

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. MAISRA
Ohio Certified General Real Estate Appraiser

The Charles R. PORTER COMPANY

The Charles R. Porter Company
Residential Appraisal Report

Bentley 23CV8805
File No. 07240012

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 Bergman & Yiangou, Attorneys at Law E-mail attorney3556@gmail.com
Client Address 3099 Sullivant Avenue City Columbus State OH Zip 43204
Additional Intended User(s) Additional Intended Users of the appraisal are Lavvyoyd Bentley and Robert Bergman, his attorney and parties to a partition action.
This appraisal may be used in a court of law.

Intended Use The Intended Use of the appraisal is to develop an opinion of the value of the subject property for a partition action (Lavvyoyd Bentley v. Jody Bentley - Franklin County Court of Common Pleas Case No. 23 CV 8805)

Property Address 219 South Ogden Avenue City Columbus State OH Zip 43204

Owner of Public Record Lavvyoyd Bentley and Jody Bentley County Franklin

Legal Description 221 S Ogden Ave S 1/2 206 & N 1/2 25 Wicklow L/T 206-6

Assessor's Parcel # 010-056860-00 Tax Year 2023 R.E. Taxes \$ 1,730.60

Neighborhood Name Hilltop Map Reference 010-D046 -038-00 Census Tract 0047.00

Property Rights Appraised ☒ Fee Simple ☐ Leasehold ☐ Other (describe)

My research ☒ did ☐ 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 12/20/2022 Price \$156,000 Source(s) Franklin County Auditor

Analysis of prior sale or transfer history of the subject property (and comparable sales, if applicable) According to county records, the subject property transferred on 12/20/2022 to the current owner for a recorded \$156,000. Prior sale dates and amounts for the comparable sales are listed in the sales comparison approach section of this report. Properties in this market are generally sold with FHA or conventional financing, typical marketing time is under 3 months and the market appears to be in balance. There are 51 housing units for sale on the market or in contingent or pending contracts and the number of sales in the last twelve months was 242, indicating a 2.5-month inventory of available homes.

Offerings, options and contracts as of the effective date of the appraisal According to Columbus MLS, the subject property is not currently offered for sale and has not been offered for sale in the previous twelve months.

Neighborhood Characteristics				One-Unit Housing Trends			One-Unit Housing		Present Land Use %	
Location	☒ Urban	☐ Suburban	☐ Rural	Property Values	☒ Increasing	☐ Stable	☐ Declining	PRICE	AGE	One-Unit
Built-Up	☒ Over 75%	☐ 25-75%	☐ Under 25%	Demand/Supply	☐ Shortage	☒ In Balance	☐ Over Supply	\$(000)	(yrs)	2-4 Unit
Growth	☐ Rapid	☒ Stable	☐ Slow	Marketing Time	☒ Under 3 mths	☐ 3-6 mths	☐ Over 6 mths	30 Low	80	Multi-Family
Neighborhood Boundaries Norfolk and Southern tracks to the north, Columbia Avenue to the east, Sullivan Avenue to the south and Hague Avenue to the west							340 High	120	Commercial	10 %
Neighborhood Description See Attached Addendum							160 Pred	100	Other Vacant	0 %

Market Conditions (including support for the above conclusions) See Attached Addendum

Dimensions 30 x 112 Area 0.08 acres Shape Rectangular View Average
Specific Zoning Classification R-3 Zoning Description Single-family homes
Zoning Compliance ☒ Legal ☐ Legal Nonconforming (Grandfathered Use) ☐ No Zoning ☐ Illegal (describe)
Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? ☒ Yes ☐ No If No, describe

Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements—Type	Public	Private
Electricity	☒		Water	☒	Street Asphalt	☒	
Gas	☒		Sanitary Sewer	☒	Alley Asphalt	☒	

Site Comments No adverse easements, encroachments or site conditions were noted the day of inspection.

GENERAL DESCRIPTION				FOUNDATION		EXTERIOR DESCRIPTION materials		INTERIOR materials	
Units	☒ One	☐ One w/Acc. unit	☐	☐ Concrete Slab	☐ Crawl Space	Foundation Walls	Concrete block	Floors	LTV, carpet
# of Stories	1			☒ Full Basement	☐ Partial Basement	Exterior Walls	Vinyl	Walls	Plaster, drywall
Type	☒ Det.	☐ Alt.	☐ S-Det/End Unit	Basement Area 912 sq. ft.		Roof Surface	Comp shingles	Trim/Finish	Wood
☒ Existing ☐ Proposed ☐ Under Const.				Basement Finish 0 %		Gutters & Downspouts	Aluminum	Bath Floor	LTV
Design (Style) Bungalow				☒ Outside Entry/Exit ☐ Sump Pump		Window Type	Double hung	Bath Wainscot	Ceramic
Year Built 1930						Storm Sash/Insulated	Insulated	Car Storage	☐ None
Effective Age (Yrs) 25						Screens	Screens	Driveway	# of Cars 0
Attic		☐ None		Heating	☒ FWA ☐ HW ☐ Radiant	Amenities	☐ Wood Stove(s) #	Driveway Surface	Asphalt
☐ Drop Stair	☐ Stairs			☐ Other		Fuel Gas	☐ Fireplace(s) #	☒ Fence	☒ Garage # of Cars 1
☐ Floor	☒ Scuttle			Cooling	☒ Central Air Conditioning	☐ Patio/Deck	None	Porch	☐ Carport # of Cars 0
☐ Finished	☐ Heated			☐ Individual ☐ Other		☐ Pool	None	☐ Other	None
☐ Appliances ☐ Refrigerator ☐ Range/Oven				☐ Dishwasher ☐ Disposal ☐ Microwave		☐ Washer/Dryer		☐ Other (describe)	
Finished area above grade contains:				5 Room		2 Bedrooms		1 Bath(s)	
Additional Features				None noted.		912 Square Feet of Gross		Living Area Above Grade	

Comments on the Improvements The subject property was constructed circa 1930 and recently renovated to good condition including updated kitchen and bath, new carpet and vinyl flooring, new roof, new hvac and water heater. The large living room has been divided to add a third bedroom. The partition wall is particle board and may meet with market resistance, as-is.

Bentley 23CV8805
File No. 07240012

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(gPAR™) General Purpose Appraisal Report 3/2017
[GPARR] 17 03272011

Bentley 23CV8805
File No. 07240012

gpar™

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, 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 should not be considered as such.
 8. 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, mechanical 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 working order.
- 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 furniture, 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 be 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 (GPAPTM) 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 urea-formaldehyde 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 substances.

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.

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

"The most probable price which 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 the definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

buyer and seller are typically motivated;
both parties are well informed or well advised, and each acting in what they consider their own best interests;
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 arrangements comparable thereto; and
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:

219 South Ogden Avenue
Columbus, OH 43204
EFFECTIVE DATE OF THE APPRAISAL 08/16/2024
APPRAISED VALUE OF THE SUBJECT PROPERTY \$ 160,000

APPRAISER

Signature: 
Name: Charles R. Porter, Jr. MAI SRA
Company Name: The Charles R. Porter Company
Company Address: 255 Lincoln Circle, Suite A, Gahanna, Ohio 43230
Telephone Number: 614-428-1180
Email Address: cporter@crportercompany.com
State Certification #: 000381923
or License #: _____
or Other (describe): _____ State #: _____
State: OH
Expiration Date of Certification or License: 08/23/2025
Date of Signature and Report: 09/08/2024
Date of Property Viewing: 08/16/2024
Degree of property viewing:
☒ Interior and Exterior ☐ Exterior Only ☐ 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:
☐ Interior and Exterior ☐ Exterior Only ☐ Did not personally view

ADDENDUM

Client: Bergman & Yangou, Attorneys at Law	File No.: 07240012
Property Address: 219 South Ogden Avenue	Case No.: Bentley 23CV8805
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

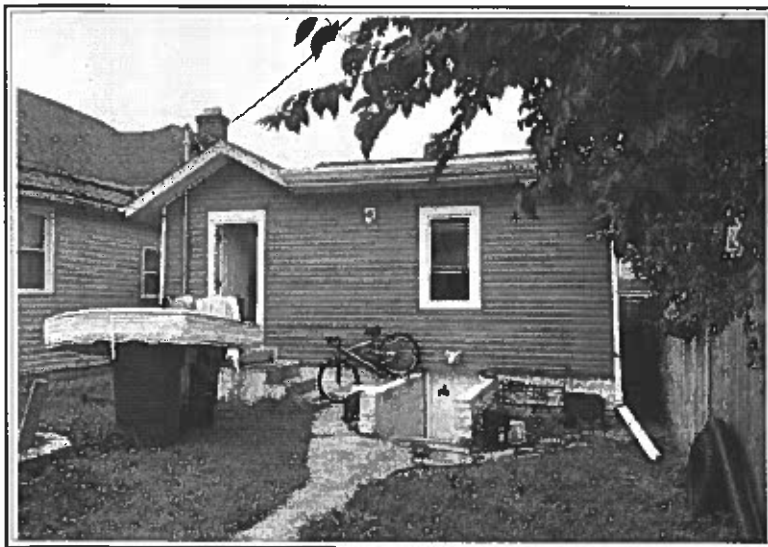
The Sales Comparison Approach is based on the principal of substitution, that an informed buyer will pay no more for a property than the cost of acquiring an equally desirable substitute property. In the subject's case, a sufficient number of recent and verifiable sales of similar properties were available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

SUBJECT PROPERTY PHOTO ADDENDUM

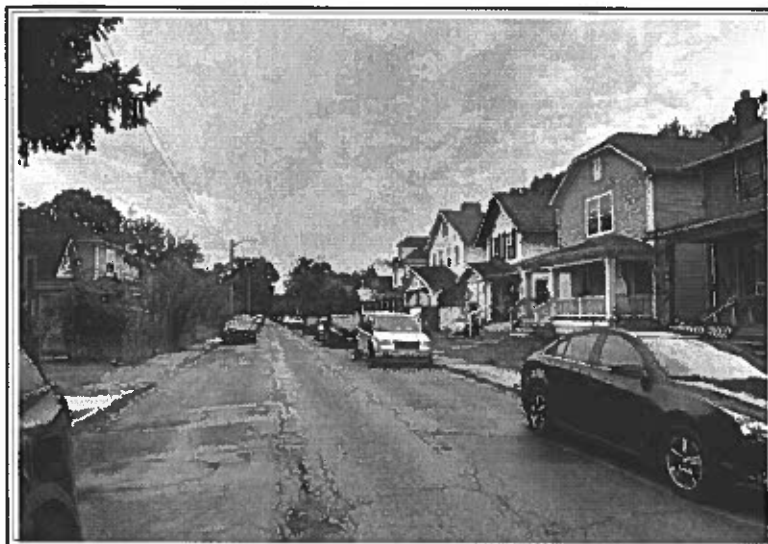
Client: Bergman & Yiangou, Attorneys at Law	File No.: 07240012
Property Address: 219 South Ogden Avenue	Case No.: Bentley 23CV8805
City: Columbus	State: OH Zip: 43204



FRONT VIEW OF
SUBJECT PROPERTY

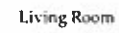


REAR VIEW OF
SUBJECT PROPERTY



STREET SCENE

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

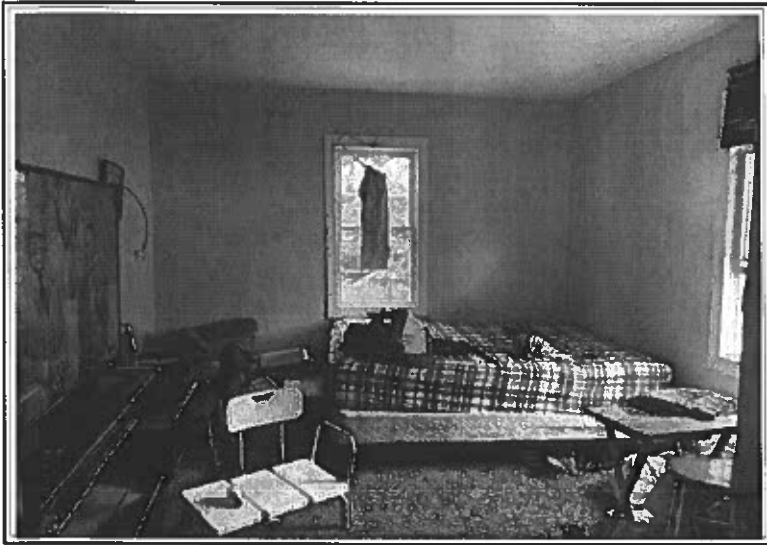


Note: conversion to third bedroom

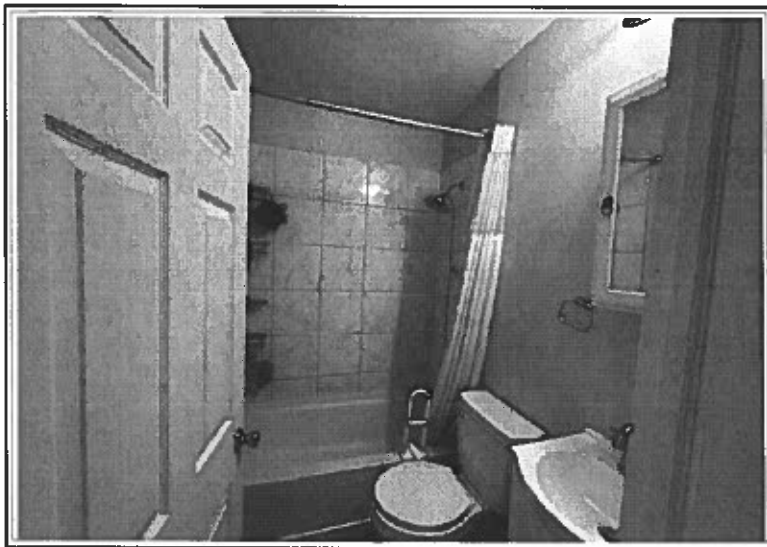


Photographs

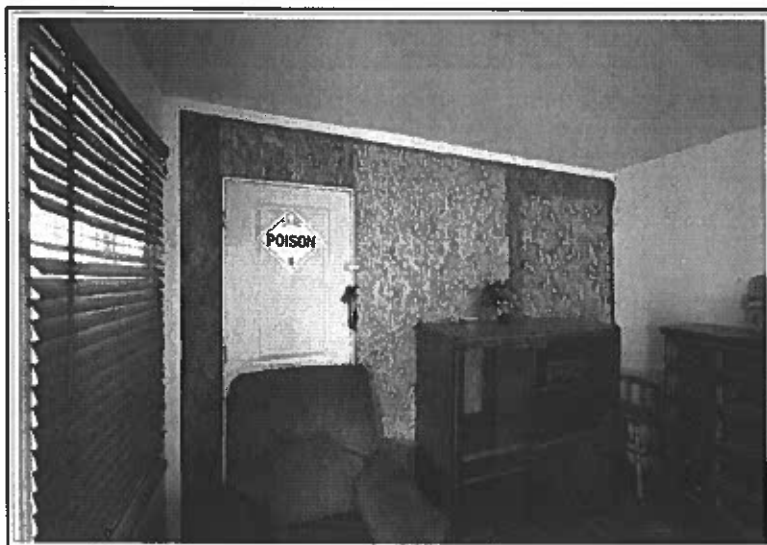
Client: Bergman & Yiangou, Attorneys at Law	File No.: 07240012
Property Address: 219 South Ogden Avenue	Case No.: Bentley 23CV8805
City: Columbus	State: OH Zip: 43204



Bedroom



Full bath



Additional photo of the living room
partition wall

Photographs

Client: Bergman & Yiangou, Attorneys at Law

File No.: 07240012

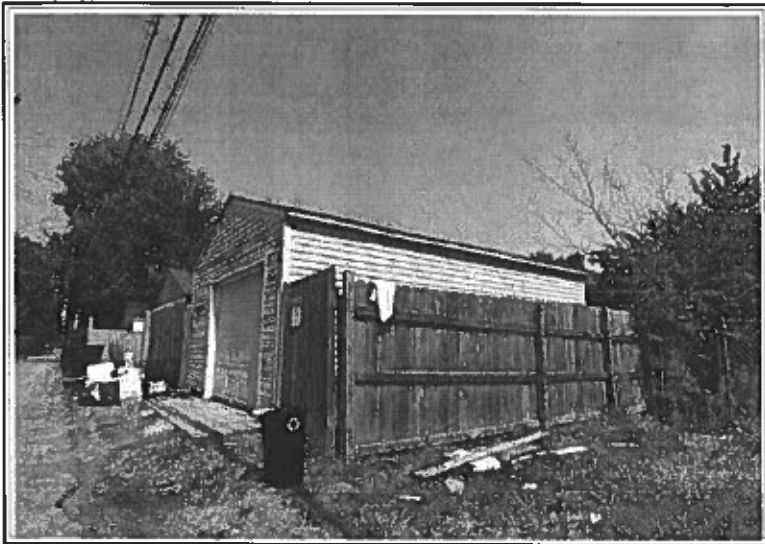
Property Address: 219 South Ogden Avenue

Case No.: Bentley 23CV8805

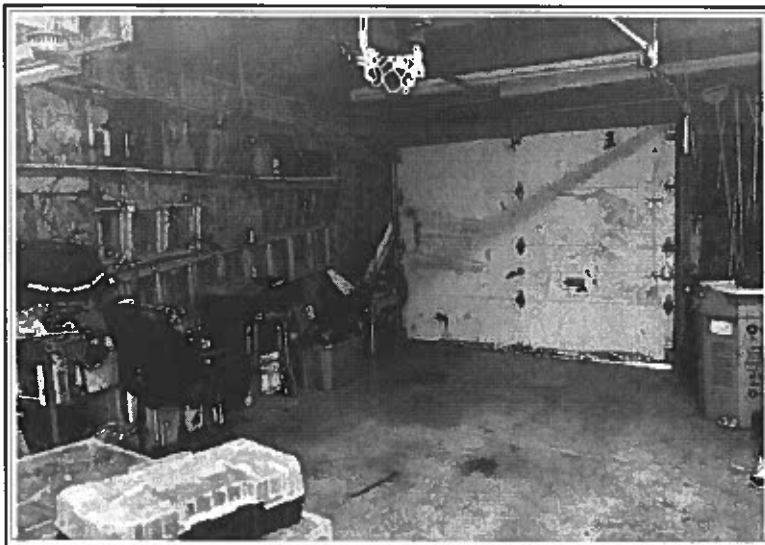
City: Columbus

State: OH

Zip: 43204



Detached garage



Garage interior

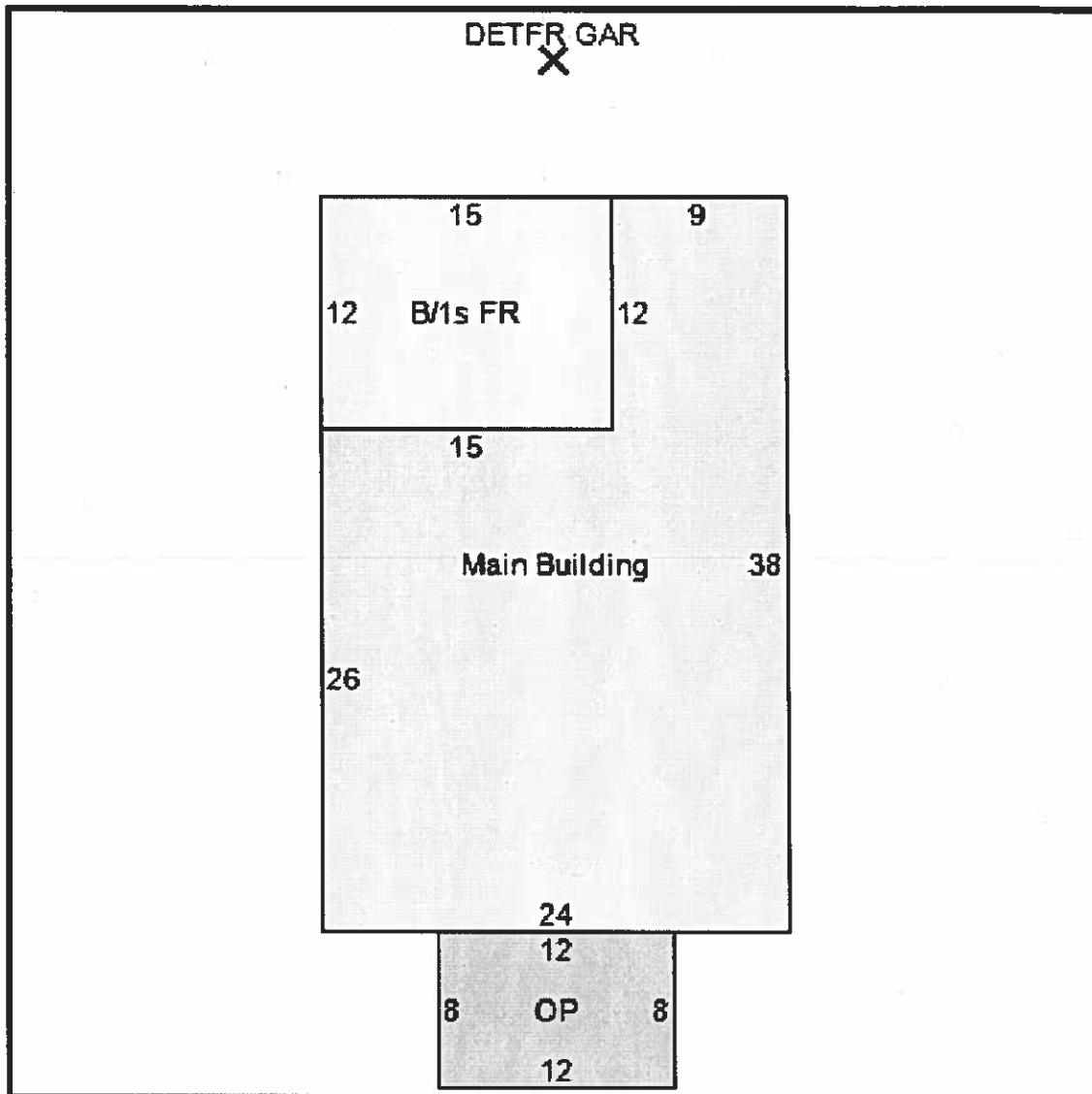


Exterior entrance to the basement

FLOORPLAN SKETCH

Client: Bergman & Yiangou, Attorneys at Law
 Property Address: 219 South Ogden Avenue
 City: Columbus

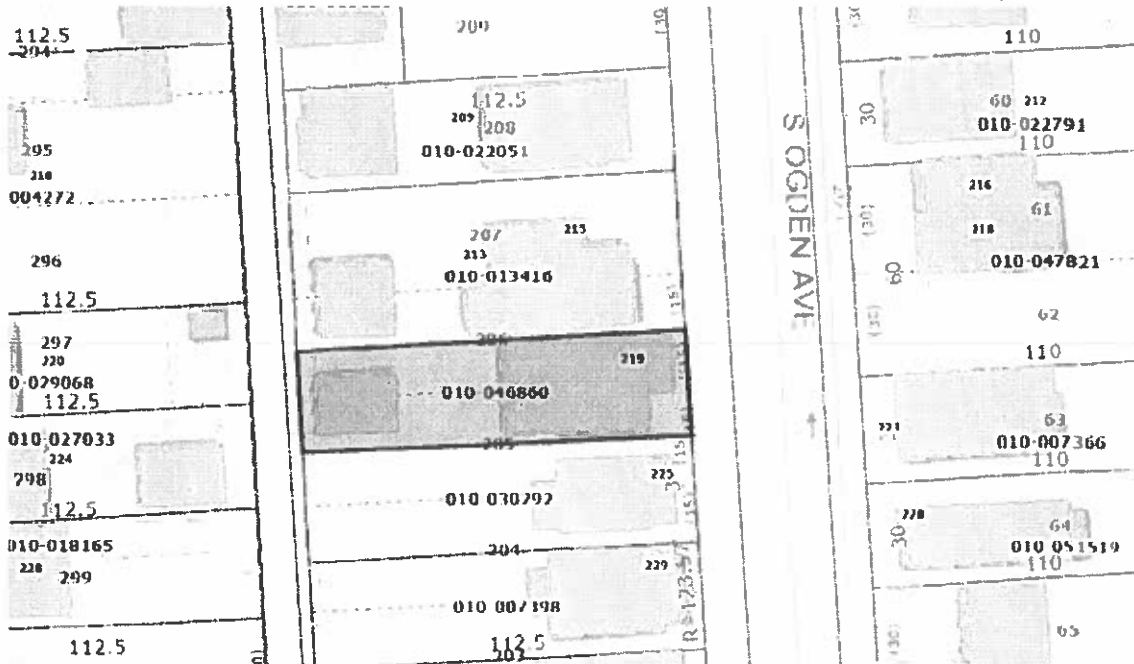
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PLATMAP

Client: Bergman & Yiangou, Attorneys at Law
 Property Address: 219 South Ogden Avenue
 City: Columbus

File No.: 07240012
 Case No.: Bentley 23CV8805
 State: OH
 Zip: 43204



AERIAL MAP

Client: Bergman & Yiangu, Attorneys at Law

File No: 07240012

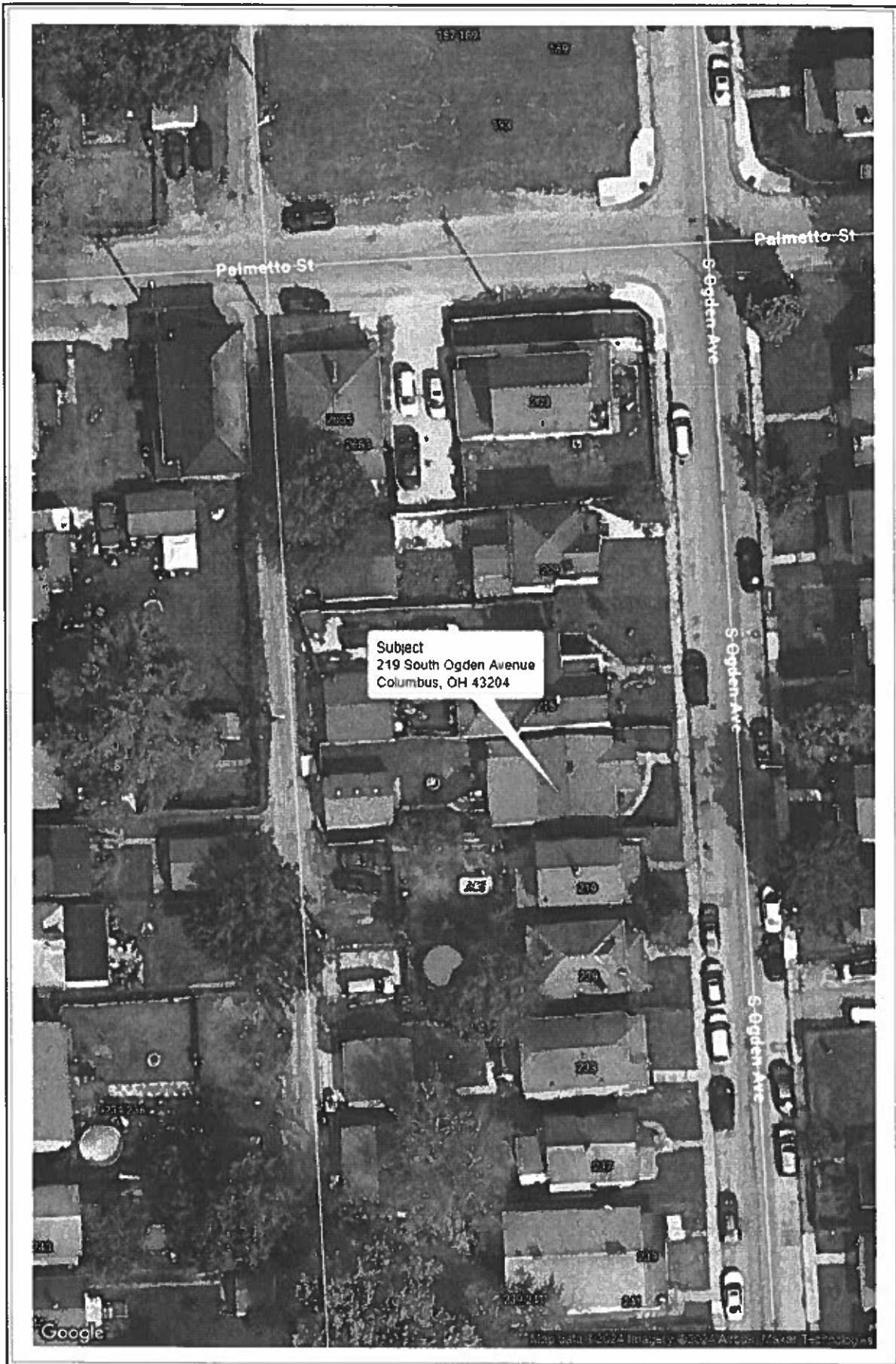
Property Address: 219 South Ogden Avenue

Case No: Bentley 23CV8805

City: Columbus

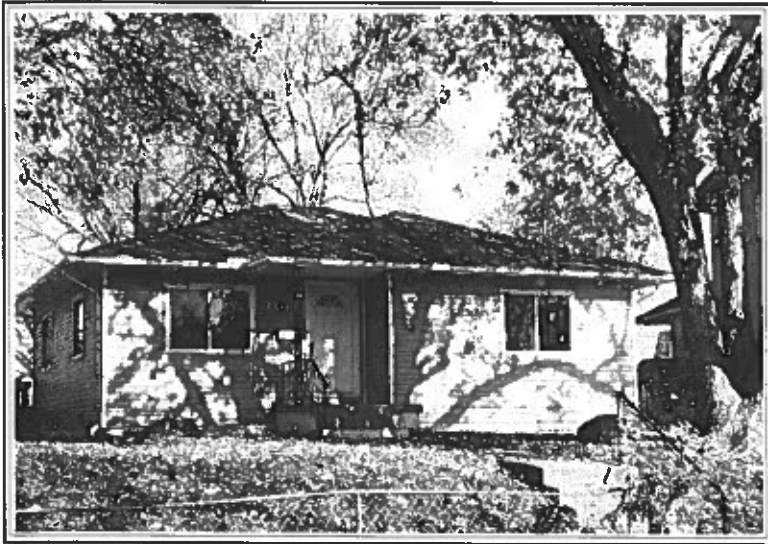
State: OH

Zip: 43204



COMPARABLE PROPERTY PHOTO ADDENDUM

Client: Bergman & Yianguo, Attorneys at Law	File No: 07240012
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 Date: 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 43204
Sale Date: 09/19/2023
Sale Price: \$ 152,000

COMPARABLE 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



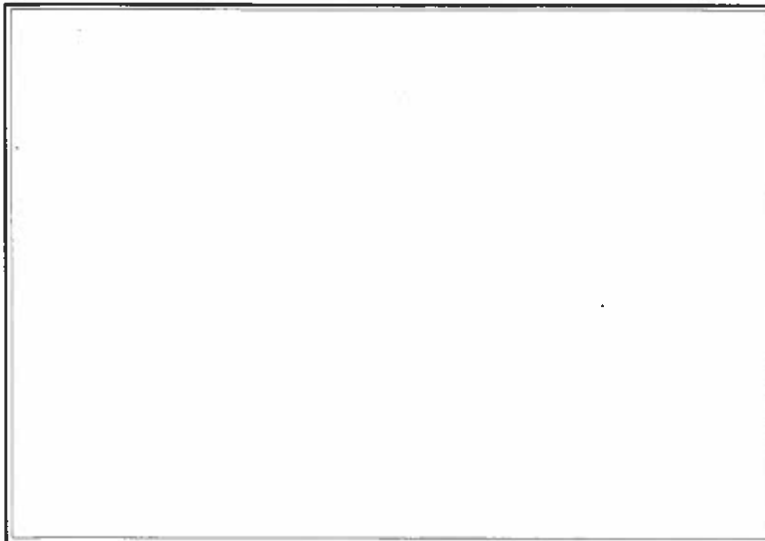
COMPARABLE SALE #4

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

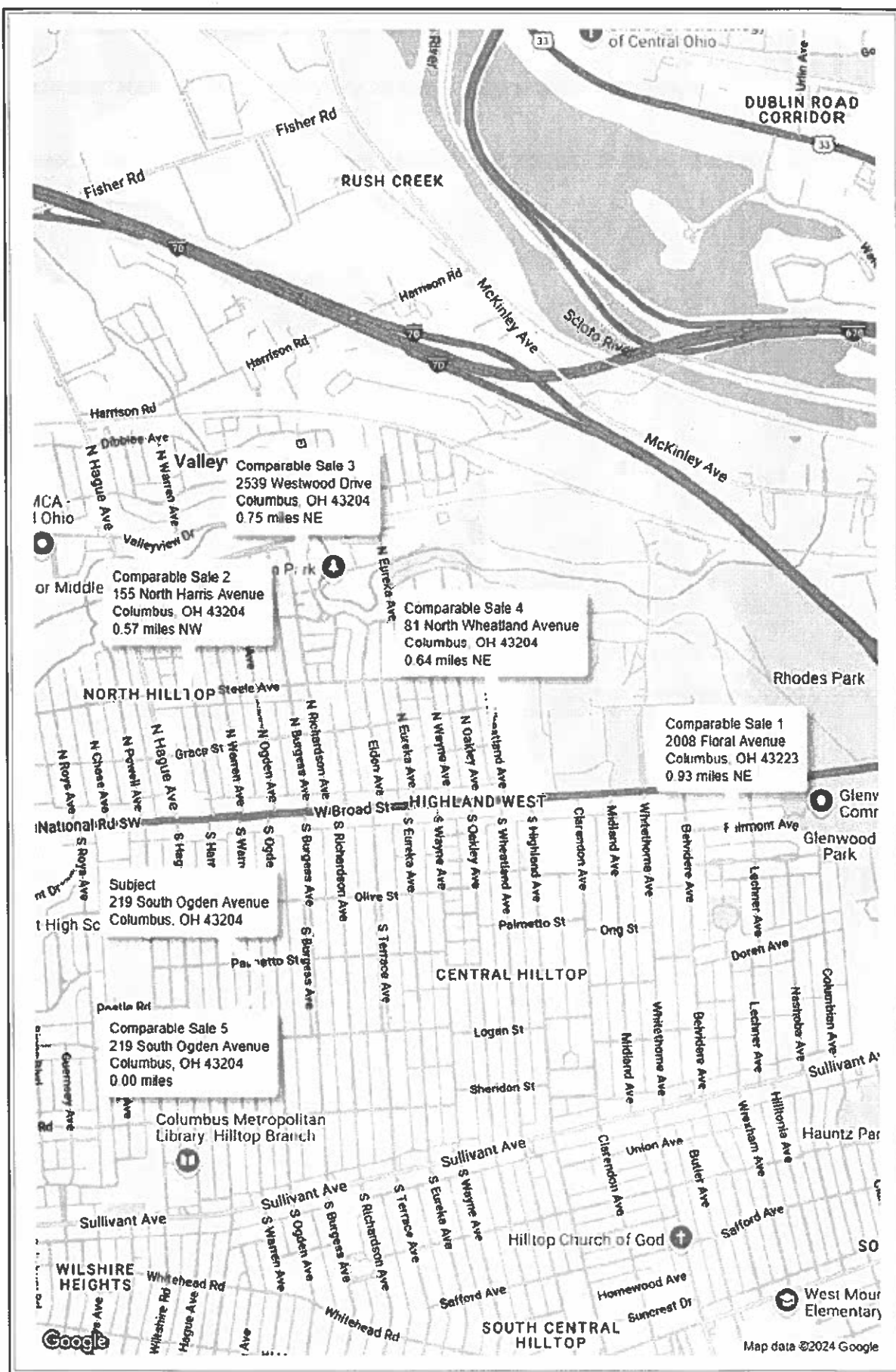


COMPARABLE SALE #6

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Sale Date:
Sale Price: \$

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





Status: Closed
 Style: 1 Story
 Address: 219 S Ogden Avenue, Columbus, OH 43204
 Unit/Suite #:
 Listing Agreement Type: Exclusive Right to Sell
 Listing Service:
 List Price: \$159,900
 Original List Price: \$164,900
 Days On Market: 35
 Cumulative DOM: 35
 Possession: At Funding

	BR	FB	HB	LV	Din	Est SP	Fam	Den	Great	Util Sp	Rec
Up 2	0	0	0								
Up 1	0	0	0								
Entry Lvl	2	1	0	1	1						
Down 1	0	0	0							1	1
Down 2	0	0	0								
Totals	2	1	0								

Location
 Subdiv/Comph/Comm: Hilltop School District: COLUMBUS CSD 2503 FRA CO. Corp Lim: Columbus Township: None

Directions:
 Showing Considerations:

Characteristics

Soft Documented: 912 Doc SqFt Src: Realist
 Soft ATFLS: 912 ATFLS Source: Realist
 Parcel #: 010-046860 Tax District: 010
 County: Franklin Comm Dev Chrg: No
 Acreege: 0.08
 Lot Size (Front):
 Mudl Parcels/Beh Dia:
 Assessment:
 Possession: At funding
 Lot Size (Side):
 Year Built: 1930
 Built Prior to 1978: Yes
 Tax Abatement: No
 Abatement End Date:
 Taxes (Yrly): 1,056 Tax Year: 2021

Addl Acc Conditions: None Known
 Complex/Sub Amenities: Sidewalk
 Tenant Occupied: No

HOA/COA Y/N: No
 HOA/COA Fee: Per:
 HOA/COA Crct Name/Phone: /
 HOA/COA Fee Includes:
 HOA/COA Transfer Fee: Reserve Contribution:

Features

Air Conditioning: Central
 Heating: Forced Air/Gas
 Bsm: Yes Desc: Full
 Foundation: Block
 Exterior: Vinyl Siding
 Rooms: 1st Flr Primary Suite, LL Laundry, Dining Room, Living Room, Rec
 Rm/Bsm
 Parking: 2 Car Garage, Detached Garage, On Street
 Garage/Enclosed Spaces: 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
 Source:
 Sewer: Public Sewer
 Warranty:
 New Financing:
 Conventional/FHA/VA
 New Construction: No
 Approx Complete Date:
 Manufactured Housing Y/N: No
 Manufactured Housing:
 Leased Items: No
 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 kitchen has been fully renovated with granite counter tops, high quality cabinets and soft close drawers. New carpet and vinyl 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 light 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!

Ag't to Ag't 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 Member: 658012923 Lic #: 2013002583
 Agent Email:
 Brokerage License #: 0000415402

Contact Name:

Contact Phone:

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

Auction Date:

LD: 10/08/2022

614-848-9400

Ofc Fax:
 Agent Other Phone:
 Pref Agt Fax:
 Addl Contact Info:

Sold Info

Under Contract Date: 11/25/2022
 Selling Office: 10413 - Keller Williams Excel Realty
 Selling Member: 658032650 - Alexander Richard Mayle - Lic# 2021008655
 Selling Brokerage Lic #: 2013001623
 September 08, 2024
 Sold Date: 11/25/2022
 Sold Terms: Cash
 740-632-4999
 AlexRMayle@gmail.com
 Concans:
 Concession Comments:
 SP: \$156,000
 Sold Non-MLS: No
 SirAsst:

Prepared by: Charles R Porter

Video and/or audio surveillance may be in use on this property. Information is deemed to be reliable, but is not guaranteed. © 2024 MLS and FAS. 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.

Client: Bergman & Yiangou, Attorneys at Law

File No: 07240012

Property Address: 219 South Ogden Avenue

Case No: Bentley 23CV8805

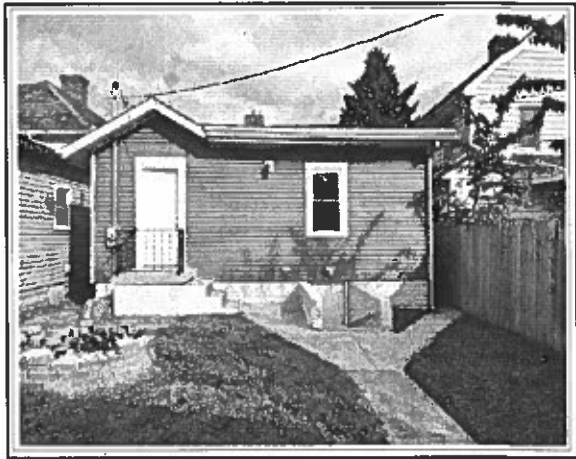
City: Columbus

State: OH

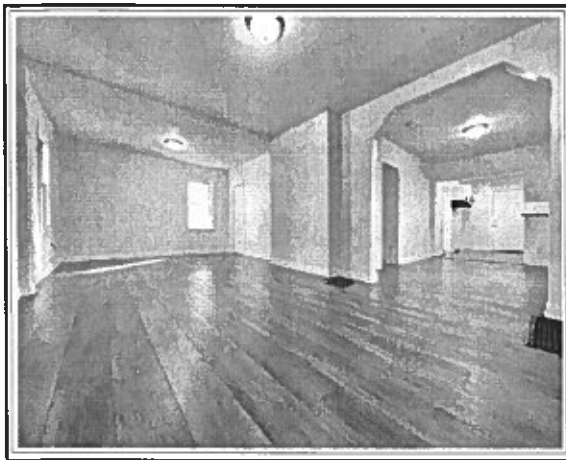
Zip: 43204



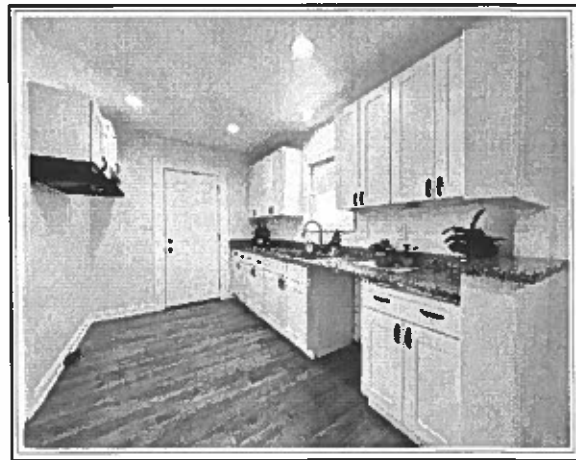
Front view



Rear view



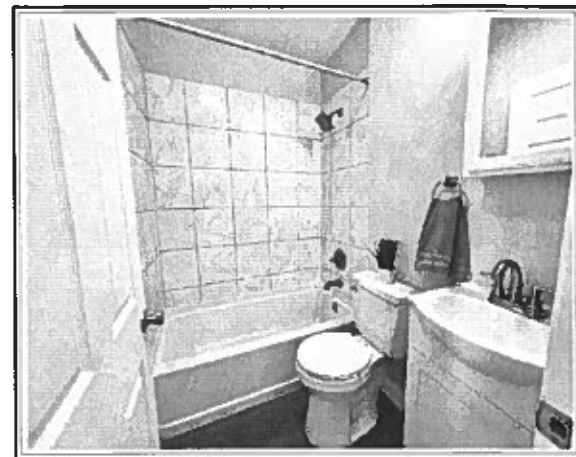
Living room prior to converting to third bedroom



Kitchen

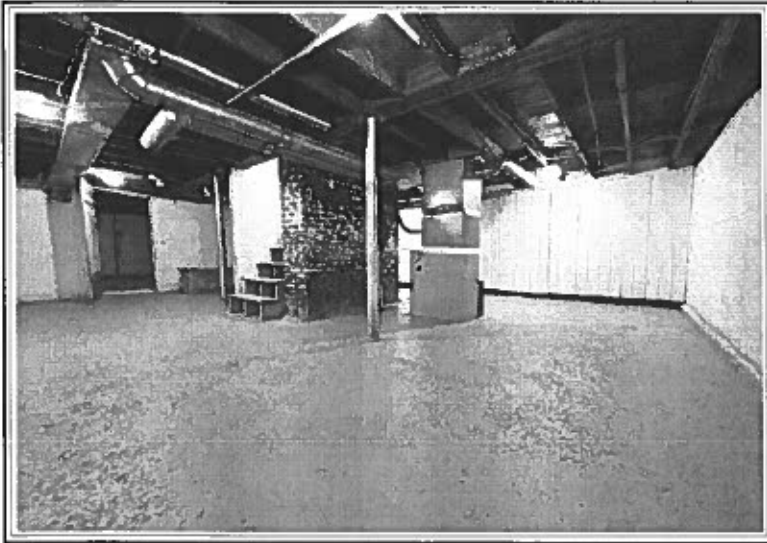


Bedroom



Bath

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Basement



Rear view of the garage

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City: Columbus	State: OH Zip: 43204

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

NAME:
Charles R Porter Jr

LICENS# NUMBER:
000381923

LIC LEVEL:
Certified General Real Estate Appraiser

 **Department of
Commerce**
Division of Real Estate & Professional Licensing

CURRENT EXPIRATION DATE:
08/23/2024

EXPIRATION DATE:
08/23/2025

USPAP DUE DATE:
08/23/2026