Predominant Occupancy Owner Tenant 5 % Vacant
 One-Unit Price Range \$ 90,000 to \$ 400,000 Predominant Value \$ 218,500
 One-Unit Age Range 2 yrs. to 120 yrs. Predominant Age 60 yrs.
 Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise) THIS IS A LANDLOCKED PARCEL OF LAND TO THE REAR OF 247 CLARK ST. AND HAS NO ACCESS TO PUBLIC ROADS OR UTILITIES WITHOUT GOING OVER OTHER PROPERTIES. IT BEGINS 115/118 FEET NORTH OF 247 CLARK ST. WHICH IS THE PROPERTY IMMEDIATELY SOUTH OF THIS PARCEL OF LAND.

SITE

Dimensions 112 136 82 39 35 96 = 0.3317 ACR Corner Lot
 Zoning Classification RESIDENTIAL Present Improvements Do Do Not Conform to Zoning Regulations
 Highest and Best Use Present Use Other (specify) TO BE PART OF ADJOINING PROPERTIES TO SO IT WOULD NOT BE LANDLOCKED
 Elec. N/A Gas N/A Water N/A San. Sewer N/A Underground Elect. & Tel.
 OFF SITE IMPROVEMENTS: Street Access Public Private; Surface ASPHALT; Maintenance Public Private; Storm Sewer Curb/Gutter Sidewalk Street Lights
 Topo FLAT Size 0.3317 ACRES Shape IRREGULAR RECTANGULAR View HOMES Drainage AVERAGE
 Is the property located in a FEMA Special Flood Hazard Area? Yes No
 Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions) THE SUBJECT IS LAND LOCKED LAND WITHOUT ACCESS TO STREETS OR UTILITIES. IT IS TO THE REAR OF THE ADJOINING RESIDENTIAL HOME LOCATED AT 247 CLARK ST TO THE SOUTH AND EAST OF THE ODD NUMBERED HOMES AT 155-161 EASTLAND ROAD AND THE EVEN NUMBERED HOMES AT 242-246 E. BRIDGE ST TO THE NORTH OF THE SUBJECT

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

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	247 Clark St Rear Land Berea, OH 44017	V/L 3RD AVE Berea, OH 44017	607 Longfellow Dr Berea, OH 44017	Cross St Berea, OH 44017
Proximity to Subject		0.94 miles NW	1.38 miles NW	1.51 miles NW
Sales Price	\$ N/A	\$ 38,000	\$ 60,000	\$ 70,000
Price \$/Sq. Ft.	\$	\$ 4.83	\$ 3.83	\$ 1.64
Data Source(s)	COUNTY	COUNTY	COUNTY	COUNTY
ITEM	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
Date of Sale/Time Adj.	N/A	7/21/2022	2/14/2023	3/17/2023
Location	URBAN BLOCKED	URBAN ACCESS	URBAN ACCESS	URBAN ACCESS
Site/View	0.3317 ACR	HOMES	HOMES	HOMES
ZONING	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
LAND AREA SQ. FT.	14,449	7860	15,651	42,768
USE	VACANT LAND	VACANT LAND	VACANT LAND	VACANT LAND
PPN	364-14-078	362-16-053	361-15-023, 024	361-07-061, 062
Sales or Financing Concessions	0	CASH	CASH	CASH
Net Adj. (Total)		<input type="checkbox"/> + <input type="checkbox"/> - \$	<input type="checkbox"/> + <input type="checkbox"/> - \$	<input type="checkbox"/> + <input type="checkbox"/> - \$
Indicated Value of Subject		\$ 38,000	\$ 60,000	\$ 70,000

Comments on Market Data ALL THE COMPS ARE LOCATED IN BEREA AND ARE ALL ARMS LENGTH SALES OF BUILDABLE PARCELS OF LAND, COMP 1 HAS 60 FEET OF FRONTAGE, COMP 2 104 FEET AND COMP 3 HAS 162 FEET.

Comments and Conditions of Appraisal SQ. FT. PRICE RANGE FOR BUILDABLE LOTS WITH ACCESS TO UTILITIES IS FROM \$1.64-\$4.83 PER SQ. FT., THE SUBJECT CAN ONLY BE USED AS YARD EXPANSION BY ANY OF THE 5 ADJACENT PROPERTIES SINCE ACCESS TO THE STREET CAN ONLY BE GAINED THROUGH THESE PROPERTIES. THE APPRAISER ESTIMATES THE VALUE OF THE LAND TO BE 20-40% SAY 30% OF THE AVERAGE SALES PRICE PER FOOT OF THE SALES ABOVE.
 Final Reconciliation IN THE FINAL DETERMINATION OF VALUE THE APPRAISER VALUES THE PROPERTY AT \$14,882 SAY \$15,000.

RECONCILIATION

I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE SUBJECT PROPERTY AS OF 7/15/2023 TO BE \$ 15,000
 Appraiser [Signature] Supervisory Appraiser (if applicable) _____
 Date of Signature and Report 07/16/2023 Date of Signature _____
 Title CERTIFIED GENERAL APPRAISER Title _____
 State Certification # 382465 ST OH State Certification # _____ ST _____
 Or State License # _____ ST _____
 Expiration Date of State Certification or License 09/25/2023 Expiration Date of State Certification or License _____
 Date of Inspection (if applicable) 7/15/23 Did Did Not Inspect Property Date of _____

ENVIRONMENTAL ADDENDUM

APPARENT* HAZARDOUS SUBSTANCES AND/OR DETRIMENTAL ENVIRONMENTAL CONDITIONS

7-15-23
File # 7-15-23

Table with client information: Client (CITY OF BEREA LAND BANK REUTILIZATION PROGRAM), Property Address (247 Clark St Rear Land), City (Berea), County (CUYAHOGA), State (OH), Zip Code (44017), Owner (CITY OF BEREA LAND BANK REUTILIZATION PROGRAM).

*Apparent is defined as that which is visible, obvious, evident or manifest to the appraiser.

This Environmental Addendum is for use with any real estate appraisal. Only the statements which have been marked by the appraiser apply to the Subject property.

This addendum reports the results of the appraiser's routine viewing of and inquiries about the subject property and its surrounding area. It also states what assumptions were made about any observed evidence of any hazardous substances and/or detrimental environmental conditions. The appraiser is not an expert environmental inspector and therefore might be unaware of existing hazardous substances and/or detrimental environmental conditions which may have a negative effect on the safety or value of the property.

DRINKING WATER

- Drinking water is supplied to the subject from a municipal water supply which is considered safe. However, the only way to be absolutely certain that the water meets published standards is to have it tested at all discharge points.
Drinking water is supplied by a well or other non-municipal source. It is recommended that tests be made to be certain that the property is supplied with adequate drinking water.
Lead can get into drinking water from its source, the pipes, at all discharge points, plumbing fixtures and/or appliances. The only way to be certain that water does not contain an unacceptable lead level is to have it tested at all discharge points.
The opinion of value is based on the assumption that there is an adequate supply of safe, lead-free drinking water.

Comments:

SEWER SYSTEM

- Sewage is removed from the property by a municipal sewer system.
Sewage is disposed of by a septic system or other sanitary on-site waste disposal system. The only way to determine that the disposal system is adequate and in good good working condition is to have it inspected by a qualified inspector.
The opinion of value is based on the assumption that the sewage is disposed of by a municipal sewer or an adequate properly permitted alternate treatment system in good condition.

Comments:

SOIL CONTAMINANTS

- There are no apparent signs of soil contaminants on or near the subject property (except as stated in Comments, below). It is possible that research, inspection and testing by a qualified environmental inspector would reveal existing and/or potential hazardous substances and/or detrimental environmental conditions on or around the property that would negatively affect its safety and value.
The opinion of value is based on the assumption that the subject property is free of soil contaminants.

Comments:

ASBESTOS

- All or part of the improvements were constructed before 1979 when asbestos was a common building material. The only way to be certain that the property is free of friable and non-friable asbestos is to have it inspected and tested by a qualified asbestos inspector.
The improvements were constructed after 1979. No apparent friable asbestos was observed (except as stated in Comments, below).
The opinion of value is based on the assumption that there is no uncontained friable asbestos or other hazardous asbestos material on the property.

Comments:

PCBs (POLYCHLORINATED BIPHENYLS)

- There were no apparent leaking fluorescent light ballasts, capacitors or transformers anywhere on or nearby the property (except as stated in Comments, below).
There was no apparent visible or documented evidence known to the appraiser of soil or groundwater contamination from PCBs anywhere on the property (except as reported in Comments below).
The opinion of value is based on the assumption that there are no uncontained PCBs on or nearby the property.

Comments:

RADON

- The appraiser is not aware of any radon tests made on the subject property within the past 12 months (except as stated in Comments, below).
The appraiser is not aware of any indication that the local water supplies have been found to have elevated levels of radon or radium.
The appraiser is not aware of any nearby properties (except as stated in Comments, below) that were or currently are used for uranium, thorium or radium extraction or phosphate processing.
The opinion of value is based on the assumption that the Radon level is at or below EPA recommended levels.

Comments:

USTs (UNDERGROUND STORAGE TANKS)

- There is no apparent visible or documented evidence known to the appraiser of any USTs on the property nor any known historical use of the property that would likely have had USTs.
There are no apparent petroleum storage and/or delivery facilities (including gasoline stations or chemical manufacturing plants) located on adjacent properties (except as reported in Comments below).
There are apparent signs of USTs existing now or in the past on the subject property. It is recommended that an inspection by a qualified UST inspector be obtained to determine the location of any USTs together with their condition and proper registration if they are active; and if they are inactive, to determine whether they were deactivated in accordance with sound industry practices.
The opinion of value is based on the assumption that any functioning USTs are not leaking and are properly registered and that any abandoned USTs are free from contamination and were properly drained, filled and sealed.

Comments:

NEARBY HAZARDOUS WASTE SITES

- There are no apparent hazardous waste sites on the subject property or nearby the subject property (except as stated in Comments, below). Hazardous Waste Site search by a trained environmental engineer may determine that there is one or more hazardous waste sites on or in the area of the subject property.
The opinion of value is based on the assumption that there are no hazardous waste sites on or nearby the subject property that negatively affect the value or safety of the property.

Comments:

UREA FORMALDEHYDE INSULATION (UFFI)

- All or part of the improvements were constructed before 1982 when urea foam insulation was a common building material. The only way to be certain that the property is free of urea formaldehyde is to have it inspected by a qualified urea formaldehyde inspector.
The improvements were constructed after 1982. No apparent urea formaldehyde materials were observed (except as stated in Comments, below).
The opinion of value is based on the assumption that there is no significant UFFI insulation or other urea formaldehyde material on the property.

Comments:

LEAD BASED PAINT

- All or part of the improvements were constructed before 1978 when lead based paint was a common building material. There is no apparent visible or known documented evidence of peeling or flaking Lead Paint on the floors, walls or ceilings (except as stated in Comments, below). The only way to be certain that the property is free of surface or subsurface lead based paint is to have it inspected by a qualified inspector.
The improvements were constructed after 1978. No apparent Lead Paint was observed (except as stated in Comments, below).
The opinion of value is based on the assumption that there is no flaking or peeling Lead Paint on the property.

Comments:

AIR POLLUTION

- There are no apparent signs of air pollution at the time of the appraiser's viewing of the subject property, nor were any reported (except as reported in Comments, below). The only way to be certain that the air is free of pollution is to have it tested.
The opinion of value is based on the assumption that the property is free of air pollution.

Comments:

WETLANDS/FLOOD PLAINS

- The site does not contain any apparent wetlands/flood plains (except as stated in Comments, below). The only way to be certain that the site is free of wetlands/flood plains is to have it inspected by a qualified environmental professional.
The opinion of value is based on the assumption that there are no Wetlands/Flood Plains on the property (except as stated in Comments, below).

Comments:

MISCELLANEOUS ENVIRONMENTAL HAZARDS

- There are no other apparent hazardous substances and/or detrimental environmental conditions on or in the area of the site except as indicated below:
Excess noise
Radiation and/or electromagnetic radiation
Light pollution
Waste heat
Acid mine drainage
Agricultural pollution
Geological hazards
Nearby hazardous property
Infectious medical wastes
Pesticides
Other (chemical storage, drums, pipelines, etc.)

- The opinion of value is based on the assumption that, except as reported above, there are no other environmental hazards that would negatively affect the value of the subject property.

When any of the environmental assumptions made in this addendum are not correct, the opinion of value in this appraisal may be affected.