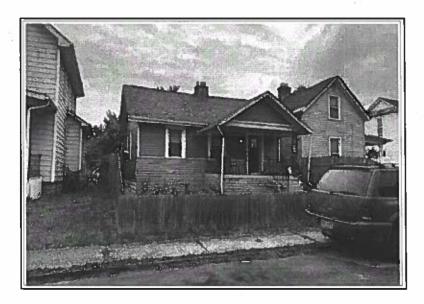
Bentley 23CV88Q5 File No. 07240012

APPRAISAL OF



A Single-Family Residence

LOCATED AT:

219 South Ogden Avenue Columbus, OH 43204

CLIENT:

Bergman & Yiangou, Attorneys at Law 3099 Sullivant Avenue Columbus, OH, 43204

AS OF:

August 16, 2024

BY:

Charles R. Porter, Jr. MAI SRA Ohio Certified General Real Estate Appraiser 09/08/2024

Robert Bergman, Esq. Bergman & Yiangou, Attorneys at Law 3099 Sullivant Avenue Columbus, OH, 43204

File Number: 07240012

Mr. Bergman:

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

219 South Ogden Avenue Columbus, OH 43204

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

In my opinion, the defined value of the property as of August 16, 2024

is:

\$160,000 One Hundred Sixty 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.

Respectfully submitted,

Charles R. Porter, Jr. MAI SRA

Ohio Certified General Real Estate Appraiser

The Charles R. PORTER COMPANY

Bentley 23CV88O5 File No. 07240012

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	The pur	pose o	f this appr	isal I	eport is to pro	ovide the c	lient with	h a credible opir	nion o	f the defin	ed value	of the subje	et pro	perty, given I	ne intended use o	f the appraisa	al.		- 1
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Bentley 23CV88O5 File No. 07240012

FEATURE	SUBJECT	COMPARABLE S	ALE NO. 1	COMPARABLE S	SALE NO. 2	COMPARABLE S	SALE NO3
219 South Ogden Ave	19 South Ogden Avenue 2008 Flor			155 North Harris Av		2539 Westwood Drive	
Address Columbus, O		Columbus, OH 4322	3	Columbus, OH 4320	14	Columbus, OH 4320	4
Proximity to Subject	THE STOREGON OF THE	0.93 miles NE		0.56 miles NW		0.75 miles NE	
Sale Price	\$	Company of the San S	170,000	Section Process	140,000	最高的	152,000
Sale Price/Gross Liv. Area	\$ 0.00 sq.ft.	\$ 171.37 sq ft		\$ 170.94 sq ft	DATE WOMEN	\$ 150.79 sq ft	
Data Source(s)	115 April 10-50 extins (18	MLS #223037870 DO	DM: 6	MLS #223008748 D	OM: 28	MLS #223018188 D	OM: 5
Verification Source(s)	\$1100 K 10 10 10 10 10 10 10 10 10 10 10 10 10	County Auditor LP:	\$160,000	County Auditor LP	: \$149,900	County Auditor LP	: \$139,000
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+{- \$ Adjustment
Sale or Financing	District the same of the same	Conventional	, ,	Cash	1	Conventional	
Concessions		None known		None known		None known	
Date of Sale/Time	08/16/2024	12/26/2023	3,000	05/31/2023	4,000	09/19/2023	4,000
Location	Hilltop	Hilltop	3,000	Hilltop	1,000	Hilltop	4,000
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
_					 		
Site	0.08 acres	0.14 acres		0.09 acres	17	0.12 acres	
Vlew	Average	Boulevard	-2,000			Average	
Design (Style)	Bungalow	Ranch		Bungalow		Bungalow	
Quality of Construction	Average	Average		Average		Average	
Actual Age	94 Years	69 Years		88 Years	ļ	98 Years	
Condition	Good	Good		Good		Good	
Above Grade	Total Bolinis Baths	Total Barns Baths		Total Borms Baths		Total Barms Barhs	
Room Count	5 2 1	5 3 1	0	4 2 1	0	5 2 1	0
Gross Living Area 50.00	912 sq. ft.	992 sq ft.	-4,000			1,008 sq.fl	
Basement & Finished	Full basement	Full basement	1,000	Full basement	5,000	Part basement	0,000
Rooms Below Grade		1	3 500			Unfinished	
all .	Unfinished	Two unf rooms	-2,500		 		
Functional Utility	Average	Average	ļ	Average	 	Average	
/ Heating/Cooling	FWA C/Air	FWA C/Air		Forced Air	 	FWA C/Air	-
Energy Efficient Items	Insulated wdws	Insulated wdws		Insulated wdws		Insulated wdws	
Garage/Carport	1 car detached	2 car detached	-5,000	None	7,500	1 car detached	0
Porch/Patio/Deck	Fence	Deck, wd fence	-2,500	Patio, wd fence	-2,500	Sun room	-5,000
Other						Decorative FP	0
			1	•		·	
Net Adjustment (Total)	SHARL CANADA BARRAN	X S	- 13,000	X + - s	14,000	1 - (x). s	6,000
Adjusted Sale Price	Grant Marie Village	Net Adj -7.6%	10,000	Net Adj 10.0%	14,000	Net Adj -3.9%	0,000
of Comparables		Gross Adj 11.2% \$		Gross Adj. 13.6% \$		Gross Adj. 9.2% \$	146,000
				or the subject proper	ty and is weighte	d heavily in the anal	ysis. The value
of the subject propert	y is reconciled toward			or the subject proper	ty and is weighte	o neavily in the anal	ysis. The value
	y is reconciled toward	the prior sale, say \$10		or the subject proper	ty and is weighte	a neavily in the anal	ysis. The value
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Indicated Value by Sales C	y is reconciled toward Comparison Approach \$ 16 ALUE	the prior sale, say \$10		or the subject proper	y and is weighte	o neavily in the anal	ysis. The value
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Bentley 23CV88O5 File No. 07240012

Sale Price S			Resider	ntial Appra	iisal Report		File No. 0724001	2
Columbus, OH 43204	FEATURE	SUBJECT	COMPARABLE S	ALE NO. 4	COMPARABL	E SALE NO 5	COMPARABLE	SALE NO. 6
Columbus, OH 43204	219 South Ogden Ave	•	,					
Sale Price S		H 43204		Į.		3204		
Sale Price(Coss Liv Area S	Proximity to Subject	SCALLEGE VICE CO.			0.01 miles SE			
Description	Sale Price			151,900		\$ 156,000	CONTRACTOR S	
Control County Auditor LP: \$159,900 County Auditor LP: \$164,900		\$ 0,00 sq. ft		ere substitut			\$ sq. ft.	William I Britain
ALUE AD JUSTMENTS DESCRIPTION DESCRIPTION 1/3 S Agreemed DESCRIPTION 1/3 S Agreem		THE SALE OF SERVICE				-		_
Sale or Financing		DESCRIPTION					DESCRIPTION	
None known		DESCRIPTION		(d) 5 Agustineri		-(-) s Adjustment	DESCRIPTION	+(-) 3 Adjustment
Date of Sale/Time Q8/16/2024 Q3/07/2023 S,000 12/20/2022 7,000	•		1 1					
Hilltop Hilltop Hilltop Hilltop Hilltop Hilltop Ree Simple Fee Simp		08/16/2024		5.000		7.000		
Pee Simple Fee	Localion	· · · · · · · · · · · · · · · · · · ·		0,000		1,000		1
Average	Leasehold/Fee Simple	Fee Simple						
Design (Style) Bungalow Bun	Sile	0.08 acres	0.09 acres		0.08 acres			
Duality of Construction Average	Vlew	Average	Average		Average			
Condition Cond Co	Design (Style)	,				1		
Condition Good Go								
Above Grade Total Barms Bashs Total Barms Total Barms Bashs Total Barms Total Barms Bashs Total Barms Bashs Total Barms Bashs Total Barms Total Barms Bashs Total Barms		,						
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September Sept				•		- 		
Rooms Below Grade Unfinished Unfi			· · · · · · · · · · · · · · · · · · ·					
Rooms Below Grade Unfinished Unfi				-14,000		F.N.	sq.n	-
Functional Utility Average Ave								
Healing/Cooling FWA C/Air FWA/None 5,000 FWA C/Air Insulated wdws	Functional Utility							
Energy Efficient Items Insulated wdws Insulated wdw	Heating/Cooling			5,000				
Perchi/Patio/Deck Fence Fence Fence Fence Fence Perchi/Patio/Deck Perc	Energy Efficient Items							
Decorative FP 0 Liv room partition -2,500 Net Adjustment (Total)	Garage/Carport	1 car detached	None	7,500	1 car detached			
Net Adjustment (Total) X - S 3,500 X - S 4,500 - S	Porch/Patio/Deck	Fence						
Adjusted Sale Price Net Adj 2.3% Net Adj 2.9% Net Adj 2.9% Net Adj % Of Comparables Gross Adj 20.7% \$ 155,400 Gross Adj 6.1% \$ 160,500 Gross Adj % \$ Summary of Sales Comparison Approach The prior sale of the subject property is adjusted for changing market conditions and market resistance to the	Other		Decorative FP	0	Liv room partitio	n -2,500		
Adjusted Sale Price Net Adj 2.3% Net Adj 2.9% Net Adj 2.9% Net Adj % Of Comparables Gross Adj 20.7% \$ 155,400 Gross Adj 6.1% \$ 160,500 Gross Adj % \$ Summary of Sales Comparison Approach The prior sale of the subject property is adjusted for changing market conditions and market resistance to the						<u></u>	-	
Adjusted Sale Price Net Adj 2.3% Net Adj 2.9% Net Adj 2.9% Net Adj % Of Comparables Gross Adj 20.7% \$ 155,400 Gross Adj 6.1% \$ 160,500 Gross Adj % \$ Summary of Sales Comparison Approach The prior sale of the subject property is adjusted for changing market conditions and market resistance to the	NI - A A F A AT - A B	And the second second second second		A F00		1		
Of Comparables Gross Adj 20.7% \$ 155,400 Gross Adj 6.1% \$ 160,500 Gross Adj % \$ Summary of Sales Comparison Approach The prior sale of the subject property is adjusted for changing market conditions and market resistance to the		Decorate State of the Control		3,500		\$ 4,500		
Summary of Sales Comparison Approach The prior sale of the subject property is adjusted for changing market conditions and market resistance to the			1 ' 1	155 100		100 500		
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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

- 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
- 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, subsoil, 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
- The appraiser specializes in the valuation of real property and is not a home inspector, building contractor, structural engineer, or similar "expert", unless otherwise noted. The appraiser did not conduct the intensive type of field observations of the kind intended to seek and discover property defects. The viewing of the property and any improvements is for purposes of developing an opinion of the defined value of the property, given the intended use of this assignment. Statements regarding condition are based on surface observations only. The appraiser claims no special expertise regarding issues including, but not limited to foundation, settlement, basement moisture problems, wood destroying (or other) insects, pest infestation, radon gas, lead based paint, mold or environmental issues. Unless otherwise indicated, methanical systems were not activated or tested

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

Unless otherwise noted, the appraiser assumes the components that constitute the subject property improvement(s) are fundamentally sound and in

Any viewing of the property by the appraiser was limited to readily observable areas. Unless otherwise noted, attics and crawl space areas were not accessed. The appraiser did not move niture, floor coverings or other items that may restrict the viewing of the property.

- 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 competently performed
- 10. Unless the intended use of this appraisal specifically includes issues of property insurance coverage, this appraisal should not be used for such purposes. Reproduction or Replacement cost figures used in the cost approach are for valuation purposes only, given the intended use of the assignment. The Definition of Value used in this assignment is unlikely to be consistent with the definition of Insurable Value for property insurance coverage/use
- 11. The ACI General Purpose Appraisal Report (GPAR™) is not intended for use in transactions that require a Fannie Mae 1004/Freddie Mac 70 form, also known as the Uniform Residential Appraisal Report (URAR)

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

It is assumed that there are no hidden or unapparent conditions of the property, subsoil or structural, which would render the property more or less in valuation. The appraiser assumes no responsibility for such conditions or for engineering, which might be required to discover such factors. In this appraisal assignment, the existence of potentially hazardous material use in the construction or maintenance of the building, such as the presence of ureaformaldehyde foam insulation, and/or the existence of toxic waste, which may or may not be present on the property, was not observed by the appraiser, nor does he have the knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such

It is strongly suggested the client retain the services of a reputable environmental engineer to perform an environmental audit of the property in order to determine if any toxic substances are present. If said substances are found to be present, then the appraiser reserves the right to adjust the valuation reported herein at his sole discretion.



Bentley 23CV88Q5 File No 07240012

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, imparilal, and unbiased professional analyses, opinions, and conclusions
- 3 Unless ofherwise 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
- 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 apptaiser'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

Other Value: Source of Definition: Federal Register, vol. 55, no. 163, August 22, 1990, pages 34228 and 34229

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: 10. I have not provided 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.

Additional Certifications:

Definition of Value:

X Market Value

"The most probable price which a property should bring in a competitive as seller, each acting prudently, knowledgeably and assuming the price is not a sale as of a specified date and the passing of title from seller to buyer und buyer and seller are typically motivated; both parties are well informed or well advised, and each acting in what the a reasonable time is allowed for exposure in the open market; payment is made in terms of cash in U.S. dollars or in terms of financial arr the price represents the normal consideration for the property sold unaffect associated with the sale."	affected by undue stimulus. Implicit in the definition is the consummation of er conditions whereby: y consider their own best interests; angements comparable thereto; and
ADDRESS OF THE PROPERTY APPRAISED:	
219 South Ogden Avenue Columbus, OH 43204	
EFFECTIVE DATE OF THE APPRAISAL 08/16/2024	
APPRAISED VALUE OF THE SUBJECT PROPERTY \$ 160,000	
700,000	
APPRAISER	SUPERVISORY APPRAISER
0 .00	y ·
Signature (A)	Construe
Signature Name: Charles R. Porter, Ir. MAI SRA	Signature:
Company Name The Charles R. Porter Company	Name Company Mame
Company Address: 255 Lincoln Circle, Suite A, Gahanna, Ohio 43230	Company Name: Company Address:
200 Lines at Carret, June 14, Canana, Cint 45250	Company reduces a
Telephone Number: 614-428-4180	Telephane Number:
Email Address cporter@crportercompany.com	Email Address
State Certification # 000381923	State Certification #
or License #	or License #
or Other (describe): State 4:	State:
State OH	Expiration Date of Certification or License
Expiration Date of Certification or License: 08/23/2025	Date of Signature
Date of Signature and Report: 09/08/2024	Date of Property Viewing
Date of Property Viewing: 08/16/2024	Degree of property viewing
Degree of property viewing: (X) Interior and Exterior (Exterior Only) (Did not personally view	Interior and Exterior Exterior Only Did not personally view
10 6	This limit Oppings of 46-2014 AT 1 stiss American Company Millings reviewed (gPAR**) General Purpose Apparation Reviewed (gPAR**) General Purpose Apparation Reviewed (gPAR**) General Purpose Apparation (gPARstant 17 0377901



ADDENDUM

1	Client: Bergman & Yangou, Attorneys at Law		File No.: 07240012
1	Property Address: 219 South Ogden Avenue		Case No.: Bentley 23CV8805
١	City: Columbus	State: OH	Zip: 43204

NEIGHBORHOOD DESCRIPTION

The subject property is located within a neighborhood of single-family homes on the west side of the City of Columbus, commonly referred to as The Hilltop. Ample employment, educational, social and shopping opportunities are available throughout the Columbus metropolitan area and Columbus' central business district is within a five-minute drive.

No known adverse environmental conditions are present in the subject's immediate neighborhood. The neighborhood is served by the Columbus City School District.

Neighborhood Market Conditions

The following analytics are to reflect overall trends in the neighborhood market.

All of the following statistics are from the Columbus Board of Realtors. There are currently 51 active and contingent/pending listings of single-family freestanding homes within the subject's delineated market area, ranging in list price from \$89,000 to \$280,000 with an average list price of \$185,578 and 43 days on the market.

In the last twelve months from September 2023 to September 2024, the selling price range for single-family freestanding homes in the subject's delineated market area was \$29,500 to \$342,000 with an average sold price of \$159,773 with 242 sold units and 34 days on the market.

From September 2022 to September 2023, the selling price range for single-family freestanding residences in the subject's delineated market area was \$30,000 to \$315,000 with an average sold price of \$141,6660 with 184 sold units and 41 days on the market.

From September 2021 to September 2022, the selling price range for single-family freestanding homes in the subject's delineated market area was \$20,838 to \$270,000 with an average sold price of \$130,088 with 257 sold units and 30 days on the market.

Based on an analysis of the exposure times of comparable market data, my opinion of adequate exposure time for the subject property to yield a sale at market value on the effective date of this appraisal is under three months. The current inventory of homes available for sale indicates a balanced market and sales over the last three years indicate increases in value year-over-year. It is my opinion that home prices will continue to rise due to continued high demand.

Final Reconciliation

The Sales Comparison Approach is based on the principal of substitution, that an informed buyer will pay no more for a property than the cost of acquiring an equally desirable substitute property. In the subject's case, a sufficient number of recent and verifiable sales of similar properties were available from which to develop an opinion of value. Sole reliance is placed on the Sales Comparison Approach.

SUBJECT PROPERTY PHOTO ADDENDUM

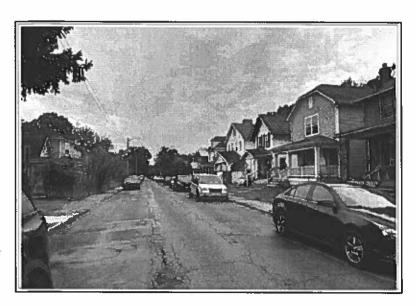
Client: Bergman & Yiangou, Attorneys at Law	File No.: 07240012
Property Address: 219 South Ogden Avenue	Case No.: Bentley 23CV8805
City: Columbus	State: OH Zip: 43204



FRONT VIEW OF SUBJECT PROPERTY



REAR VIEW OF SUBJECT PROPERTY



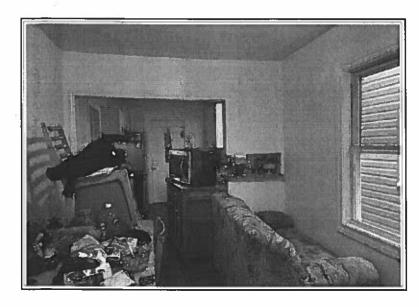
STREET SCENE

Client: Bergman & Yiangou, Attorneys at Law	File I		
Property Address: 219 South Ogden Avenue	Case	No : Bentley 23CV8805	
City: Columbus	State: OH	Zip: 43204	

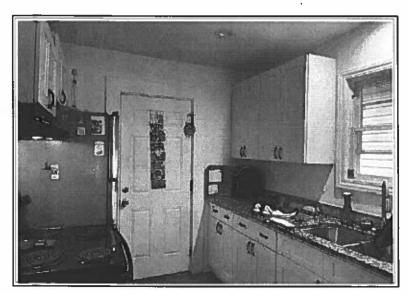


Living Room

Note: conversion to third bedroom



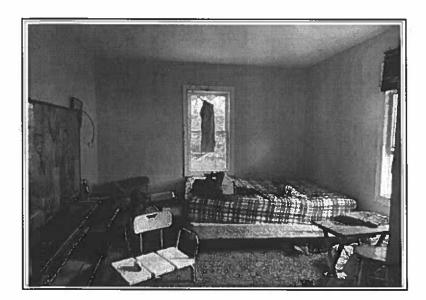
Dining room



Kitchen

l'hotographs

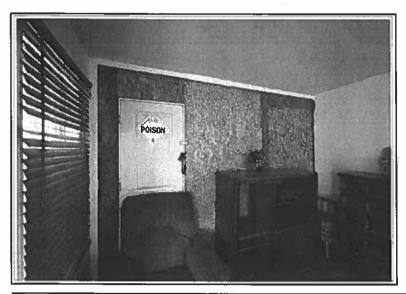
Client: Bergman & Yiangou, Attorneys at Law	File No.: 07240012
Properly Address: 219 South Ogden Avenue	Case No.: Bentley 23CV8805
City: Columbus	State; OH Zip: 43204



Bedroom

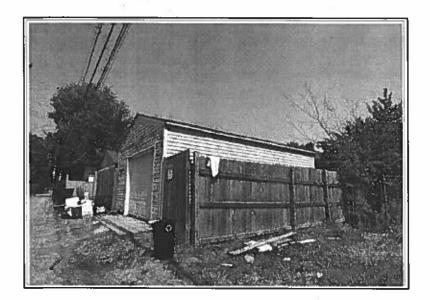


Full bath

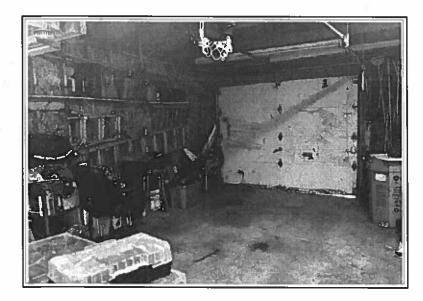


Additional photo of the living room partition wall

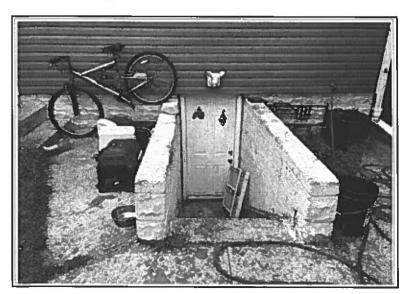
Client: Bergman & Yiangou, Attorneys at Law	File No.! 07240012
Properly Address: 219 South Ogden Avenue	Case No : Bentley 23CV8805
City: Columbus	State: OH Zip: 43204



Detached garage



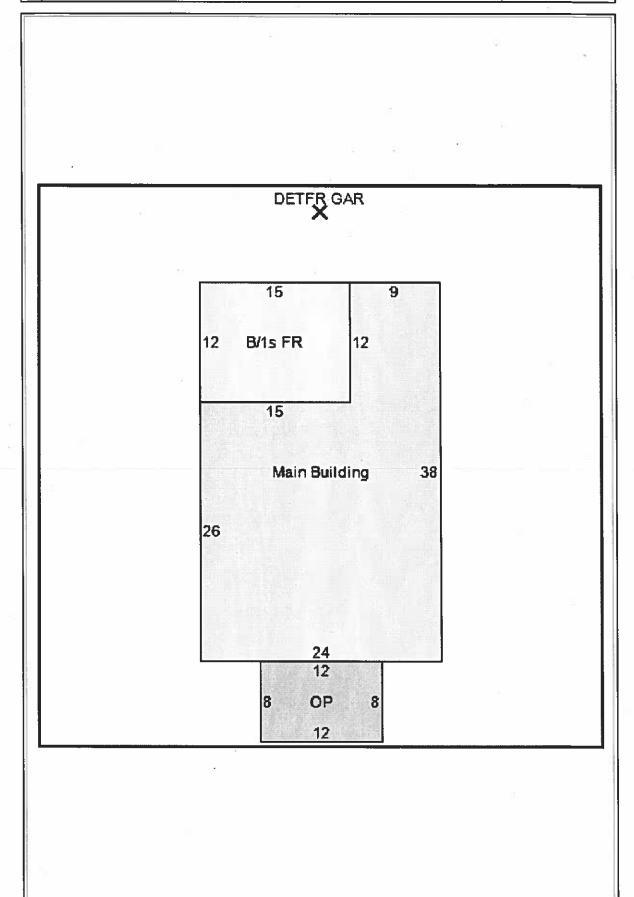
Garage interior



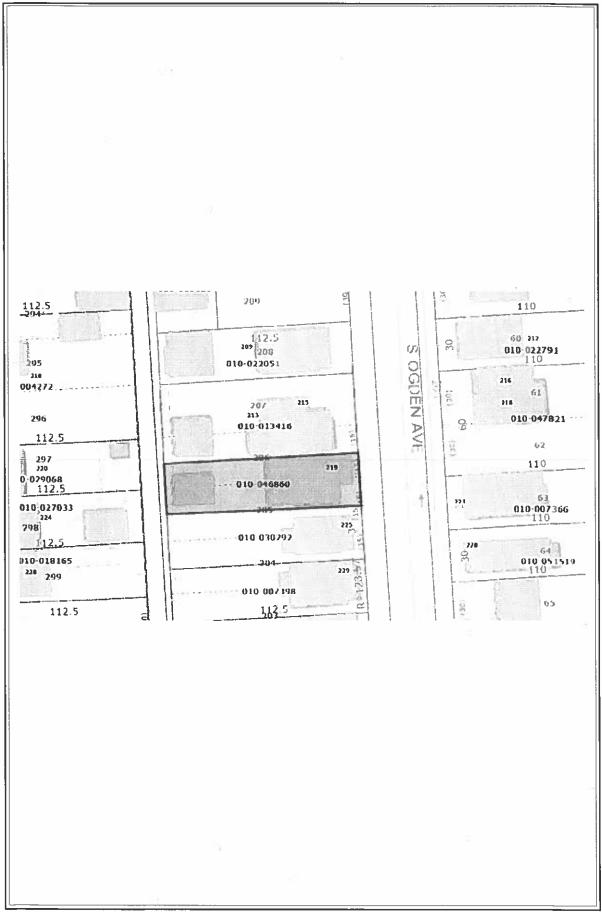
Exterior entrance to the basement

FLOORPLAN SKETCH

Client: Bergman & Yiangou, Attorneys at Law	File No.: 07240012
Property Address: 219 South Ogden Avenue	Case No.: Bentley 23CV8805
City: Columbus	State OH Zip 43204

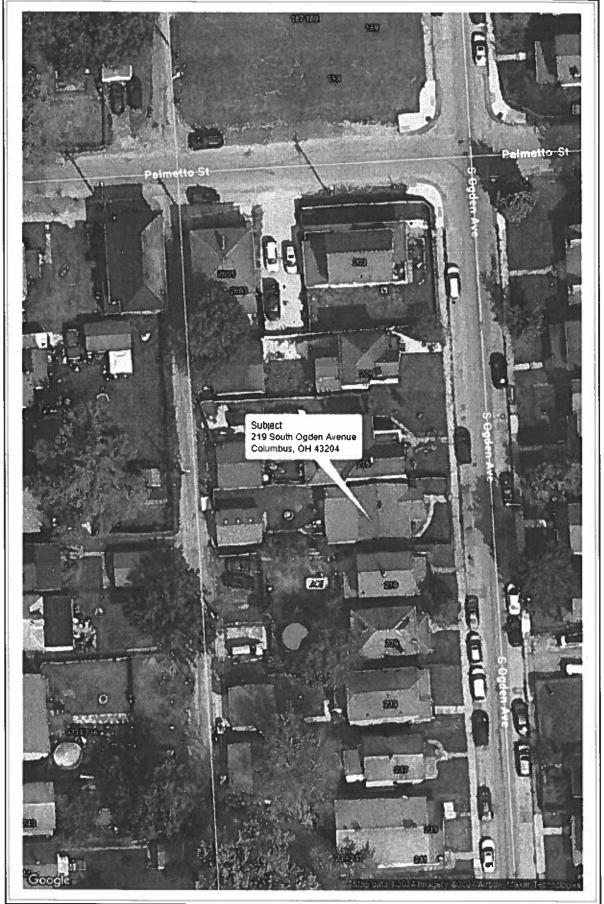


Client: Bergman & Yiangou, Attornevs at Law	File No.: 07240012	$\neg \neg$
Property Address: 219 South Ogden Avenue	Case No.: Bentley 23CV8805	— I
City: Columbus	State: он Zip: 43204	— I



AERIAL MAP

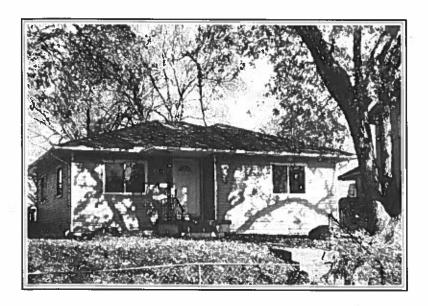
Client: Bergman & Yiangou, Attorneys at Law	File No.: 07240012
Property Address: 219 South Ogden Avenue	Case No.: Bentley 23CV8805
City: Columbus	State: OH Zip: 43204



255 Lincoln Circle, Suite A, Gahanna, Ohio 43230

COMPARABLE PROPERTY PHOTO ADDENDUM

Client Bergman & Yiangou, Attorneys at Law	File No.: 07240012		\Box
Property Address: 219 South Ogden Avenue	Case No.: Bentley 23CV8805		
City: Columbus	State: OH	Zip: 43204	_



COMPARABLE SALE #1

2008 Floral Avenue Columbus, OH 43223 Sale Dale: 12/26/2023 Sale Price; \$ 170,000



COMPARABLE SALE #2

155 North Harris Avenue Columbus, OH 43204 Sale Date: 05/31/2023 Sale Price: \$ 140,000



COMPARABLE SALE #3

2539 Westwood Drive Columbus, OH 432t4 Sale Date: 09/19/2023 Sale Price: \$ 152,000

COMPARABLE PROPERTY PHOTO ADDENDUM

 Cliënt
 Bergman & Yiangou, Attorneys at Law
 File No.: 07240012

 Property Address: 219 South Ogden Avenue
 Case No.: Bentley 23CV8805

 City: Columbus
 State: OH
 Zip: 43204



COMPARABLE SALE #4

81 North Wheatland Avenue Columbus, OH 43204 Sale Date: 03/07/2023 Sale Price: \$ 151,900



COMPARABLE SALE #5

219 South Ogden Avenue Columbus, OH 43204 Sale Date: 12/20/2022 Sale Price: \$ 156,000

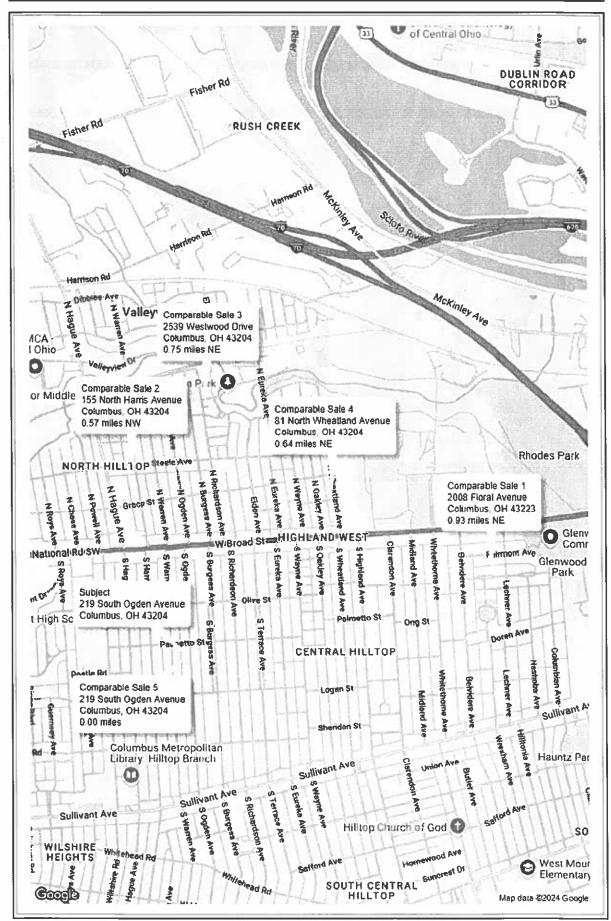
COMPARABLE SALE #6

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Sale Date: Sale Price: \$

LOCATION MAP

Client: Bergman & Yiangou, Attornevs at Law	File N	0.: 07240012	\neg
Property Address: 219 South Ogden Avenue	Case No.: Bentley 23CV8805		
City: Columbus	State: OH	Z p: 43204	- I



Agent Full 1-Page

Residential-Single Family Freestanding

MLS#: 222037853



Status: Closed Style: 1 Story Address:

219 S Ooden Avenue, Columbus, CH 43204 Unit/Suite #:

Days On Market: 35 Cumulative DOM: 36 Possession: At funding

Original List Price: \$164,900

List Price: \$159,900

Listing Agreement Type: Exclusive Right to Self Listing Service:

	BR	FB	HB	LN	Din	Eat SP	Fam	Den	Great	Util Sp	Rec
Up 2	0	0	0					Т			1.
Up 2 Up 1 Entry Lvi	0	O	0								
Entry Lvi	2	5	0	1	1				1		
Down 1	0	0	0							1	1
Down 2	0	0	0	T	Т				,		
Totals	2	1	0		•	•	•			•	

Lot Stre (Side): Year Bullt: 1930 Built Prior to 1979: Yes

Location

School District: COLUMBUS CSD 2503 FRA CO.

Corp Lim: Columbus

Township: None

Directions:

Showing Considerations: Chemeteristics

SqFt Documented: 912 SqFt ATFLS: 912 Parcel # 010-046860

County: Franklin

Dec SqPt Src: Realist ATFLS Source: Realist Tax District: 010 Comm Dev Chrg: No

Acreege: 0.08 Lot Size (Front): Mult Parcele/Sch Die;

Assessment: Possession: At funding Tax Abatement: No Abatement End Date:

Taxes (Ydy): 1,056 Tax Year: 2021

Addl Acc Conditions; None Known Cmplex/Sub Amenities; Sidewelk Tenent Occupied: No

HOA/COA Y/N: No HOACOA Fee: Per: HOA/COA Crict Name/Phone: / HOA/COA Fee Includes: HOA/COA Transfer Fee: Rese

Reserve Contribution:

Features Air Conditioning: Central Heating: Forced Air, Gas Barnt: Yes Dese: Full Foundation: Block

Exterior: Vinyl Siding

Rooms: 1st Fir Primary Suite, LL Laundry, Dining Room, Living Room, Rec.

Pariding: 2 Cer Garage, Detached Garage, On Street Garage/EnclosdSpaces: 2 Interior Amenities: Gas Water Heater, Security System

Accessibility Features Y/N: No Mid/High Rise: No Alternate Uses: Fireplace:

Lot Characteristics: Exterior Amenities: Fenced Yard Water Source: Public Water

Sewer: Public Sewer

Werranty: New Financing: Conventional,FHA,VA New Construction: No

Approx Complete Date: Manufactured Housing Y/N: No Manufactured Housing:

Tax

Property Description: Check out this fully renovated ranch home! This home features an open floor plan, fenced yard, large front porch and a two car garage! The falchen has been fully renovated with granite counter tops, high quality cabinets and soft close drawers. New carpet and viny! flooring has also been installed throughout the home. Other features include a new roof, new A/C unit, newer furnace and hot water tank. This is a very tight and very clean renovation! Located near I-70 for easy freeway access and close to downtown Columbus and the Short North! Schedule your showing today!

Agt to Agt Remarks; (See CR Full 2-Page Report for full text) Closing to be coordinated by PM Title

Dir Neg w/Sell Perm: No

Listing Info

Auction/Online Bidding Y/N: No

Sub Property Type: Single Family Freestanding Listing Office:02410 Listing Hember: 658012923 Lic #:2013002583

Agent EMail: Brokerage License #: 0000415402

Contact Name:

RE/MAX Achievers Wesley S Thomas Wesley S Thomas Showing Phone #: 6142555588

Contact Phone:

Auction Date: LD: 10/08/2022

614-848-9400

Ofe Fax Agent Other Phone: Pref Agt Fax: Addi Contact Info:

SP: \$156,000

Bold Non-MLB: No

Sold Info

Under Contract Date: 11/25/2022

September 08, 2024

Setting Office: 10413 - Keiler Williams Excel Really

Selling Member: 658032850 - Akeznder Richard Mayle - Lic# 2021008655 Selling Brokerage Lic#: 2013001623

Sold Terms: Cash 740-832-4999

Sold Date: 11/25/2022

740-632-4999 Concesses: Concession Comments:

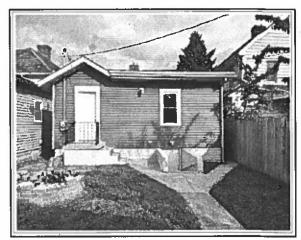
Prepared by: Charles R Porter

Video and/or audio surveillance may be in use on this property, information is deemed to be reliable that is not guaranteed. © 2024 MLS and FRS. Prepared by Charles R Porter on Sunday, September 08, 2024 11:59 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

MLS PHOTOGRAPHS

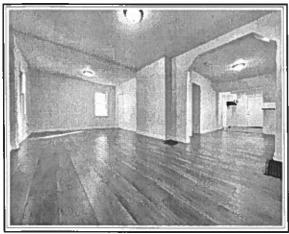
Client: Bergman & Yiangou, Attorneys at Law		File No.: 07240012	
Properly Address: 219 South Ogden Avenue		Case No.: Bentley 23CV8805	
City: Columbus	State: OH	Zip: 43204	





Front view

Rear view

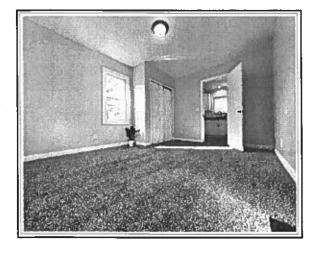






Living room prior to converting to third bedroom

Kitchen

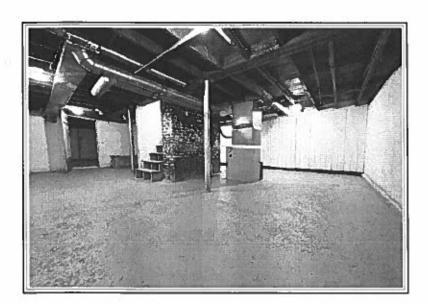




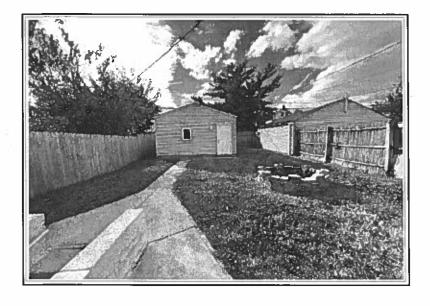
Bedroom

MLS PHOTOGRAPHS

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Property Address: 219 South Ogden Avenue	Case No.: Bentley 23CV8805		
City: Columbus	State: OH	Zip: 43204	



Basement



Rear view of the garage

Client: Bergman & Yiangou, Attorneys at Law	File No.: 07240012		
Property Address: 219 South Ogden Avenue	Case No.: Bentley 23CV8805		
City: Columbus	State: OH Zip: 43204		

Charles R Porter Jr UCACERT MANNER 00038 1923 UC LEVEL: Certified General Real Estate Appraiser CUMPANT IN DEPARTMENT of Cammerce 1 Department of Cammerce 2 Department of Cammerce Cammerce 2 Department of Cammerce Cammerce Cammerce Cammerce Cammerce Cammerce Cammerce Camm

